



Property Task Force

REGULAR MEETING AGENDA

September 3, 2008
1:00 p.m.

South Florida Regional Transportation Authority

Board Room

800 NW 33rd Street
Pompano Beach, Florida 33064

www.sfrta.fl.gov

FOR FURTHER INFORMATION CALL WILLIAM CROSS AT (954) 788-7916

Members

George Morgan, Jr., Chair
Bill T. Smith, Vice-Chair
James A. Cummings
Felix M. Lasarte

Directions to SFRTA: I-95 to Copans Road. Go west on Copans to North Andrews Avenue Ext. and turn right. Go straight to Center Port Circle, which is NW 33rd Street, and turn right. SFRTA's offices are in the building to the right. The SFRTA offices are also accessible by taking the train to the Pompano Beach Station. The SFRTA building is South of the station. Parking is available across the street from SFRTA's offices, at the Pompano Beach Station.

PROPERTY TASK FORCE MEETING
OF SEPTEMBER 3, 2008

The meeting will convene at 1:00 p.m., and will be held in the Board Room of the South Florida Regional Transportation Authority, Administrative Offices, 800 NW 33rd Street, Pompano Beach, FL 33064.

CALL TO ORDER

AGENDA APPROVAL – Additions, Deletions, Revisions

DISCUSSION ITEMS

D1 - Parking Proposal for Hollywood Tri-Rail Station

MATTERS BY THE PUBLIC – Persons wishing to address the Committee are requested to complete an “Appearance Card” and will be limited to three (3) minutes. Please see the Minutes Clerk prior to the meeting.

CONSENT AGENDA

Those matters included under the Consent Agenda are self-explanatory and are not expected to require review or discussion. Items will be enacted by one motion in the form listed below. If discussion is desired by any Committee Member, however, that item may be removed from the Consent Agenda and considered separately.

C1 – MOTION TO APPROVE: Minutes of Property Task Force Meeting of May 9, 2008

REGULAR AGENDA

Those matters included under the Regular Agenda differ from the Consent Agenda in that items will be voted on individually. In addition, presentations will be made on each motion, if so desired.
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None

INFORMATION / PRESENTATION ITEMS

Action not required, provided for information purposes only.
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I1 – Riverbend Development of Regional Impact at the Fort Lauderdale Tri-Rail Station

I2 – Sheridan Street Stationside Village at the Sheridan Street Tri-Rail Station

OTHER BUSINESS

1. Election of Chair and Vice-Chair

SFRTA EXECUTIVE DIRECTOR REPORTS/COMMENTS

PROPERTY TASK FORCE MEMBER COMMENTS

ADJOURNMENT

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, must at least 48 hours prior to the meeting, provide a written request directed to the Planning and Capital Development Department at 800 NW 33rd Street, Suite 100, Pompano Beach, Florida, or telephone (954) 942-RAIL (7245) for assistance; if hearing impaired, telephone (800) 273-7545 (TTY) for assistance.

Any person who decides to appeal any decision made by the South Florida Regional Transportation Authority Property Task Force with respect to any matter considered at this meeting or hearing, will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons wishing to address the Committee are requested to complete an "Appearance Card" and will be limited to three (3) minutes. Please see the Minutes Clerk prior to the meeting.

MINUTES
PROPERTY TASK FORCE MEETING
OF MAY 09, 2008

The Property Task Force meeting was held at 9:00 a.m. on Friday, May 9, 2008 in the Board Room of the South Florida Regional Transportation Authority (SFRTA), Administrative Offices, located at 800 NW 33rd Street, Suite 100, Pompano Beach, FL 33064.

PROPERTY TASK FORCE MEMBERS PRESENT:

Mr. James A. Cummings, SFRTA Board Member
Mr. George Morgan, Jr., SFRTA Board Member and Property Task Force Chair
Mr. Bill Smith, SFRTA Board Member and Property Task Force Vice-Chair

PROPERTY TASK FORCE MEMBERS ABSENT:

Mr. Neisen Kasdin, SFRTA Board Member

ALSO PRESENT:

Mr. Joseph Giuliatti, SFRTA Executive Director
Mr. Jack Stephens, SFRTA Deputy Executive Director
Ms. Bonnie Arnold, SFRTA
Mr. Chris Bross, SFRTA
Ms. Loraine Cargill, SFRTA
Mr. Bill Cross, SFRTA
Mr. Michael Masanoff, Cypress Creek Partners
Mr. Dan Mazza, SFRTA
Ms. Teresa Moore, Greenberg Traurig
Mr. Jeff Olsen, SFRTA
Ms. Flavia Silva, SFRTA
Mr. Ed Woods, SFRTA
Ms. Vicki Wooldridge, SFRTA

CALL TO ORDER

The Chair called the meeting to order at 9:05 a.m.

AGENDA APPROVAL – Additions, Deletions, Revisions

Mr. Smith moved for approval of the Agenda. The motion was seconded by Mr. Cummings.

The Chair called for further discussion and/or opposition to the motion. Upon hearing none, the Chair declared the Agenda approved.

The Chair moved the discussions to the next item on the Agenda.

DISCUSSION ITEMS

D1 – Update on workshop discussions with the City of Boca Raton regarding development at the Boca Raton Tri-Rail Station.

Mr. Smith stated that he met with Yamato Road Joint Venture and, continued stating that a workshop is tentatively scheduled for June 2008. Mr. Smith continued stating that more details on the workshop will be available at a later meeting.

The Chair moved the discussions to the next item on the Agenda.

D2 – Update on Agreement with Cypress Creek Partners for the relocation of parking to SFRTA's property at Cypress Creek.

Mr. Masanoff, Cypress Creek Partners, LLC (CCP), stated that CCP is in the process of preparing an Agreement for the relocation of parking to SFRTA's property at Cypress Creek.

Ms. Moore stated that the purpose of the term sheet between SFRTA and CCP was to obtain an agreement which would be executed within ninety (90) days following execution of term sheet. Ms. Moore continued stating that the term sheet time frame falls one day shy of the June 27, 2008 SFRTA Governing Board meeting.

Mr. Masanoff stated that CCP does not have any objections to extending the 90 days time frame.

Mr. Cummings moved to recommend to the SFRTA Governing Board an extension of 60 days to execute the agreement; CCP to submit a draft agreement within two weeks to be reviewed by SFRTA Legal Counsel and Staff; bring the Agreement back to the Property Task Force at its next meeting. The motion was seconded by Mr. Smith.

The Chair called for further discussion and/or opposition to the motion. Upon hearing none, the Chair declared the motion approved.

The Chair moved the discussions to the next item on the Agenda.

Mr. Cummings requested an update from staff on the parking lot construction at Cypress Creek.

Mr. Mazza, SFRTA Director of Engineering and Construction, stated that SFRTA executed a Work Order with Parsons Brinckerhoff to begin the design and permitting processes for the construction of the parking lot. Mr. Mazza continued stating that will take approximately 6 months to design and obtain all the necessary permits.

Mr. Cummings requested the process be expedited.

The Chair moved the discussions to the next item on the Agenda.

MATTERS BY THE PUBLIC – Persons wishing to address the Committee are requested to complete an “Appearance Card” and will be limited to three (3) minutes. Please see the Minutes Clerk prior to the meeting.

None.

CONSENT AGENDA

Those matters included under the Consent Agenda are self-explanatory and are not expected to require review or discussion. Items will be enacted by one motion in the form listed below. If discussion is desired by any Committee Member, however, that item may be removed from the Consent Agenda and considered separately.

C1 – MOTION TO APPROVE: Minutes of Property Task Force Meeting of February 15, 2008

Mr. Cummings moved for approval of the Consent Agenda. The motion was seconded by Mr. Smith.

The Chair called for further discussion and/or opposition to the motion. Upon hearing none, the Chair declared the Consent Agenda approved unanimously.

The Chair moved the discussions to the next item on the Agenda.

REGULAR AGENDA

Those matters included under the Regular Agenda differ from the Consent Agenda in that items will be voted on individually. In addition, presentations will be made on each motion, if so desired.
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None.

INFORMATION / PRESENTATION ITEMS

Action not required, provided for information purposes only.
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None.

OTHER BUSINESS

None.

SFRTA EXECUTIVE DIRECTOR REPORTS/COMMENTS

None

PROPERTY TASK FORCE MEMBER COMMENTS

None.

ADJOURNMENT

The meeting was adjourned at 9:20 a.m.

SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY
PROPERTY TASK FORCE
MEETING: SEPTEMBER 3, 2008

AGENDA ITEM REPORT

Information Item Presentation

RIVERBEND DEVELOPMENT OF REGIONAL IMPACT

SUMMARY EXPLANATION AND BACKGROUND:

The Riverbend Development of Regional Impact (DRI) is located in the City of Fort Lauderdale, Florida. The development is directly west of I-95 and east of SW 27th Avenue and is bifurcated by Broward Boulevard. The developer is Broward Baron Inc.

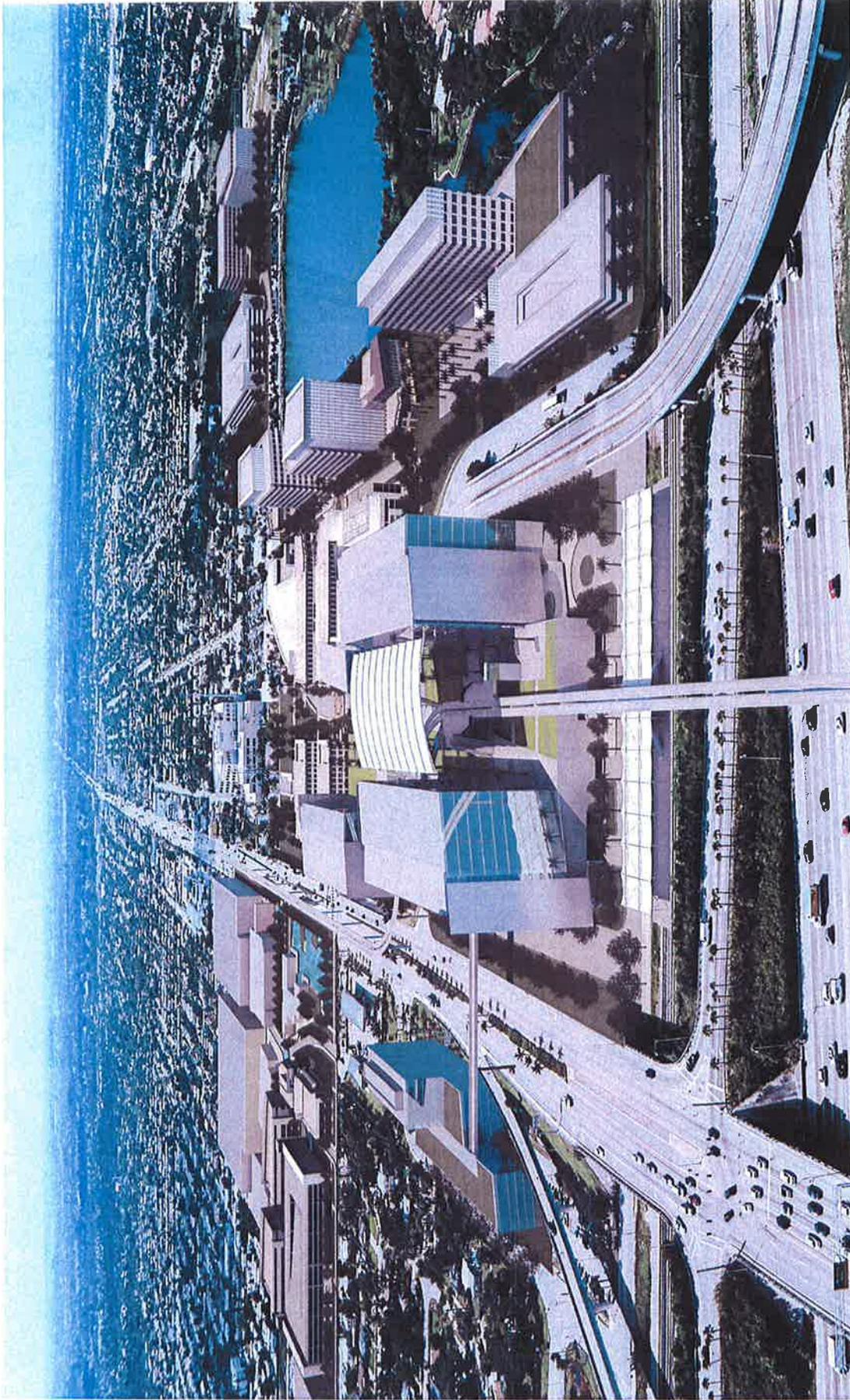
The Riverbend DRI is a mixed-use development of approximately 62 acres that will include transit-oriented development (TOD) design principles in a location which will become the regional transportation hub of Broward County. At buildout, the Riverbend DRI will include 3,265,448 square feet of Class A office, 1,250 residential units, 992,040 square feet of retail uses, 850 hotel rooms, and community facilities, including the Broward County Supervisor of Elections facility. Employment will be provided for over 13,750 persons.

A request for preliminary development agreement has been submitted to the Department of Community Affairs. Platting, re-zoning, street vacation, and site plan approval are complete for the development which will be subject to the preliminary development agreement.

Three parcels owned by the Florida Department of Transportation (FDOT) are located west of I-95 and adjacent to the privately owned property within the Riverbend DRI. Recognizing the regional transportation importance of the three parcels, FDOT issued a request for proposals for the joint public/private development of the parcels. Broward Baron was the selected responder and is negotiating the terms of a lease with FDOT. The redevelopment of the FDOT parcels will result in a new intermodal facility which will serve as the hub between Tri-Rail and the future east/west rail that will connect to downtown Fort Lauderdale.

A representative from Broward Baron will attend the Property Task Force Meeting to provide additional information on the Riverbend DRI.

EXHIBITS ATTACHED: Exhibit 1 – Riverbend DRI Aerials and Site Plans



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VIEW FROM EAST
RIVERBEND - AERIAL VIEWS
Barron Commercial Development

12.20.2007

5/96.013





VIEW FROM NORTH
RIVERBEND - AERIAL VIEWS
Barron Commercial Development

12.20.2007

5196.013



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VIEW FROM SOUTH
RIVERBEND - AERIAL VIEWS
Barron Commercial Development

12.20.2007
5156.013



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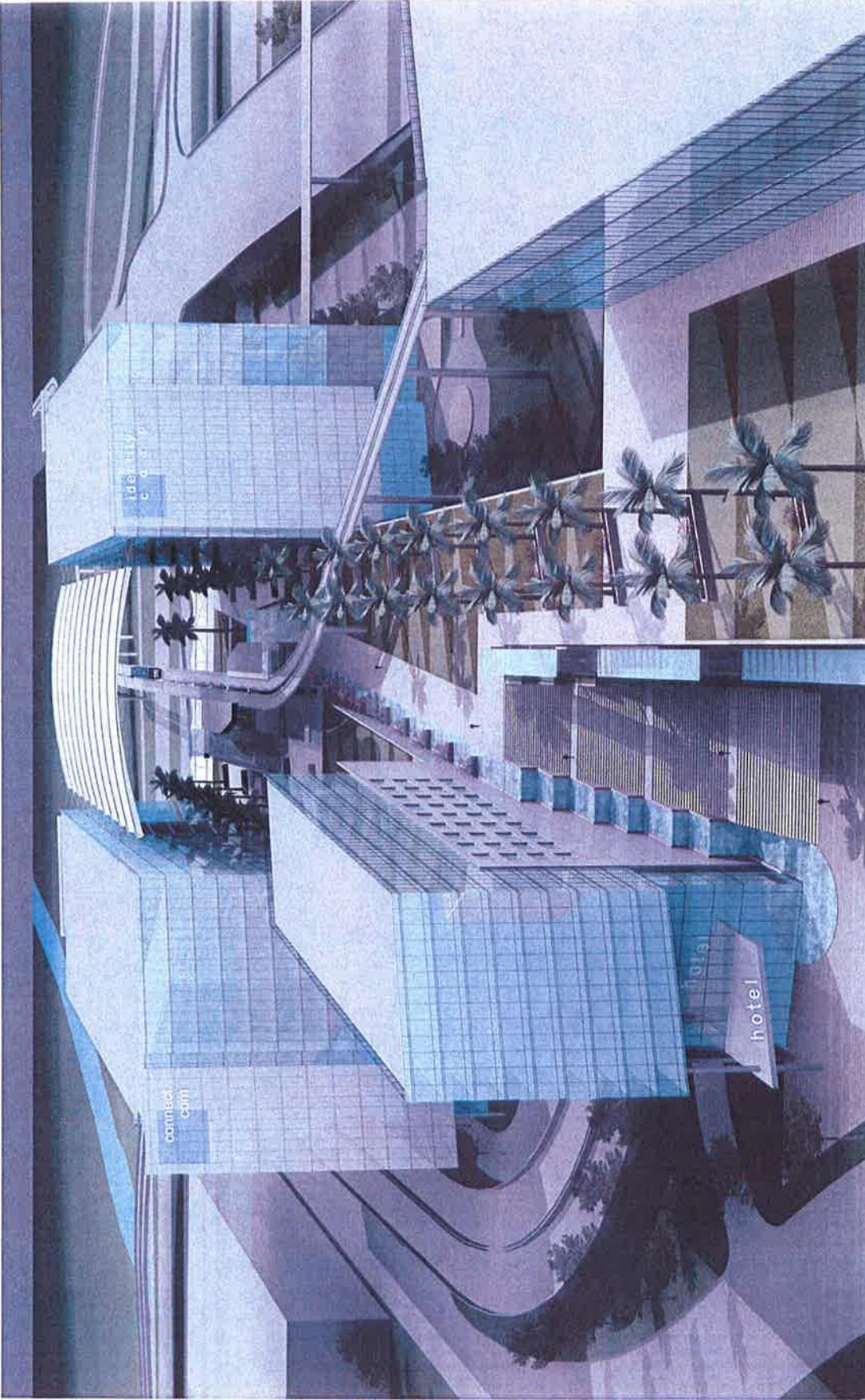


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EXTERIOR VIEW LOOKING WEST
INTERMODAL DEVELOPMENT
Barton / Ft. Lauderdale, FL

02.15.2007



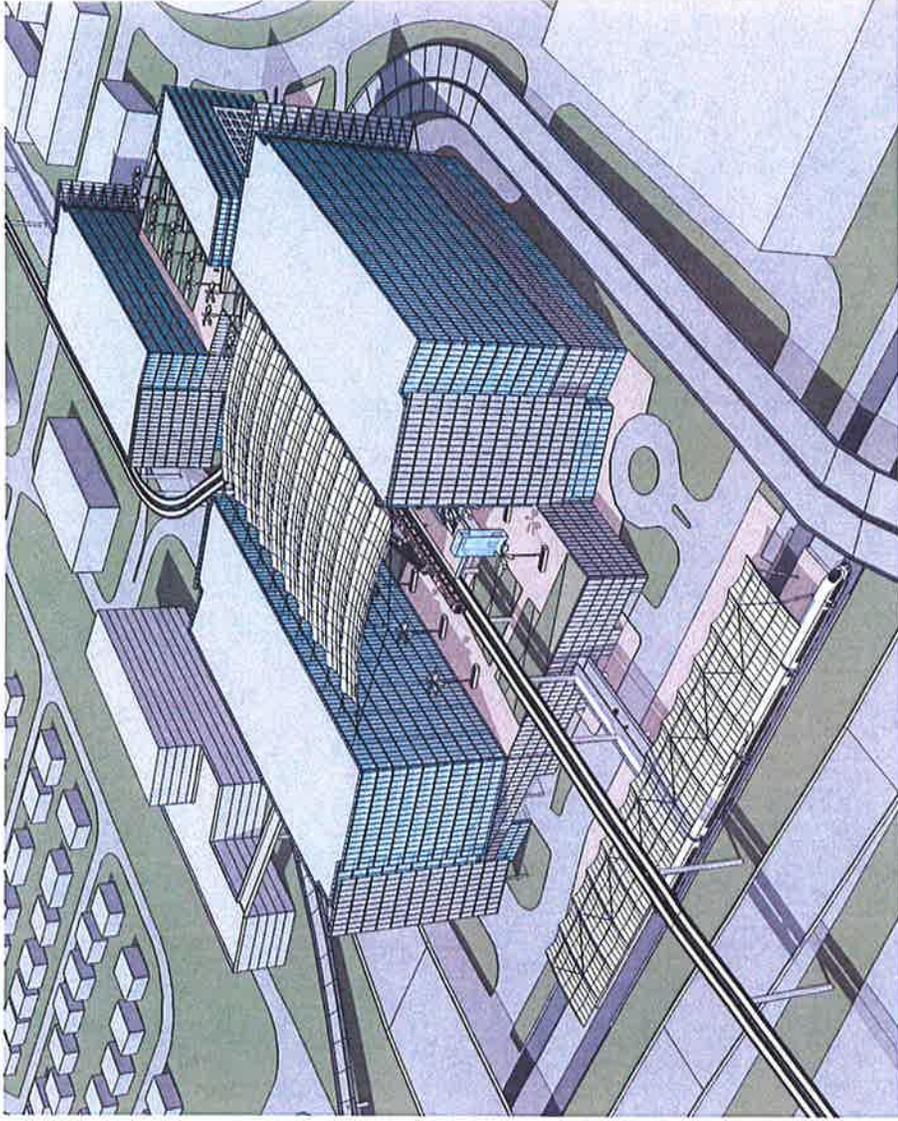


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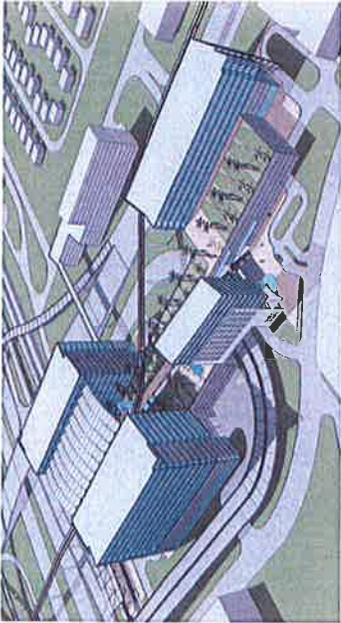
EXTERIOR VIEW LOOKING EAST
INTERMODAL DEVELOPMENT
Barron / Ft. Lauderdale, FL



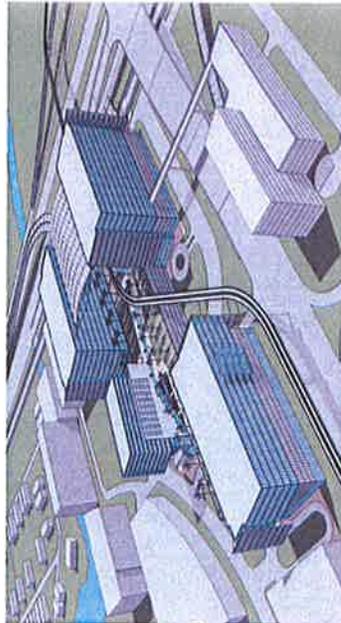
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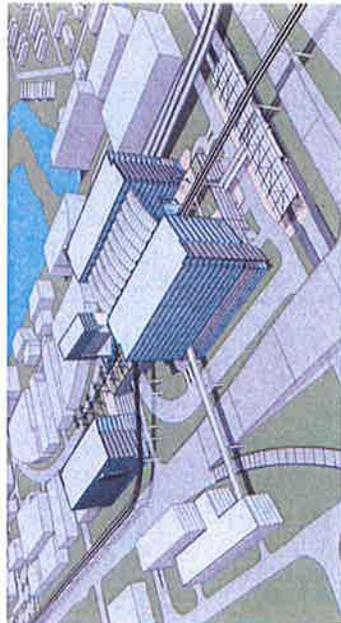
VIEW FROM NE



VIEW FROM NW



VIEW FROM SW



VIEW FROM SE



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AERIAL VIEWS
INTERMODAL DEVELOPMENT
 Barron / Ft. Lauderdale, FL

02.15.2007



SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY
PROPERTY TASK FORCE
MEETING: SEPTEMBER 3, 2008

AGENDA ITEM REPORT

Information Item Presentation

SHERIDAN STATIONSIDE VILLAGE

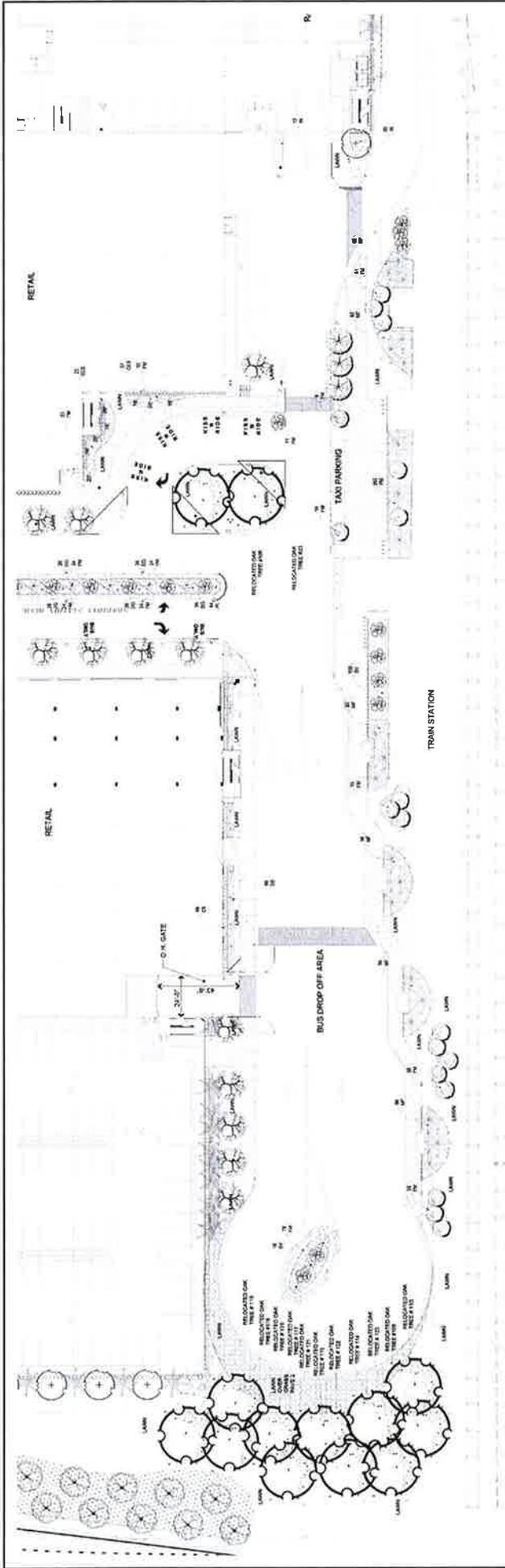
SUMMARY EXPLANATION AND BACKGROUND:

Okomo Associates, LLC and Florida Department of Transportation are partnering on the Sheridan Stationside Village Phase I mixed use development. The project is located in the City of Hollywood, and is in the City's Final Site Plan Review process. The development is generally located north of Taft Street, south of Sheridan Street, east of CSX railway and west of I-95.

The site size is approximately 39.75 acres net and 41.88 gross acres. The development is proposed to consist of approximately 639 residential units, 300,000 sq ft retail, 115,000 sq ft office and an over 800 space shared FDOT parking garage. The present zoning is Planned Development District (PD). The future land use designation is Transit Oriented Development (TOD). A mobile home park and an FDOT Park and Ride Lot currently exist on the site.

A representative from Okomo Associates, LLC will attend the Property Task Force Meeting to provide additional information on the Sheridan Stationside Village Phase I mixed use development.

EXHIBITS ATTACHED: Exhibit 1 – Elevation and Site Plan



PLAN



WEST ELEVATION - VIEW FROM TRAIN STATION
BUILDINGS 3A & 1B

Sheridan Station

A TRANSIT ORIENTED DEVELOPMENT
www.sheridan-station.com

RAM DEVELOPMENT COMPANY
 AND PINNACLE HOUSING GROUP