

Progress Meeting #9 Minutes

Cypress Creek Mobility Hub Master Plan

Broward Metropolitan Planning Organization

Friday, August 14, 2015 @ 9:00 a.m.

Attendees: Lynda Westin (SFRTA), James Cromar (BMPO), Karen Reese (City of Fort Lauderdale), John Portera (FDOT), Rob Piatkowski (Renaissance Planning), Kevin Fischer (Broward County Planning), Rebecca Martinez (Broward County Traffic Engineering), Karen Mendrala (City of Fort Lauderdale), Jim Murley (SFRPC), Rick Buckeye (City of Oakland Park), Nick Sofoul (BCT), Cary Goldberg (Envision Uptown), Alfredo Sanchez (B&A), Odalys Delgado (HNTB), Diane Gormely-Barnes (HNTB), Tom Lavash (WTL+a)

Introductions were made:

- The meeting began with introductions.

Presentation:

- Alfredo presented new site plan concepts.
 - There was discussion regarding pedestrian circulation on the site and an interest from committee on where the limited retail was located.
 - Alfredo mentioned that the retail had to be incorporated into the hotel structure and be as visible as possible.
 - Nick from BCT indicated that the new scenarios did not show the bus storage bays.
 - Alfredo indicated that he would revise plans to show the bus bays.
 - The scenario 8 concept was mentioned as not financeable since there was no on-site parking for a future development on SFRTA site and office rents today don't justify financing a structured parking.
 - Parking was located on the Phoenix site and the height of the parking structure also limited by FXE height requirements.
 - City will evaluate any shared parking arrangements with site plan approval process.
 - At this time there has been limited discussion with Phoenix site regarding a structure on their property.

- There was discussion regarding phasing these scenarios and Alfredo indicated these scenarios would be difficult to phase.
- Cary Goldberg liked scenario 7 and said would fit into the area's plans.
- Odalys presented the evaluation criteria memo and the two preferred concepts.
- Tom and Diane then began their discussion of the case studies and joint development strategies.
 - Tom highlighted that the best case scenarios for agencies that have higher ridership than SFRTA still took 5 to 10 years to develop. He mentioned that a master planning effort of the broader area was a first step in many of the case studies.
 - Diane then began the discussion on joint development strategies and she spoke to the first two (developer led and SFRTA led)
 - Neither of these two strategies are recommended.
 - Required zoning would either be led by the agency or the developer.
 - Scott Seeburger asked what would happen if SFRTA lead a rezoning and the developer comes in with some different concepts.
 - Odalys answered that the city has some administrative leeway to approve deviations from approved site plans.
 - Tom then presented his recommendation which is not to issue an RFP at this time and wait for Envision Uptown to conduct the area wide master planning process, and for the City to process an area wide land use plan amendment.
 - Tom did recommend a community taxing district be established to generate revenue for infrastructure improvements.
 - Jim Hetzel from City of Ft. Lauderdale stated that the CDD should be specific on the list of improvements that will be funded and if a parking structure is what is desired this could be funded with CDD revenues.
 - There was discussion on CDD's around the state and how some more successful than others.
 - Special area plans have been developed around airports according to Jim Murley.
 - There was discussion as to how big an area to do master planning. Cary Goldberg mentioned the general area of Envision Uptown which is Commercial to McNab and I-95 to 31st Avenue.
 - However, Jim Hetzel mentioned that the land use plan amendment process, probably to Regional Activity Center, would be for the core area around the transit station, Andrews to Powerline.
 - Cary agreed that it would be a phased approach to capture the entire area.
 - Karen from FXE mentioned that we cannot forget the rest of Cypress Creek Road west of Powerline to be part of the planning process. Karen also mentioned that FXE will conduct a master plan update within their property. When asked about the timeframe Karen said she did not know.
 - Jim Murley and Cary agreed that FXE has to continue to be part of the process and be used as a marketing tool for encouraging development in the area.

- Lynda discussed the recommended order for next steps.
 - Tom mentioned that the master planning comes first, then the land use plan amendment then the zoning.
 - Jim mentioned that funds for the land use amendment will be available October 1.
 - Scott Seeburger mentioned that the master plan should identify what the area wants for Cypress Creek Road and this would be good to have for the PDE project that is scheduled to start in December.
 - He mentioned it is not DOT's call as to what happens on Cypress Creek Road (county-owned road).
 - Karen Mendrala mentioned that a letter was submitted to FDOT from the City opposing any grade elevation at the Cypress Creek interchange.
 - The group was informed of next steps to go to SFRTA Board and MPO Board with recommendations.
 - Lynda mentioned that we would probably not have a meeting in September and come back in October to report on the discussions with SFRTA Board, to see the final streetscapes and get comments from the committee on tech memos 2 and 3 which will be provided to the committee for input.
 - She mentioned that tech memo 2 will have a table with improvements with cost estimates and recommendations for short, mid, and long term implementation.

Next Meeting:

- Friday, October 9, 2015 @ 9:00am – Broward MPO Conference Room