



CRA Board Workshop Meeting Minutes
Tuesday, January 28, 2020 – 2:00 p.m.
City Commission Chambers – 100 NW 1st Avenue
Delray Beach, FL 33444

STAFF PRESENT:

Renee Jadusingh	Danielle Arfin	DJ Lee	Tara Toto
Ivan Cabrera	Lori Hayward		

OTHERS PRESENT:

Manny Synalovski	Dana Little	Heidi Siegel	Jill Lanigan
Anthea Gianniotis	DJ Doody		

1. Call to Order

Chair Petrolia called the meeting to order at 2:00 p.m.

2. Roll Call

Present: Chair Shelly Petrolia, Vice Chair Shirley Johnson, Deputy Vice Chair Angie Gray, Treasurer Bill Bathurst, Commissioner Ryan Boylston, Commissioner Pamela Brinson (joined at 2:24 p.m.), and Commissioner Adam Frankel.

3. Approval of Agenda

Motion by Deputy Vice Chair Gray, seconded by Vice Chair Johnson, to approve the agenda as printed. In a roll call vote, the **motion** passed unanimously (5-0).

4. Discussion

a. Project Update – 98 NW 5th Avenue

Tara Toto, CRA Redevelopment Manager, presented an update on the project at 98 NW 5th Avenue, which was purchased by the CRA and assigned to Synalovski, Romanik, Saye Architects for redesign from apartments to office and retail use on the first floor and co-working space on the second floor.

Ms. Toto explained the square footage will be 7,903 square feet once completed. In addition, the project includes adding an elevator, raising the roof, and landscaping.

Manny Synalovski reviewed the redevelopment plans. He addressed the parking issues with the building, as well as accessibility issues, and showed plans and elevations for the building on the overhead display. He explained there were color choices to be made.

Mr. Synalovski showed the co-working space, including conference rooms, suites, lounges, and furniture.

Deputy Vice Chair Gray referenced conversations she had with other shared spaces and heard that many of them were wishing they had put in more dedicated spaces. She asked if other Board members had found the same.

Commissioner Boylston noted the co-working industry is shifting quickly, and it is difficult to project what needs will be when the project is complete. He said a lot of places such as Capital One Café and Starbucks are expanding to provide the open spaces, and people are currently looking for more dedicated private spaces.

Continuing, Commissioner Boylston stated he would like to see the space as flexible as it could be, so that whoever ended up operating it had the ability to make changes.

In response to a question from Chair Petrolia, Mr. Synalovski pointed to areas within the plan that were flexible and simple to change in the future. He stated they would take the comments into account.

In response to a question from Deputy Vice Chair Gray, Mr. Synalovski pointed out the provided battery of lockers within the plan.

The Board and Mr. Synalovski discussed the timeline for the project, which is estimated at one (1) year with the goal to finish as quickly as possible.

Vice Chair Johnson asked how access was being restricted.

Mr. Synalovski shared items within the plan which created transparency and made it more public and well-lit. He noted lights would be on a sensor to be motion or time-activated for energy efficiency. In addition, he stated the elevator would have access control.

The Board and Mr. Synalovski discussed potential undergrounding of the power.

Commissioner Pamela Brinson joined the meeting at 2:24 p.m.

Commissioner Brinson noted she liked the renderings of the building in blue.

Chair Petrolia asked CRA Director Renee Jadusingh to verify that Wi-Fi is available in the area of the building and stated parking options should be kept in mind moving forward.

Ms. Jadusingh agreed to check into both issues.

Vice Chair Johnson asked whether the first-floor walls were permanent.

Mr. Synalovski stated there are five suites with walls separating them, approximately 700 square feet each. He noted the design utilizes existing walls and adds new ones to match.

The Commissioners discussed internet connectivity to the area.

Commissioner Boylston clarified it was the fiber or higher going into the building, and noted the City needs to investigate fiber as an infrastructure issue.

b. Project Update – 95 SW 5th Avenue

Ms. Toto presented an update on the project at 95 SW 5th Avenue, which is a vacant lot owned by the CRA. She explained the CRA was in the development process to develop a two-story, 7,508 square foot office building on the site.

Jill Lanigan, Song & Associates, Architects, reviewed the redevelopment plans. She explained the building had been developed in the masonry modern style of architecture and provided detailed renderings. Ms. Lanigan shared ways that the architects had worked to soften the design, utilizing the Board's previous input.

The Commissioners and Ms. Lanigan discussed restroom access and reviewed available parking options.

Vice Chair Johnson stated she did not like the design or feel it fit the neighborhood.

The Commissioners discussed a need to further soften the design.

Ms. Lanigan stated ideally you want a mix of styles to make a neighborhood more dynamic and pointed to the design of other buildings in the area.

Ms. Jadusingh stated they would take the comments into account and bring the plan back before the Board prior to site plan approval.

Commissioner Boylston said he would rather not hold up the project, and encouraged simple refinements be made while moving forward.

The Commissioners agreed by consensus to continue with the site plan approval.

c. Project Update – CRA Plan Amendment

Ivan Cabrera, CRA Redevelopment Manager, introduced the Treasure Coast Regional Planning Council to give an update on the CRA Plan Amendment.

Dana Little, Treasure Coast Regional Planning Council, explained the scope of an agreement the CRA entered with his group in August 2019, including:

- Commissioner / staff review process (ongoing)
- Document / date review
- Public workshops
- Re-write / update to the CRA plan

Mr. Little explained initial observations are that the CRA should consider reorganizing the plan document to place emphasis on sub-areas and make updates reflecting recent policy decisions and program updates.

Continuing, Mr. Little shared an anticipated schedule, including public outreach meetings on February 27 and March 4, and a Board Workshop.

Chair Petrolia commented that she likes the idea of the sub-areas, especially for helping to know what needs to do next.

Mr. Little stated the plan already has sub-areas, but more emphasis on them would allow each individual area to be better lifted and celebrated.

Vice Chair Johnson asked when the plan was last updated.

Mr. Little noted the plan had been in place since 1985 when the CRA was created but had not had a complete overhaul previously. It was last updated in 2014.

d. Presentation – Osceola Park Redevelopment Plan

Heidi Siegel, KCI Technologies, provided an update on the redevelopment of the Osceola Park Neighborhood. She explained KCI Technologies had been engaged with the City and CRA since late 2018 on the project.

Ms. Siegel stated the Osceola Park neighborhood plan is one of the sub-areas discussed during the previous CRA Plan Amendment discussion. She provided a brief history of what has been done so far in the neighborhood, including:

- 1985 – CRA originally designated
- 2004 – Osceola Park Redevelopment Plan
- 2014 – Community Redevelopment Plan update
- 2016 – Community Based Master Plan (prepared by community members)
- 2018/19 – Osceola Park Improvement Project

Continuing, Ms. Siegel shared a list of priorities which were developed in public consensus meetings in November 2018 and March 2019. She provided a list of strategies for each of five (5) priorities:

- Neighborhood identity and character

- Property investment and business development
- Creating a sustainable neighborhood
- Creation of a conservation or historic district
- Streetscape and beautification

Vice Chair Johnson asked if the community was brought into the recent commercial developments which have been made in the neighborhood.

Ms. Siegel stated she didn't want to speak on behalf of the residents, but the feedback she had heard was that people wanted alternatives in their own community without having to go downtown for services.

Anthea Giannotes, City of Delray Beach Development Services Director stated another project which will come before the City Commission on February 11, expansion of the CBD Zoning, will also overlap with the Osceola Park neighborhood effort.

Ms. Giannotes noted the majority of the transition discussion will happen during the CBD Zoning adjustments.

Vice Chair Johnson stated there had been a lot of discussion about whether changes were intruding on the neighborhood, and she wanted that to be addressed.

Chair Petrolia asked if older single-family homes would be maintained as offices were brought in.

Ms. Giannotes stated it is not a historic district, but there are qualities of the neighborhood which the plan contemplates preserving.

5. Adjournment

There being no further discussion, the meeting was adjourned at 3:12 p.m.



Renee Jadusingh, Executive Director



Shelly Petrolia, Board Chair

