



Environmental Protection and Growth Management Department
PLANNING AND REDEVELOPMENT DIVISION
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

SUMMARY OF MINUTES
CENTRAL COUNTY COMMUNITY ADVISORY BOARD MEETING
WEDNESDAY, April 17, 2013

URBAN LEAGUE OF BROWARD COUNTY
560 NW 27TH Avenue – 6:30 PM
Ft. Lauderdale, FL 33311

Board Members Present:

- Ms. Deloris Jackson, Chair
- Commissioner Dale V. C. Holness, Advisory Board Member (non-voting member)
- Ms. Tanya Freeman, Advisory Board Member
- Mr. Eligha Lewis III, Advisory Board Member
- Mr. Theotis Pressley, Advisory Board Member
- Reverend Jesse Scipio, Advisory Board Member
- Ms. Julia Porter, Advisory Board Member

Board Members Excused or Absent:

- Mayor Kristin Jacobs, Advisory Board Member
- Vice Mayor Barbara Sharief, Advisory Board Member
- Ms. Alverine Brihm, Vice Chair
- Reverend Lonnie B. Spry, Advisory Board Member

County Staff:

- Ms. Cynthia Chambers, Broward County Environmental Protection & Growth Management Dept.

Mr. Henry Sniezek, Broward County Planning & Environmental Regulation Division
Mr. Sheldon Riles, Broward County Planning & Environmental Regulation Division
Mr. Albert E. Cummings, Broward County Planning & Environmental Regulation Division
Mr. John E. Naclerio III, Office of the County Attorney
Mr. Hipolito Cruz, Jr., Broward County Permitting, Licensing & Consumer Protection Division
Mr. Gerald Henry, Broward County Permitting, Licensing & Consumer Protection Division,
Community Code
Ms. Lahoma Scarlette, Director Community Affairs, Office of Commissioner Dale V. C. Holness
Mr. Jeff Day, Broward County Permitting, Licensing & Consumer Protection Division
Mr. Steve Tinsley, Broward County Office of Economic Development
Mr. Chris Atkinson, Broward County Office of Economic Development

Guests:

Mr. Chad Williard, Gatlin Development
Mr. Frank Gatlin, Gatlin Development
Mr. Frank Gatlin, IV, Gatlin Development
Mr. Randy Jesus, Unincorporated Broward County
Ms. Michelle Belaire, Wal-Mart
Ms. Colleen Gutierrez, LRCC
Mr. Robert Lochrie, (Lochrie and Chakas)
Ms. Claudine McKenzie, Wal-Mart
Mr. Nate Ernest Jones, Ernest Jones Group
Ms. Tammy Steele, Wal-Mart
Ms. Marie Carrie, Westside Gazette
Mr. James Carras, Carras Community Investment of Ft. Lauderdale
Mr. Arthur O'Neal, Melrose Manor
Mr. (Butch) Underwriter, Riverland Civic
Ms. Jacqueline C. Kelly, HOA Boulevard Gardens
Mr. Bob Miller, HOA Boulevard Gardens
Ms. Zandra Scipio, HOA Boulevard Gardens
Mr. Brian C. Johnson, Broward County Minority Builders
Lt. Richard Pisanti, BSO
Capt. Andrew Dunbar, BSO
Lt. Shawn Enser, BSO

Ms. Sallie Tillman-Watson, LHPA
Mr. Germaine S. Baugh, Urban League
Ms. Kimberly Wats, Melrose Manors
Ms. Linda Dawkins, Melrose Park
Ms. Donna Guthrie, Melrose Park

Upon having a quorum, The Chairperson called the meeting to order at 6:42PM.

Albert Cummings took roll call of the Board Members. Everyone was present at this time with the exception of Ms. Tanya Freeman Vice Chairperson Alverine Brihm and Reverend Lonnie Spry. Ms. Freeman arrived later during the meeting.

Approval of Final Agenda

The Chairperson called for the approval of the Final Agenda.

Mr. Sniezek pointed out that the Final Agenda is exactly the same as the Advance Agenda with some additional agenda material for item #3. He indicated there was an attendance change on the first page of the minutes. Also, for item #8, there was additional material.

The motion to approve the Final Agenda was made and seconded. The Final Agenda was unanimously approved.

Introduction of New Board Members

Mr. Sniezek announced Ms. Julia Porter and Reverend Scipio as new Central County Community Advisory Board Members and welcomed them both to the Board.

Reverend Scipio introduced himself as a representative of Boulevard Gardens, and Ms. Porter introduced herself as a representative of Washington Park.

Approval of Minutes of January 30, 2013 Meeting

Eligha Lewis III pointed out the need to make a change on page 4 regarding the meeting location alternate as the African American Library. He also pointed out the need to correct a comment made by him on page 5 regarding capital improvement including covered bus shelters. Mr. Lewis III also requested there be a change of his statement on page 7.

The Chair called for approval of the minutes as amended. The motion to approve the minutes as amended was made and seconded. The minutes, as amended, was unanimously approved.

Staff Liaison Report

Mr. Sniezek mentioned that Mayor Jacobs and Vice Mayor Sharief are out of town and therefore not able to attend this meeting. Also, Vice Chairperson Ms. Brihm could not attend due to family loss. Mr. Sniezek then asked if the Board Members would return their binders for reuse and offered titled envelopes in which they could place their back-up materials for transport to their member handbook.

Mr. Riles informed every one of the progress being made on the newly created Central County Community website.

Consideration and Approval of upcoming Board Meeting Dates and Times

Mr. Lewis, III suggested that the CCCAB meetings occur monthly until we arrive to the point when we can start meeting on a quarterly basis.

Mr. Lewis III stated that staff should choose a meeting date that will not conflict with the Homeowners/Civic Associations meetings.

The Chairperson pointed out that she may have a conflict with the monthly schedule and believed that the Vice Chairperson would sit in for her.

The Chair asked if everyone was in agreement with Mr. Lewis, III.

Mr. Sniezek concurred that the Board can meet as often as they wish. He then requested the Board meet in June instead of May to help staff better prepare.

Commissioner Dale V. C. Holness asked if staff attends the Homeowners Association meetings on a monthly basis and Mr. Sniezek answered in the affirmative. Commissioner Holness then asked if this would be an opportunity for some update on the items that need to be voted on and brought forward on a quarterly basis. Mr. Sniezek stated this would be acceptable to staff. Commissioner Holness suggested a monthly report be given at the Homeowners Association meetings.

Mr. Lewis, III stated a need to receive all the information together as opposed to receiving it at individual HOA monthly meetings. He continued saying that sitting as a group meeting such as this would be a good way to ask questions. He then also agreed that having the next CCCAB meeting in June would be acceptable.

The Chairperson asked for a motion to be made to go to monthly meetings beginning in June. A motion was made and seconded. The motion was unanimously approved.

Mr. Sniezek stated that staff will contact all of the Board Members to identify an acceptable meeting date in June.

Discussion of County Commission Representation on the Central County Community Advisory Board

Mr. Sniezek addressed a previous discussion about the Board having non-voting County Commission Members on it and thus having an effect on the Board's ability to communicate with the Commissioners on the Board about normal day to day activities because of the Sunshine Law.

After some discussion and clarification of the choices by Mr. John E. Naclerio III, it was agreed that the Board would make a recommendation that the Commissioners be removed from the Board.

Commissioner Holness suggested the Mayor and Vice-Mayor remain on the Board.

Mr. Lewis, III pointed out that the communication issue would still apply to the Mayor and Vice-Mayor as it does to the District County Commissioner due to the Sunshine Law and that their removal from the Board would allow discussion with the County Commissioner about issues that could come before the Board.

Mr. Naclerio III clarified to the Board that their recommendation will go to the Board of County Commissioners and they will have to amend the code to actually remove the Commissioners.

Mr. Lewis made the motion to remove the Commissioner, Vice-Mayor and Mayor from this Board and extend invitations to them to attend the monthly or quarterly meetings at this time. The motion was seconded and unanimously passed.

Applicant Presentation – Proposed “Riverbend” Broward County Land Use Plan Amendment at the Southeast Corner of Broward Boulevard and 27th Avenue in the City of Fort Lauderdale.

Mr. Sniezek announced staff's invitation to the Applicant to speak about a Land Use Plan Amendment that currently is in process in the city of Ft. Lauderdale and Broward County. After a brief description of the target area he introduced the speaker Mr. Robert Lochrie III, Esq. representing Gatlin Development.

Mr. Lochrie gave a detailed overview of the project using large placards. He also described the kinds of changes which would occur in the community as a result of going forward with the proposed Land Use Plan Amendment in terms of business and residential locations.

Questions and answers followed regarding how Wal-Mart could benefit the community and act as a catalyst to growing the business district and revitalizing the economic development of Broward County.

Frank Gatlin spoke about his development company, its history and reputation nationwide and answered several questions regarding his development process.

Mr. Lewis III asked to hear from a representative from Wal-Mart about their intentions regarding employment for unincorporated Broward County.

Ms. Michelle Belaire of Wal-Mart responded saying it is good business sense to hire from the community and within a 5 mile radius. There are temporary facilities which are opened 90 to 120 day before the Grand Opening of the main store. It is here that on the job training and hiring takes place. She introduced Mr. Ernest Smith, the Regional Director for Human Resources who will be responsible for the hiring practices.

Ms. Jacqueline Kelly of the Homeowners Association at Boulevard Gardens stated she is in favor of this project but also asked to hear the negatives involved with it, and what the time frame was from start to completion.

Mr. Lochrie answered with an explanation of the process involving the approval of the County Commission, the State overview, and then back to the County for final adoption and then a process involving the City of Ft. Lauderdale all taking about another year before this part of the process is over. Then there are Building Permits which could take another year. He estimated 2 years before construction and about 2 ½ years before completion.

Another negative pointed out by Mr. Lochrie was traffic.

Ms. Kelly asked if there would be dislocation of residents and Mr. Lochrie answered there are no dislocations of residents because the folk who did live there have already been moved to other locations.

Ms. Kelly asked if businesses coming into the community would be priced out due to property taxes.

Mr. Lochrie answered saying that when a store like Wal-Mart comes in, property values go up. Residents who are homestead at their property are protected against that.

The Chairperson asked why Wal-Mart wanted to come into this community now when they refused to do so in the past.

A representative of Wal-Mart answered pointing out that Ft. Lauderdale residents spend millions of dollars annually, and people are leaving their respective community in the City of Ft. Lauderdale to shop at outside stores. Wal-Mart would like to bring that convenience closer to home.

The Chairperson also asked about the difference in prices depending on location.

The Wal-Mart representative chose to defer this question to one of her operators and get back to the Chairperson with the answer. However, she pointed out that usually in retail there are regional competitive numbers and at the end of the day, the goal is that the consumer is the beneficiary of their prices, but they do vary across the country for a myriad of reasons.

Cynthia Chambers, Director of the County Environmental Protection and Growth Management Department addressed Ms. Kelly's previous question regarding possible bad news. She pointed out that the increased property values along Broward Blvd. and the potential for increase in property taxes can be looked at as an opportunity that as those values goes up we might be able to attract some good complimentary retail activities in our unincorporated area along Broward Blvd. Ms. Chambers then asked

the Wal-Mart representative if they can share any information they might have on market studies that might help us look for complimentary types of businesses along Broward. She mentioned we will be in a position to be doing market studies for the community and it might be helpful to share this information with them and vice versa. She asked if Wal-Mart would make a commitment to help us regarding market studies.

The representative responded saying there is some information they could share as it relates to where they elect to locate and why.

Ms. Chambers followed up clarifying that what she meant was not so much the proprietary data but when you go into a community, Wal-Mart could help us understand what types of businesses typically follow Wal-Mart?

The Wal-Mart representative said she would volunteer their broker.

Mr. Gatlin responded saying this is where he could be of help also because he, as a Developer, would be responsible for bringing other complimentary retail into the community. Discussion continued regarding the different kinds of retailers that would follow.

One guest asked if Wal-Mart would hire people with criminal records.

Ms. Belaire answered saying every application is handled on a case by case basis and there is a process in place. She then asked her HR representative, Mr. Ernest Smith, to expound further.

Mr. Smith explained that Wal-Mart actually removes itself from making a decision when someone submits a background check. They use a third party that looks at the documentation and advises Wal-Mart on whether or not they can employ that individual. However, when the application is rejected by the third party, there is an exception process that Wal-Mart makes available to those individuals.

A guest asked what percentage at the store will be full time as opposed to part time.

Mr. Smith answered saying about 75% of the employees are full time but there is a need to have a flexible workforce.

A guest asked about the possible increase in traffic along Broward Blvd.

Mr. Lochrie answered saying they did a traffic study regarding this and it is determined that the County and their traffic consultants will sit together and look at the mitigating factors.

Mr. Virgil Lederiter, President of the Riverland Civic Association mentioned that they have had this problem with the traffic in the past. He stated that in working with the Gatlin Group regarding this problem, great progress was made.

A guest stepped forward to point out that in the construction of the Urban League's new building one of the first signs put up was "Not Hiring on this site".

Ms. Germaine S. Baugh, President and CEO of the Urban League stepped in to respond to the guest's statement saying, the reason they put up a sign saying "Not Hiring on this Site" is because people

constantly come there looking for work. She then spoke at length about her experience in dealing with all the factors involved in getting the Urban League up and running as it is today.

Mr. James Carras, Principal of Carras Investment Consulting Firm spoke about Community Development Real Estate as opposed to Real Estate development and steered everyone to look at the Economic Impact of this project in terms of jobs and everything that relates to employment.

He also wanted to look at the Economic Impact of Redevelopment and pointed out that this is adjacent to two other CRAs, Ft. Lauderdale CRA and the County CRA.

Mr. Carras then spoke about the Design perspective and its Economic Impact as it relates to an Urban Area as opposed to a Suburban Area. Mr. Carras said in ending that he would urge the Board not to move forward with this project until it clearly understands in writing what the community benefits are as well as the community impact.

Mr. Brian C. Johnson spoke of the need for minority construction firms to be involved in this project and expressed his positive outlook on the project as a whole.

Randy Jesus spoke of the need to redevelop Tater Town.

Sallie Tillman-Watson suggested the need to limit speakers to 3 minutes in order for more speakers to be heard.

Commissioner Holness read part of a statement prepared by Staff regarding the development indicating some pros and cons. He mentioned that workforce housing will be lost as a part of this development.

Commissioner Holness also mentioned that one economic impact that should be looked at is the procurement opportunity for all businesses to be able to get contracting opportunities. He expressed a desire to get a commitment from the Developer or Wal-Mart to insure that an economic impact study will be done and that it is utilized to create a Community benefits package for the community.

Commissioner Holness spoke at length about the resources already in the community available for use in moving this project forward as well as moving the entire community forward.

Mr. Gatlin responded by stating he will pay for the report or economic impact study to get done by an outside agency to insure impartiality. He then invited anyone to Google his name at frankgatlin@dc.com and avail themselves to his business history and reputation.

Mr. Sniezek informed everyone that as we move forward there will be four county level public hearings; two at the County Planning Council and two at the County Commission all meeting at the County Governmental Center. He then suggested that staff compile the questions which have been asked tonight and work through Commissioner Holness' office so a letter to the applicant can be issued, and the Commissioner would be the lead. We could share the response with the Board Members and as we move forward.

Commissioner Holness stated this was his expectation.

Mr. Sniezek stated staff will draft a letter which will encompass the questions asked tonight, coordinate with Commissioner Holness' office and make sure the Board Members are in the loop as the public hearings go forward. The Board Members will be made aware of this in advance.

Update – Proposed Rental Registration and Inspection Program

Gerald Henry gave his presentation which was a follow-up of his first presentation at the first meeting on January 30th, 2013 where a Rental Registration Program was introduced to the Advisory Board.

On February 26, at the meeting of the Board of County Commissioners, the Board directed the County Attorney's Office to draft a landlord registration and residential rental inspection program. Mr. Henry referred to the handout under tab 8, a matrix consisting of six other rental registration program comparisons in Broward County and elaborated on these comparisons.

Mr. Henry invited questions regarding this matrix.

Mr. Theotis Pressley referred to the "Questions Posed" column of the matrix, the section reading "Requires Sexual offenders' residence screening?" He then expressed strong disagreement with the County's response of "No" to that question. Mr. Pressley stated he feels we should require sexual offenders to be screened and the community they live in should be made aware of this.

Mr. Henry responded demonstrating the difficulties involved with getting this type of tenant information, however, Mr. John E. Naclerio III clarified Mr. Henry's response by pointing out that the County already has a sexual predator ordinance which is in full force and effect, so it isn't really needed in the rental registration process.

Ms. Chambers added that she agreed with Mr. Pressley and stated it is a big concern for staff and certainly the County Commission cares about this as well. She suggested that even with the law in place, one of the things staff intended to do is to prepare a handbook to be given to all the Landlords containing all of the do's and don'ts with renting property. She mentioned that one of the things that will be covered in this handbook is the particular law as it applies to this subject, and we can ask that Landlords to screen for sexual offenders. Ms. Chamber asked for a motion to generally support the rental registration program and recommend the Board of County Commissioners consider it. Mr. Pressley motioned to recommend that the Board of County Commission continue to prepare an ordinance creating a residential rental property registration and inspection program in the unincorporated area and set at a public hearing. The motion was seconded and passed unanimously.

Recommended Central County Community Staff Priorities

Mr. Sniezek mentioned that staff has been reviewing all the studies which have been done in the past and trying to prioritize our work program as we move forward for the rest of the year. Staff recommended

several items we would like to work on. Mr. Sniezek suggested that this subject be continued at the next Board Meeting in June.

ADJOURN

The meeting was adjourned at 8:45PM.

The next meeting has been scheduled for Wednesday, June 19, 2013