

Minutes of the Regular Meeting of the  
**Plantation Midtown Development District Advisory Board**  
City of Plantation, Florida  
Held October 17, 2018

Members Present: John Auerbach  
Owen Duke  
Barry Lethbridge  
Barbara Simmons  
James Inklebarger, Chair

Members Absent: Jane Schor

Also Present: Peter Dokuchitz, Principal Planner  
Danny A. Holmes, AICP, Director  
Mayor Diane Veltri Bendekovic  
Carlos Gonzalez, Redevelopment Administrator  
Nick Sortal, Candidate for City Council  
Bill Laystrom, Attorney

APPROVAL OF MINUTES – September 12, 2018\*

**ACTION: Minutes were approved.**

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#### FINANCIAL REPORT

a. Fund Ending August 2018\*

Mr. Dokuchitz presented an overview of the financial report ending in August. The total fund equity for the District Fund is \$3.2 million. Monthly costs include electricity, water and wastewater. The Construction Fund was \$2.5 million in total equity.

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#### DEVELOPMENT ACTIVITY

a. Development Activity Reports\*

Mr. Dokuchitz provided the Midtown Development Activity Update for September as follows:

- Midtown Square: Waiting on LUPA final approval.
- Temple Kol Ami: Disposition unknown.
- Aldi/SunTrust: Deferred at the last City Council meeting.

In response to Mr. Lethbridge, Mr. Holmes advised that Plantation Walk had a complication and they do not have a permit.

Mayor Bendekovic indicated that Aetna has been telling everyone they are moving the first of December; however, they are way behind. Aetna has 600 employees and they took the entire building.

Mr. Dokuchitz stated that Aetna has a 160,000-square-foot building with 85,000 square feet of office space.

Chair Inklebarger mentioned the following: Amlis has started construction of the traffic signal on Peters Road; he is going to a SunTrust meeting for the Shoppes of Broward on Monday; and the Sears redevelopment is ongoing.

Mr. Holmes stated that Sears was in last week with a modification. The fitness center was originally proposed to be on the second floor; however, they are proposing to move the bulk to the first floor, which shifted some space and allocation of offices. There will be modifications to the courtyard in the northeast corner. Two restaurant tenants wanted more outdoor area, so those changes will be made to those amenities as well.

Chair Inklebarger commented that there are two 8,000-square-foot tenants on the end caps.

Mr. Holmes stated that Kaluz would be submitting a site plan in the next cycle.

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## OLD BUSINESS

- a. Midtown Plan Status Report  
- Broward MPO Mobility Hub Presentation

Andrew Riddle with the MPO introduced their team; Eric Liff, Vilma Croff, Nannette Johnston, Marco Keefe, and Diana Barnes.

Ms. Barnes provided a brief overview. The process dealing with the mobility hub is two-fold and should identify short-term infrastructure investments that can be made in the Midtown area that would be supported by available funding within the next few years. There is another side, which is to identify longer term initiatives. A countywide hub evaluation has been conducted; they are looking at physical conditions. Lambert Advisory is conducting a market evaluation of the area and also doing an outreach. A planning framework will be put together and then detailed recommendations would be developed about physical improvements. Data is being collected on transit services that come through the area and eventually there would be a mobility network diagram that layers the different types of mobility on top of one another. Marlin Engineering is supporting them in terms of data collection and giving field observation and field counts for mobility conditions. They have begun collecting data about pedestrian and bicycle crash incidents. The primary focus area is the stretch between Broward Boulevard and University Drive, over to Broward Boulevard and Pine Island Road. Available ridership information has been pulled, which dates from 2014. It is clear that there is a confluence of ridership and activity at the Transit Center location west of the hospital. Field observations will be done for support since the numbers are from 2014. The Midtown Plan is being used to see the community's priorities and ideas in trying to build up the area; focus will be on the central portion.

Mr. Liff provided a brief background and advised that the key role is to help the planning process to link. The market is strong and the question is how the mobility hub would further enhance these opportunities for Midtown. The regional mall has an impact on defining a trade area. They are looking at a potential for mobility creating the focus on the hub as opposed to the regional facility, which is drawn by the trade area; inflow and outflow is also taken into consideration. In terms of the trade area, there is higher percentage of renter households that can have a positive impact within the area and the mobility hub location. Multi-family development is anticipated during the next few years and there is a considerable near-term retail development planning in Midtown. Office development is strong and is anticipated to remain stable. Large scale retail is not being looked at; however, it continues to grow and is great for activity. In reviewing the Midtown report, there are projections for a couple hundred thousand square feet, which will be taken into consideration. There is a long-term opportunity for hotels and boutiques, which would become a mixed-use development with a hub.

Ms. Barnes presented a brief Power Point presentation and left a questionnaire for the Board members to complete.

In response to questions, Ms. Barnes provided the following comments:

- Field observations would be conducted to observe riders get off buses and disperse in different directions.
- Completed evaluations and initials would be brought back to the Board after the first of the year.
- There are a lot of new residents in the area as well as employees, the issue is what their expectation is in terms of being able to park and navigate during the day; it is definitely generational. They do not have the ability to break down the study by age, but volume is being looked at and whether it makes sense to have transit services provided in certain areas. The long-term prognosis is being looked at.

Lengthy discussion ensued regarding the previous City tram and shuttle, redesign of Pine Island Park that will allow a stage pavilion for music activities and events as well as sports, the number of people who live and work in the area, millennials and smaller units, the roadway network, and hospital employees as well as other nearby employees and lunch hours.

Ms. Barnes questioned another location for the regional transfer point, as she would not put it where it is currently located.

Mr. Holmes emphasized that the transit point needs to be in the center, which is the mall and where the activity is.

Ms. Barnes commented that the footprint is not large and questioned if it could be closer to Broward Boulevard. They need to make it safer and more comfortable.

Mr. Holmes advised that he would follow up and collect the questionnaires.

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## NEW BUSINESS

Mr. Holmes mentioned that the code will be before City Council at their next meeting.

In response to Mr. Lethbridge, Mr. Holmes advised that it is an ordinance, so it needs to Readings. The proposal is to repeal in its entirety the current zoning code and replace it with a new code; Chapter 27 in its entirety. The code will be loaded tomorrow. Some things were changed regarding landscape pedestrian zones; they got rid of the sliding scale and limited them to the amount of landscape area needed. There is a nicer use table and parking has been modified; it is user friendly and some of the parking requirements were reduced. The code was so large that it was broken down into three sections. Updates were periodically given to Council as preliminary drafts were finished and feedback was received from the Planning and Zoning Advisory Board.

Mr. Lethbridge questioned if any uses in Midtown and SPI-3 were changed.

Mr. Holmes indicated there were no major changes; the use table was cleaned up and combined into one table and some new uses were added.

In response to Mr. Auerbach, Mr. Holmes explained that there are two Readings. The code will go for First Reading, it will be opened for public comments, and the Council will direct any modifications based upon public input during discussion. There was no workshop plan; the City Council was aware of changes because of previous discussions and updates. There was some modification to the waiver process. The code was briefly discussed with the Planning and Zoning Advisory Board; however, two sections were not complete. There will be a special Planning and Zoning Advisory Board meeting on November 1, 2018.

Mayor Bendekovic advised that a Charter review is also being done; it has not been done in 65 years. The Charter Review Board meets every two weeks and the Council will review their recommendations. There are six items that have to go to Referendum and must go to a vote; minor changes and procedures do not have to go. Everything is online.

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Meeting adjourned at 1:38 p.m.

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RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing document was received by the Office of the City Clerk and entered into the Public Record this \_\_\_\_ day of \_\_\_\_\_, 2018.

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Susan Slattery, City Clerk