



March 2021 Board Meeting Minutes

1. Call to Order

The March Board (VIRTUAL) meeting was held on Monday, March 1, 2021 at 4:30 PM via Zoom. The meeting was called to order at 4:38 pm and was presided over by Melinda Bowker - President. Melinda Bowker reviewed the agenda.

2. Roll Call

Eight attendees were online at the beginning of the Virtual meeting. Melinda Bowker re-sent the link and another attendee was able to join. The roll was called by Melinda Bowker. The following 2021 Board Members were present: Melinda Bowker, Nicole Marsala, Sonia Jones, Ian Lubetkin, Debra Picker, Mercedes Loy, Linda Davis, Lianne Rubbo and Michele Rhule. 2021 Board Members not present was Carol Kalliche. A quorum was met since 9 of 10 Board members were present.

3. Admin

Minutes of the Board meetings held on Monday, January 4, 2021 and Monday, February 1, 2021 via Zoom, were emailed by Sonia Jones to the 2021 board members for review prior to today's meeting.

A motion was made by Michele Rhule and seconded by Mercedes Loy to approve the minutes of the Board Meetings held on January 4, 2021 and February 1, 2021. The motion passed unanimously.

4. Updates Officer/Director/Committee Reports

Melinda Bowker requested any board or committee member who had an update of information from the past month deliver their report at this time.

Officer Reports

- a. Director Report – None
- b. Committee Reports:
 - i. Issues and Strategies – None
 - ii. Communications and Marketing – None
 - iii. Membership – None
 - iv. Event and Social – None

New Business

5. Presentation by Developer: Aviva on the River-7-8 story luxury apartments, 95 units, restaurant, and retail on ground floor

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Courtney Crush (attorney) and Developer Oceanland representatives Brandon Spirk (Senior Director of Design & Construction) and Jean Francois Roy (Oceanland Founder) reviewed a presentation of the proposed project named AVIVA to be located at 501 SE 6th St (east perimeter of Smoker Park; southside of river). This was the site of the former Alexan proposal.

Key features of the project discussed include:

- 95 Luxury units, seven stories high building with one section almost 8 stories high. Proposed height max including Pool area in the amenity area is 95.5 feet.
- Clean modern design of the building, including double height glass on the first-floor retail area, to include a restaurant, Salon & Spa and Book Store coffeeshop.
- Open seating areas at the pedestrian level and pass through to Smoker Family Park
- Soft ambient lighting with emphasis on pathway lighting.

Questions and (responses in parenthesis) raised by board members included:

- What are the unit sizes? (1 bedroom – 775 feet, 2 bedroom – 1100, 3 bedroom – 1775)
- Will any trees be removed and if so, how will they be selected and identified prior to removal? Board members agreed any trees to be removed need to be visibly identified to give neighbors an opportunity to see the tree. (Oceanland considers parks and trees an important amenity to their project and if trees are removed, they would need to be mitigated and only nonnative species as defined by the city arborist/forest service. This project could also be an opportunity to increase the tree canopy, and appropriate lighting in Smoker Family Park.)
- What are the number of parking spots per unit? (At least one per unit, but looking at increasing to two, need to verify this. Also, there will be valet services for the restaurant.)
- Are the units Rental and/or Condominiums? (Condominiums)
- Will Street parking be eliminated on 6th? (Only as required to create an egress to enter and exit. Want to preserve street parking.)
- Will there be any variances requested for this project? (The only variance from the proposed plans would be an 8-foot variance at the South end to allow for the 32" glass railing at the pool area. There will be no set back variances requested. The footprint will be the same as the current building, Edgewater.)
- Will these changes go to zoning? (No, they think these changes will go directly to the commission.)
- What is the break ground date, and will it be at the same time as the tunnel park project? (Break ground date has not been determined yet, since the DRC has not been submitted yet. Once the DRC is submitted, then it goes to the commission for public hearing.)
- Will the building be pet friendly? (Yes)

The board discussed providing an official letter to Oceanland detailing their input on the project. Additional questions: there was no mention by the developer of a seismology report requirement and follow up on the trees to be removed.



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Action: Melinda Bowker to draft the letter to Oceanland and share with the board members prior to issuing.

6. Proposal by County for Old Courthouse Site-brief discussion by Board

Tabled: A motion was made to table this item for future discussion by Melinda Bowker and seconded by Sonia Jones.

Old Business

7. Downtown Master Plan on the 3.2.21, 1:30pm City Commission Conference Agenda

[Downtown Master Plan Conference Items](#)

Melinda Bowker discussed the impact of DFLCA recommendation letter to the City Commission and their adoption of the minimum parking of one spot per residential unit being voted on at the 1:30 PM on Tuesday March 2nd by the City Commission meeting. See the analysis and recommendation below:

- Relevant Verbiage from Analysis:

The Planning and Zoning Board's recommendation to adopt a minimum residential parking requirement in the RAC-CC zoning district was based on the Downtown Civic Association's recommendation of introducing one parking space per residential unit, where the requirement is currently market-driven. This has historically been the case since downtowns typically strive to promote less dependency on cars and more dependency on multi-modal mobility.

- Recommendation:

In response to the City Commission request, and based on staff analysis, a minimum of one space per unit is recommended for residential uses in RAC-CC and RAC-AS zoning districts. Qualifying projects in Downtown RAC may request a parking reduction through the Site Plan Level I review

8. Traffic Issues and Growth North of las Olas

Action: Melinda Bowker to draft the letter to the City Commission on this issue and share with the board members prior to issuing.

9. Any Other Business: None

10. Adjourn

Melinda Bowker asked if there was any other business and there was none. A motion was made by Michele Rhule to adjourn the meeting and seconded by Mercedes Loy. All were in favor of adjournment. The meeting was adjourned by Melinda Bowker at 5:47 pm.

Approvals and signature next page.



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Minutes prepared by: Sonia Jones 2021 Recording Secretary

Minutes approved by: Board on Annual Membership Meeting held on April 5, 2021.

Recording Secretary Approval:

A handwritten signature in black ink that reads "Sonia Jones". The signature is written in a cursive style.

Date: April 6, 2021