



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 16<sup>TH</sup>, 2014 - 6:00PM

### **Roosevelt Gardens Park**

2841 NW 11<sup>th</sup> Street

Ft. Lauderdale, FL 33311

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#### **Board Members Present:**

Ms. Alverine Brihm, Chairperson  
Ms. Julia Porter, Vice Chairperson Advisory Board Member  
Reverend Jesse Scipio, Advisory Board Member  
Mr. Eligha Lewis III, Advisory Board Member  
Mr. Robert Miller, Advisory Board Member  
Ms. Tanya Freeman, Advisory Board Member (arrived 6:20pm)

#### **Board Members Excused or Absent:**

Mr. Theotis Pressley, Advisory Board Member

#### **County Staff:**

Commissioner Dale V. Holness, Broward County Commission  
Mr. Henry Sniezek, Broward County Planning and Redevelopment Division  
Mr. Sheldon Riles, Broward County Planning and Redevelopment Division  
Mr. Michael Huneke, Broward County Planning and Redevelopment Division  
Ms. Maribel Feliciano, Broward County Planning and Redevelopment Division  
Mr. John E. Naclerio III, Office of the County Attorney  
Ms. Heather Cunniff, Broward County Planning and Redevelopment Division  
Mr. Gerald Henry, Broward County Planning and Redevelopment Division  
Mr. Jeff Day, Broward County Planning and Redevelopment Division

Mr. Sandy-Michael E. McDonald, Broward County Office of Economic and Small Business  
Development

Mr. Richard Tornese, Broward County Highway Constructional Engineering

Ms. Lahoma Scarlette, Aide to Commissioner Holness, Broward County Commission

Ms. Heather Cunniff, Code and Zoning Enforcement Unit Manager

Mr. Chris Atkinson, Broward OESBD

### **Guests:**

Ms. Sallie Tillman-Watson

Lt. Richard Pisanti, BSO

Ms. T. Edwards, Franklin Park

Mr. Randy Jesus, Tater Town

Ms. Carleece Oliver

Mr. Allen Brown, Ft. Lauderdale, New Hope Alpha Group

Ms. Quiilone Mitchell

Ms. Sandra Bloodsaw, Washington Park

Mr. Deodatt Smokey Laglal, Auto General

Ms. Gale Peeples, Washington Park

Mr. Christopher Boyking, Washington Park

Mr. Sean Jones, Property Owner

Ms. Mary Smith

Mr. Josephies Egglletion, Jr.

Mr. Jim Moyer, Salvation Army

Ms. Mamie L. Smith, Washington Park

Ms. Laura Fiorio

Mr. Jason Wright

Ms. Loretta Egglletion

Mr. Milton L. Jones

Mr. James Tucker

Mr. Falynn Habershalm

Ms. Martha Habersham

Ms. L. Yvonne Sumlin

Mr. Eddie Powell

The Chair called the meeting to order at 6:05pm and the roll call was taken by Mr. Sheldon Riles.

The Chair requested each speaker be recognized by the Chair before commenting or asking questions and also asked that the agenda be followed.

### ***Approval of Minutes of November 20, 2013 Meeting***

The Chair asked for a review of the CCCAB meeting minutes held on November 20, 2013. Mr. Eligha Lewis III pointed out an omission of the discussion about the comprehensive plan. A motion was made that the minutes of November 20, 2013 be amended to reflect that staff was unable to provide a comprehensive plan that the community liked. This motion was seconded and unanimously approved as amended.

### ***Election of the CCCAB Chair and Vice Chair for 2014***

The Chair asked the Central County Community Advisory Board for nominees for Chairperson.

Mr. Eligha Lewis III made a motion to nominate himself for Chairperson. There was no second.

Ms. Julia Porter motioned to nominate the Ms. Alverine Brihm for Chairperson.

The motion was seconded and passed 4 to 1.

The Chair asked the Central County Community Advisory Board for nominees for Vice-Chairperson.

Reverend Jesse Scipio motioned to nominate Mr. Eligha Lewis for Vice Chairperson. Mr. Lewis declined the nomination.

Reverend Scipio nominated Ms. Julia Porter for Vice Chairperson.

The motion was seconded and passed unanimously.

### ***Presentation of the Central County Community Economic Development Strategy***

#### ***a. Land Use and Zoning – Henry Sniezek, Director of Planning and Redevelopment***

Mr. Sniezek began his presentation speaking about the spending of 4.8 million dollars allocated to the unincorporated areas for economic development. He mentioned that the main focus with this proposal will be NW 27<sup>th</sup> Avenue because it is felt to be the main street for the Central County Community. The east side of NW 27<sup>th</sup> Avenue includes viable commercial and industrial areas and the focus will be on changing the character of NW 27<sup>th</sup> Avenue on the west side.

Mr. Sniezek pointed out the target area of Franklin Park Estates is planned and zoned for residential. He mentioned that the County Housing Director recommended that the originally intended plan for this area be pursued by constructing houses. He next pointed out a transition zone near Broward Boulevard which

is comprised of commercial properties of limited depth and residential zoned lands which may be better as commercial or mixed use.

Mr. Sniezek mentioned the hot spots identified by BSO which is being focused on for code enforcement. He also pointed out the provisions of using a zoning overlay for property enhancement and that displacement of residents is not a part of the redevelopment strategy.

***b. NW 27th Avenue Street Improvement – Richard Tornese, Director of highway Construction and Engineering***

Mr. Tornese spoke of significant improvements on the proposed re-construction of NW 27th Avenue including the following:

- Phase I - Sidewalk & ADA improvements which will be finished in about 2 weeks and cost about \$300,000.00.
- Phase II (currently unfunded) - Landscaped medians to support existing pedestrian-activity and slow traffic. Also update the lighting.
- Phase III to be completed by 2017 (currently unfunded) - Resurfacing, restriping and updating signage; Buffered bike lanes and sidewalks in place of outside traffic lane; mid-block pedestrian crossings and access management.

Phase II and III approximate cost is \$1.9 million dollars and is proposed to be headed with a combination of Broward County and Broward MPO funds.

***c. Economic Development Strategy – Sandy-Michael McDonald, Director of Economic and Small Business Development***

Mr. McDonald began with passing around a document describing a proposed Economic Development Strategy and stating his meaning of a comprehensive plan which he is sharing with the residential and business community.

Mr. McDonald mentioned that the first part of this strategy is finding out what the status and challenges are for the business and property owners of Central County and determine if there are resources to support these challenges. He mentioned the necessity of talking about façade and property improvement grants as well as redevelopment and development grants.

Mr. McDonald pointed out that blight has to go immediately because it has a negative impact on property owners and businesses. He also mentioned that after obtaining approval from Broward County Commission, he and his staff will be going door to door to every business to get an understanding from that business and property owner of their intent.

Mr. McDonald spoke about land acquisition and the necessity for businesses to have parking areas for their customers.

He spoke of the need to find a way to grow the tax base and income level.

Questions from the Central County Advisory Board followed.

Ms. Porter questioned the transition zone between residential and commercial properties. Mr. McDonald responded that some of the existing businesses are ready to go. Some available land can be otherwise used. If there are viable businesses in an area, a way needs to be found to sustain growth. If not, then a discussion on planning needs to take place. He mentioned that residential may be the best use if the parking issues cannot be resolved.

Ms. Porter also questioned the ADA changes taking place on NW 27<sup>th</sup> Avenue now and said they should have taken place before.

Mr. Tornese pointed out that ADA standards have changed over time and the cost upgrading will come out of Construction Highway Funds and not the 4.8 million dollars allotted for the unincorporated areas.

Mr. Egglletion asked if there is an economic analysis of the community itself in terms of income levels.

Mr. McDonald answered yes.

Mr. Egglletion asked for this to be provided to the businesses.

Mr. Egglletion also asked if the housing to be put up in Franklin Park Estates will be single or two family homes.

Ms. Sniezek answered it will be single family and there will be a wall placed along Sunrise Blvd.

Mr. Egglletion asked if NW 27<sup>th</sup> Avenue will be turned into a two lane road and he was told yes.

Mr. Eligha Lewis III stated that the Economic Development Strategy lacks visuals and a consultant should be hired to prepare the strategy.

Mr. McDonald addressed Mr. Lewis' concerns with an explanation of why the proposed Economic Development Strategy has taken its present form.

Reverend Scipio asked the business owners present how many community members they employ by a show of hands. The response was 11.

Mr. Randy Jesus pointed out that according the street design proposed; ingress and egress to Tater Town would be blocked and asked that it be modified.

Mr. Tornese answered that right now the plans are conceptual.

Mr. Jesus asked business owners present to indicate by show of hands if they desire to restart their business association and everyone said yes. He then requested Commissioner Dale Holness provide resources to start a business association.

Commissioner Holness stated his immediate intent is to support the business owners on this issue and to utilize his office to help call and set the meetings and give out the agendas.

Ms. Julia Porter motioned to table responding to the Economic Development Strategy until the next meeting and Reverend Scipio seconded the motion. The motion was unanimously accepted.

### ***Proposed Code Revisions – Donation Bins Location***

A representative of the Salvation Army asked about a zoning code ordinance regarding donation bins in various locations throughout the County.

Mr. Jeff Day stated it is an ordinance that is going to regulate where these donation locations can be because presently there are none. He continued saying it is an ordinance to address something that's going to be happening increasingly in the future.

Mr. Day then introduced Jim Moyer of the Salvation Army.

Mr. Moyer passed around some pamphlets and explained the process by which Salvation Bin locations are determined and how this helps businesses as well as the Salvation Army and the community.

Mr. Lewis asked to see what locations Mr. Moyer was looking at before deciding to move forward with a decision. Specific locations were not given.

Mr. Lewis suggested tabling the ordinance because the Advisory Board did not have a chance to review it in its entirety.

Reverend Scipio moved to forward the proposed ordinance to the County Commission. Ms. Porter seconded the motion. The motion was passed 5-1.

### ***Advisory Board Communication Policy***

Mr. Sheldon Riles explained the revision contained in this policy to the Advisory Board.

### ***Non-Agenda Items***

-Lt. Richard Pisanti discussed traffic, prostitution and crime enforcement initiatives. He also noted that crimes are predominantly committed by people who do not reside within the community.

-Mr. Lewis attended a seminar on Community Redevelopment areas and spoke about comprehensive plans and a CRA Plan. He also mentioned that no one manages the day-to-day operations of the unincorporated areas and suggested he be able to speak with someone from staff on a daily basis to see what is actually brought forward to the County Commission.

-The Chair asked the Advisory Board to resubmit item #3 for the next meeting's agenda.

-Mr. Sniezek requested the next meeting be held in June.

### ***ADJOURN***

The Chair made a motion to adjourn. The motion was seconded and unanimously accepted.

The meeting was adjourned.