

Minutes for Hollywood Council of Civic Associations Membership Meeting (HCCA) April 20, 2009

1. Pledge

2. Minutes approval

Pete Brewer from North Central Civic Association asked who presented Lincoln Park Update. He asked that paragraph concerning Lincoln Park be stricken due to inaccuracy. Motion and 2nd, approved to strike.

3. Guest Speakers

Neil Fritz, Director of Downtown CRA Wanted to share good things and challenges. Last Wednesday Masterplan for downtown approved. Now Mr. Fritz said he can begin to do his job. He said he is a redevelopment expert, not a planner. He came in 2003 to start development on corridors per previous Masterplan. RAC 24 Ave to 17 Ave, Pembroke to Sheridan. Market changed in 2005 and changed plan for development. Z-Plan to zone Young's Circle and N of Downtown. Take residential land and zone for mixed commercial use.

Z-Plan is online. Old zoning is density is unachievable due to 76 units per acre not desirable if could be done. Z-Plan gets rid of fictional development and is an opportunity to look to the future. The only one who spoke against Z-Plan is attorney for individual developer who has 1 project/piece of land. Commissioners liked plan. FAR is used to work within zoning guidelines. Net Lot Area x FAR ratio number = Gross Building Area. There is a plan for the Hollywood Blvd. downtown area including median and ability to close for events.

Various projects including WSG fall within the guidelines. Some such as SOHO will not be built. Who are we? Defined as 600,000 sq ft office building with no personal service or office on the first floor, 33% dining and entertainment. Downtown Hollywood campaign is "Think Outside the Circle" Some Major chains like Salad Creations and Starbuck's and some local like Rain, etc. Mr. Fritz said we could lose all our retailers downtown. Competition from area malls.

How does parking change throughout the day. Garage starting to get filled at various times including Friday night. Everyday Special in Downtown/Artpark. Ideas include closing Hollywood Boulevard to sit on tables pulled out from restaurants so one could drink coffee and read the paper.

Currently, first 2 hours free in the garages Downtown. Our downtown Neighborhoods and participation are Highland Gardens, Hollywood Palms (North Central), Lakes, Parkside, Royal Poinciana, Downtown Business, Hollywood Landlords. Mr. Fritz encouraged everyone to own Downtown. He stated everyone is working hard together to achieve success so the results of cooperation are showing. He stated it's possible for CRA not to meet commitments on debt service. That means that next year staff could be reduced from 2 to 0. He wants to leave a plan that could be followed in the absence of CRA staff even.

Q&A

Helen Chervin asked what part of Highland Gardens is in the CRA. Mr. Fritz said it's East of 22 Ave and between Washington and Hollywood Blvd. Where are lights on Monroe? Mr. Fritz said between Federal and Dixie.

Beach Rep said Z-Plan is positive start. Said we need RE on bottom floor instead of no office on first floor. Mr. Fritz said looking at "conditional use" for these changes. Beach Rep.(?) said we need organic growth and not major stores. Mr. Fritz agreed.

David Mach said we should have downtown businesses with tents at beach festivals to promote Downtown. Mel asked what message should we take back to our Civic Associations? Mr. Fritz said come downtown and start participating in what comes next.

Clay Milan, Director of Code Enforcement was introduced by Mel due to Areas surrounding Downtown have problems which code may address. He feels this is the other half of Downtown development as businesses may question their investment when Royal Poinciana to the North has an abundance of social service agencies.

Clay Milan was copied on Miami Herald article which brought this topic to the front. (Quick pitch for code academy at association meeting.) Code issued 20,000 cases. 1,000 originated as complaints. Majority generated by code officers. Routine violations pertain to abandoned and foreclosed properties. Mr. Milan worked for Hollywood for 14 years and started as a code officer. Hollywood takes a proactive approach by having a contractor address the violation. 800 violations corrected by contractor or City personnel. ie, stagnant pool, overgrown grass, trash piled up. Mr. Milan mentioned first reading of an ordinance which will elevate code lien is extra leverage for compliance. Budgeted for 50k and last year spent double. This year on track for same expenditure. Mr. Milan feels its important to continue to address those violations. City manager requested 250k for enforcement and funds to mitigate violations. Concept of registration program discussed for foreclosed properties so there is a number for responsible party to call when code problem with foreclosed property. Mr. Milan feels we will be challenged budgetarily and due to numbers of foreclosures. New code proposed to deal with stagnant pools. This would call for pool drainage. Now problem is hundreds of stagnant pools. Reference problem Mel mentioned concerning social service agencies, Mr. Milan ststed he is familiar with this problem due to has been task force topic and Royal Poinciana has complained. Code does distance surveys due to code covering community services and residential distance code. Mr. Milan tries to address any code issues with social service agencies ie, property maintenance.

Q&A

Pete Brewer asked if social service agencies need to make application. Pete mentioned Jo Lynn apts now operating as a halfway house. Pete said if over 6 people then can be side by side and if under 6 residents each then facilities need to be 1500 feet apart. Mr. Milan said he recalled from discussion that facilities may operate while undergoing state application process. David Mach asked about use of contractor. Mr Milan said lien for services usually paid when property is refinanced or sold. Lien is mitigated if property is in compliance. Mitigated to cover city's cost at least and sometimes more. Beach Rep. said he wanted to talk about code lien. Wants to see if properties can be foreclosed on. Mr. Milan said code lien if no other superior lien can be foreclosed on. Beach rep(?) asked for swimming pool code proposal. Swimming pool code could come out as early as next month. Currently can add chlorine but will add clause to hire contractor to drain it. Jim McGee from code office is on that committee. Mr. Milan not on that committee.

Mike wanted to speak about parole office and proximity of parolees. And we have highest rental rate in the county.

Mel asked if we want HCCA to see the Mayor regarding this question?

Charlotte asked if we want to make a motion to ask the City to do something? Mike made a motion to ask the city to move the parole office. motion 2nd. more discussion. Charlotte called the question. Motion is about voicing our objection to existence to that office, not about what to do with this. All in favor? 1 opposed. Motion passed.

New Business

Retirement funds article in Atlantic Monthly.

Annual Florida Neighborhoods conference July 9-11. Applications at Dept. of Housing

Dr. Martin Luther King dedication-Artspark May 21st 6pm

Mayor Peter Bober is May guest speaker.

Pete Brewer regarding Lincoln Park. Contractor said he will finish park first. Construction schedule says all park work will be finished by Aug 09. Opening of park moved up to Aug 09. Mr. Brewer instructed his atty to send Thank You letter. He then received a letter that due to design changes the construction moved back 305 days. Community meeting not scheduled. Need to contact Contractor due to 350k GOB bond money for park is being paid on by City.

Motion for City to use GOB Bond money for park so it gets done sooner. Helen 2nd. Vote unanimous in favor.

Meeting Adjourned 9:03pm