CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING
Tuesday, February 21, 2017

Board Chair John Walsh called the meeting to order at 6:00 p.m. The meeting was held in the West Wing Conference Room, City Hall, 9551 West Sample Road, Coral Springs, Florida. City Clerk Debra Thomas called the roll of Board Members.

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<td>John Walsh, Chair</td>
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<td>Elissa Harvey, Vice Chair</td>
<td>Absent</td>
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<td>Board Member Lorna Brown-Burton</td>
<td>6:20 PM</td>
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<td>Board Member Andrew Kasten</td>
<td>Present</td>
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<td>Board Member Allan Koch</td>
<td>Present</td>
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<td>Board Member William Vasquez</td>
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Also in attendance were:
Susan Delegal, CRA Counsel
Erdal Dönmmez, City Manager
Jennifer Bramley, Deputy City Manager
Danielle Lima, CRA Coordinator
Susan Krisman, Director Development Services
Debra Thomas, City Clerk
Ron Stein, Construction Project Manager
Commissioner Lou Cimaglia

All persons in attendance rose for the recitation of the Pledge of Allegiance.

1. **Citizens’ Comments** – There were no comments.

2. **Special Announcements and Comments** – Commissioner Lou Cimaglia is now the CRA Board’s Commission Liaison.

3. **Downtown Zoning District** – Ms. Krisman provided a brief summary of Form-Based Code, the Downtown Mixed-Use District and a history of the CRA. She noted that the City is only planning to rezone 86 acres in the core area, in which only 14 property owners would be affected within the primary four corners. She laid out the project timeline and confirmed that there would be several outreach meetings for citizen input before this item would return to this board.

Ms. Bramley explained that the Form-Based Code will afford more flexibility for developers and they will know what to anticipate. As with the Municipal Complex project, it is expected that Special Exceptions will be requested.

A thorough presentation regarding the Downtown Zoning District was given by Tara Salmieri, AICP, of PlanActive Studio. She gave an informative history of Form-Based Code, noting the advantages and how it differs from conventional code. Ms. Salmieri gave an overview of the Regulating Plan, which included discussion on building typologies, calibration and frontages. Building height was also discussed. The PowerPoint further explains the Downtown Mixed-Use Zoning District and has been made a part of the permanent meeting package.

Ms. Bramley stated that Staff is in favor of the proposed Form-Based Code for the Downtown Zoning District.

Ms. Salmieri confirmed that she will come back to this board with a modified summary to include public input and researched distance and height suggestions that were heard this evening.

4. **CRA Update** – Mr. Stein reported that construction is on schedule.
Ms. Bramley reported that the Tri-Party Agreement had been terminated, which allows the City to begin working on the RFP for Phases II and III. She reiterated that the City continues to have an amicable and ongoing relationship with Mr. George Rahael and Amsra Corporation.

Ms. Lima provided an overview of the annual report, which will be due to several agencies by March 30, 2017. She relayed that she plans to send the report out to Board members one week before the March 27, 2017 meeting. She also discussed the Merchants Group Cooperative Marketing Alliance, which included an update on business advertising in the Forum and the online business directory for merchants.

Ms. Bramley explained the RFP referenced above in further detail.

5. Other Business – Ms. Lima noted that Yuu Subra, Economic Development Assistant, will be sending out an e-mail this week regarding the Economic Development Advisory Committee, CRA and the Coral Springs Regional Chamber of Commerce joint quarterly meeting on April 18, 2017 at 6:00 p.m.

Chair Walsh asked if anyone had any questions or comments regarding authorization of the resolution that was drawn up for Xiomara Fraga. There were none. He requested that the Board go forward with it.

6. Adjournment

There being no additional business, the meeting adjourned at 7:29 p.m. The next CRA Board Meeting will be Monday, March 27, 2017 at 6:30 p.m.

DATE APPROVED/ACCEPTED

March 27, 2017

JOHN M. WALSH, J.D.
BOARD CHAIRPERSON
CRA BOARD OF DIRECTORS

DEBRA THOMAS, CMC
CITY CLERK
CITY OF CORAL SPRINGS