



**CITY OF NORTH MIAMI BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

Redevelopment Advisory Board  
City Hall, 17011 NE 19<sup>th</sup> Avenue  
4<sup>th</sup> Floor, Room 426  
North Miami Beach, FL 33162

**January 15, 2015  
5:30 P.M.**

***NMBCRA Advisory Board:***

Commissioner Phyllis S. Smith, Board Liaison  
Bruce Lamberto, Chair  
Pradel Vilme, Vice Chair  
Mark Antonio  
Robert Kriebs  
Jarret Gross

***Staff:***

Executive Director Ana M. Garcia  
CRA Attorney Steven Zelkowitz  
Assistant City Manager Richard Lorber  
CRA Coordinator Rasha Cameau

**AGENDA**

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- 1. Call to Order / Roll Call**
- 2. Public Comment**
- 3. Approval of Minutes:** Regular Meeting November 20, 2014
- 4. Action Item:** Extension Request from Mr. Barry Sharpe of Sharpe Properties for properties located at 1672-1698 NE 164<sup>th</sup> Street & 1540-1572 NE 165<sup>th</sup> St.
- 5. Discussion Item:** Comprehensive Plan Update
- 6. Discussion Item:** 1<sup>st</sup> Qtr YTD Expense Report.
- 7. Next RAB Board Meeting: February 19, 2015**
- 8. Adjournment**

**CITY OF NORTH MIAMI BEACH  
BOARDS AND COMMITTEES MEETING MINUTES**

**NAME OF BOARD/COUNCIL:** REDEVELOPMENT ADVISORY BOARD

**NAME OF PERSON PREPARING SUMMARY:** K. MCGUIRE, PROTOTYPE, INC.

**NAMES OF STAFF PRESENT:** CRA COORDINATOR RASHA CAMEAU, ASSISTANT CITY MANAGER RICHARD LORBER, RMA CONSULTANT RACHEL BACH

**BOARD MEMBERS PRESENT:** CHAIR BRUCE LAMBERTO, VICE CHAIR PRADEL VILME, MARK ANTONIO, ROBERT KRIEBS, COMMISSIONER PHYLLIS SMITH

**TYPE OF MEETING:** REGULAR MEETING

**DATE:** NOVEMBER 20, 2014

**MINUTES**

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**AGENDA ITEM 1 – CALL TO ORDER / ROLL CALL.** Chair Lamberto called the meeting to order at 5:35 p.m. Roll was called and it was noted a quorum was present.

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**AGENDA ITEM 2 – PUBLIC COMMENT.** At this time Chair Lamberto opened the floor to public comment. As there were no members of the public wishing to speak, the Chair closed public comment and returned the discussion to the Board.

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**AGENDA ITEM 3 – APPROVAL OF MINUTES: Regular Meeting, October 16, 2014.** A motion was made, and duly seconded, to approve. In a voice vote, the motion passed unanimously (4-0).

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**AGENDA ITEM 4 – ACTION ITEM: Election of Committee Members.** A motion was made, and duly seconded, to have Bruce Lamberto [continue] as Chair. In a voice vote, the motion passed unanimously (4-0).

A motion was made, and duly seconded, that Pradel [Vilme] stays as Vice Chair. In a voice vote, the motion passed unanimously (4-0).

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**AGENDA ITEM 5 – DISCUSSION ITEM: Approval of Changes to the FY 14-15 Commercial Property Improvement Program & Façade Beautification Guidelines and Applications.** Ms. Cameau advised that the CRA Board had made some changes to these programs. The programs will be presented to the City Commission by resolution on December 2, 2014, after which time both will be officially open as incentives.

The changes for the Commercial Property Improvement Program were reviewed, including:

- Clarification of funding guidelines for properties with over 60 ft. of frontage;
- Requirement that funded landscaping must be permanent, and eligible improvements must include exterior painting and repairs.

Regarding the Façade Beautification guidelines, exterior painting and the addition of permanent landscaping were once again clarified. Once 20 applications for this program have been processed, Staff must return before the CRA Board so the Board may determine whether or not they wish to continue funding the program.

A motion was made by Mr. Antonio, seconded by Vice Chair Vilme, to approve Item 5, Approval of Changes to the FY 14-15 Commercial Property Improvement Program and Façade Beautification Guidelines and Applications. In a voice vote, the motion passed unanimously (4-0).

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**AGENDA ITEM 6 – DISCUSSION ITEM: Review of Implementation Schedule for NMB CRA Plan Update and W. Dixie Feasibility Analysis.** Ms. Bach advised that this schedule includes the fiscal year (FY) 2014-15 projects authorized for consulting services, as well as deliverables for these projects. The West Dixie Highway implementation plan will be done in concert with the City's land use and zoning changes. CRA Staff will present these changes to the County to seek support for them, and will then outline an implementation plan for the CRA.

Commissioner Smith arrived at 5:53 p.m. She and the Board members recognized Chair Lamberto's work on the recent Veterans Memorial Plaque, which was unveiled on Veterans' Day.

Ms. Bach returned to the implementation schedule, noting that part of the Dixie Highway plan will be included in the CRA Plan update. She explained that this is not a full rewrite of the previous CRA Plan, but reorganizes the document so its implementation steps are more specific. The CRA Plan will also include a finance plan so the Board can identify specific projects and their costs and funding sources, and can program these projects into future years.

Commissioner Smith advised that she hopes to meet with the business owners on West Dixie Highway in January 2015 to bring them up to date on plans for the CRA. Ms. Cameau asked to participate in this meeting as well. It was noted that if these property owners are encouraged to improve their properties, while at the same time the CRA is working toward public improvements, it can have a positive and lasting effect, including encouraging other businesses to relocate to the area.

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**AGENDA ITEM 7 – DISCUSSION ITEM: Update on Hanford Blvd. Renovation.** Mr. Lorber updated the Board on the status of this project, including its schedule. CRA Staff will need to meet with the County in order to determine whether or not funds are available to assist with the renovation. While this project was first budgeted for \$40,000, the City's Public Works Department has estimated that some of its costs could be reduced. The importance of this project in showcasing and promoting the CRA for prospective businesses and developers was emphasized.

Ms. Cameau added that the zoning overlay will allow the CRA to encourage specific types of businesses within this area. It was pointed out, however, that the CRA should avoid the impression that they want only certain businesses, such as retail or restaurants, on certain corridors: they must allow the market to determine what businesses will thrive in an area. The density of a given corridor will also help determine the success of development.

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**AGENDA ITEM 8 – NEXT RAB BOARD MEETING: December 18, 2014.** Ms. Cameau explained that this meeting was scheduled due to an individual who wishes to apply for grant funds. After some discussion, the Board determined that their next meeting would be rescheduled for January 2015.

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**AGENDA ITEM 9 – ADJOURNMENT.** There being no further business to come before the Board at this time, the meeting was adjourned at 6:24 p.m.



**MEMORANDUM**

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**TO:** Redevelopment Advisory Board Members

**FROM:** Ana M. Garcia, Executive Director

**VIA:** Rasha Cameau, CRA Coordinator

**DATE:** January 15, 2015

**RE:** Extension Request from Mr. Barry Sharpe of Sharpe Properties -1672-1698 NE 164<sup>th</sup> Street & 1540-1572 NE 165<sup>th</sup> Street

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**BACKGROUND:**

On June 19, 2014, Mr. Sharpe was approved for two commercial improvement grants totaling \$25,000 each to renovate the properties mentioned above. Due to delays, which include installation of a new roof, finalizing plans with the architect, and receiving the Master Builder Permit from the City in November 2014, Mr. Sharpe is requesting extensions to complete both projects.

**RECOMMENDATION:**

Staff recommends approval of the extension request for both properties mentioned above.

**FISCAL IMPACT:**

Funds were set aside in FY13-14 carry-over budget and will not affect the FY14-15 Budget.

**AGENDA ITEM 5 – Façade Application: Sharpe Properties, 165<sup>th</sup> Street Shopping Center (1540-1572 NE 165<sup>th</sup> Street).** Ms. Bach stated that the request is for the maximum amount of \$25,000 to improve the façade, replace windows and doors, repair stucco and paint, and remove knee walls. The low bid is for \$73,320. The RAB recommended approval of the Application.

Commissioner Spiegel made a motion, seconded by Commissioner Smith, to approve the grant to 165 Street Shopping Center, LLC, in the amount of \$25,000.

Barry Sharpe, property owner, explained that approximately \$80,000 has already been spent to improve the property, including the parking lot. There are no outstanding Code issues on the property. Improvements include an expanded parking lot, angled parking, curb cuts, new asphalt and sealing, and landscaping.

In a voice vote, the motion passed unanimously (4-0).

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**AGENDA ITEM 6 – Façade Application: Sharpe Properties, 164<sup>th</sup> Street Shopping Center (1672-1698 NE 164<sup>th</sup> Street).** Ms. Bach advised that this Application seeks to renovate a strip shopping center by replacing windows, doors, and façade, repaint, and remove knee walls. The low bid is for \$70,511, which excludes some demolition work. The Applicant is requesting the maximum amount of \$25,000. The RAB recommended approval of the Application.

Commissioner Spiegel made a motion, seconded by Commissioner Smith, to approve the grant application for 164<sup>th</sup> Street Shopping Center, LLC in the amount of \$25,000. In a voice vote, the motion passed unanimously (4-0).

Mr. Sharpe, Applicant, added that he is spending roughly \$80,000 on interior improvements to the building as well, as it has been vacant for more than eight years.

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**AGENDA ITEM 7 – Request for Payment for Previously Approved / Completed Façade Projects:**

**a. Sarah Stricklin Trust – (1959 NE 164<sup>th</sup> Street) – Total Amount \$2,000**

Ms. Bach recalled that this grant was previously approved for awnings on the property. The project has since been completed and the Applicant has requested reimbursement.

Commissioner Spiegel made a motion, seconded by Commissioner Kramer, to approve payment of the previously approved façade award to the Sarah Stricklin Trust in the amount of \$2,000. In a voice vote, the motion passed unanimously (4-0).

Mr. Zerkowitz confirmed that the façade grant program's guidelines require Applicants to come back before the Board to receive final payment once the project is completed. He added that this is one of the aspects of the grant process that may be revised in the future, as it can be cumbersome to Applicants.

**b. Grand Island Place, LLC – 1551 NE 167<sup>th</sup> Street – Total Amount \$4539.48**

Ms. Bach noted that this grant was also for awnings. Work has been completed and permits are closed.

Commissioner Spiegel made a motion, duly seconded, to approve Grand Island Place, LLC, for the total amount of \$4539.48. In a voice vote, the motion passed unanimously (4-0).

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**AGENDA ITEM 8 – Update on CRA Activities**

**a. CRA Brokers' Spring Event – May 15, 2014**

Ms. Bach thanked the Board members who attended this event, which attracted over 50 developers and commercial brokers. There was a great deal of interest in the City's potential rezoning and land use, which

December 9, 2014

City of North Miami Beach  
Attn: Rasha Cameau  
Community Redevelopment Agency  
17011 N.E. 19<sup>th</sup> Ave.  
North Miami Beach, Fl 33162

Re: 1540-1572 NE 165<sup>th</sup> Street  
165<sup>th</sup> Street Shopping Center  
Façade improvement grant program

Dear Rasha:

In August, I sent you an email asking the process after the City Council approved the façade grant. Although I anticipated receiving a letter from the City, I now see that you promptly responded that we could go ahead and proceed with the work. I did not notice your PS portion stating that we have 180 days to finish the project.

At this time, architect Jorge Azze is preparing the building plans, to then process them through the City and obtain a building permit.

As per that email, it states that should we need more time for completion of the project, we should ask the CRA Board for an extension. Because we ran into some unexpected delays, we are now asking for an extension so that we can proceed with the project.

Yours truly,



Barry Sharpe

December 9, 2014

City of North Miami Beach  
Attn: Rasha Cameau  
Community Redevelopment Agency  
17011 N.E. 19<sup>th</sup> Ave.  
North Miami Beach, FL 33162

Re: 1672-1698 NE 164<sup>th</sup> Street  
164<sup>th</sup> Street Shopping Center  
Façade improvement grant program

Dear Rasha:

I appreciate your having phoned me to tell me that although the 180 days in which to have the work done has expired, you asked that we send you a letter requesting an extension to complete the project.

On Nov. 20, 2014, the City of North Miami Beach issued us Master Permit BM 15-121 regarding the entire job. In addition, we have also contacted with Sunshine Roofing to replace the entire roof of the building.

We are now awaiting the manufacture of the impact resistant windows and frames.

Now that we are underway with the entire project, I would appreciate if you can forward me the information we will need to provide the City, as well as the time line for doing so.

As we are now in the process of doing the work, we ask that are asking for an extension regarding the CRA façade grant.

Yours truly,



Barry Sharpe

**From:** Lorber, Richard

**Sent:** Monday, November 24, 2014 12:04 PM

**To:** Defillipo, Anthony; Kramer, Barbara; Martell, Marlen; Pierre, Frantz; Smith, Phyllis; Spiegel, Beth; Vallejo, George

**Cc:** Gomez, Nicole; Garcia, Ana; Serda, Mac; Rivero, Carlos; 'Natasha Alfonso'; Jean Dolan; Smith, Jose; Johnston, Sarah; Deschamps, Giselle; Marcellus, Kimberly; Cameau, Rasha

**Subject:** Timeframe for review and adoption of proposed comprehensive plan and zoning amendments

Dear Mayor and Councilmembers:

Below is a revised schedule for the comprehensive plan and zoning amendments currently being prepared by the City's planning consultant Redevelopment Management Associates (RMA) together with City staff, for the Mayor and Council's to begin the process to review, amend as necessary, and approve. This schedule includes two Council workshops, one for the comprehensive plan and one for the zoning amendments.

The comprehensive plan portion of the project is scheduled to be addressed first, one month prior to tackling the zoning portion of the project. We believe that the zoning portion will be a more complicated and lengthy document for planning and legal staff to review, and will require a bit more time internally to check the document and make revisions with staff.

By following this schedule we will remain on track to make the planned adoption date of March 17, 2015, while ensuring a better, more comprehensive and robust review process.

### **Comprehensive Plan**

Submit Draft to Council/Planning Board (staff): December 22, 2014

Council Workshop – Comprehensive Plan: January 6, 2015

Planning Board Meeting: January 12, 2015

Council 1<sup>st</sup> Reading: January 20, 2015

Submit to state: January 21, 2015

Receive comments back from State: On or about February 28, 2015

Council 2<sup>nd</sup> Reading (Adoption): March 17, 2015

### **Zoning**

Submit Draft to Council/Planning Board (staff): January 22, 2015

Council Workshop - Zoning: January 27, 2015

Planning Board Meeting: February 2, 2015

Council 1<sup>st</sup> Reading: March 3, 2015

Council 2<sup>nd</sup> Reading (Adoption): March 17, 2015

Richard G. Lorber, AICP, LEED AP

Assistant City Manager, Planning & Development



City of North Miami Beach

16901 NE 19th Avenue