



MIDDLE RIVER TERRACE NEIGHBORHOOD ASSOCIATION INC.

P.O. Box 4561, Fort Lauderdale, FL 33338

[www.middleriverterrace.org](http://www.middleriverterrace.org)

Middle River Terrace Neighborhood Association

Meeting Minutes

MONDAY December 21<sup>st</sup>, 2020, 6:00 p.m.

Via Zoom

<https://us02web.zoom.us/j/86981731691>

**1. Call to Order @6:01pm**

**2. Roll Call**

Chris Dillon

TJ Fiori

Carlton Smith

Courtney Crush

Gustavo Carbonell

Abby Laughlin

Dick Eaton

Marie McGinley

Eli Halali

**3. Officer's Reports**

- Treasurer Report – monthly FPL bill, received GYR check.
- GYR Report – emphasis on recycling and acceptable materials. Not scheduled to go again until February. Investigate Adopt a Street or Adopt a Drain program for MRT. Repost on FB.

**3. Presentation: Gustavo J. Carbonell, Architect and Planner P.A.** to present the mixed use 5 story development proposed at 1330 NE 4<sup>th</sup> Avenue consisting of 48 one bedroom apartments and retail space on the ground floor.

- a. Courtney Crush joined Gus and presented on the project. Each level presented with retail and plaza on first floor with residential units on floors 2-5. Parking garage, new sidewalk. Recessed balconies. Colorful window treatments. 1 BR units and 2,000 square feet of retail. Parking, rent. Mixed use project; residential allowed under mixed use zoning. Goes to DRC for technical comments followed by P&Z.
- b. Carbonell located on 15<sup>th</sup> a block away. Believes this project is a catalyst for continued redevelopment. 15 feet of landscaping. Façade broken up – follows guidelines of mixed use. 7 foot wide sidewalks.
- c. Marie pointed out the property is located within South Middle River.
- d. Colleen asked about parking: 1.7 parking spaces have been allocated per unit – 84 spaces. Exploring tandem parking. Somewhat still to be decided depending on amount of commercial space used. No on street parking.

- e. Abby applauded the project to help increase residential density and its design. Asked about height, garbage, tandem parking. 150 feet height allowed per code – well below that. Immediately adjacent neighbors will be notified in advance of P&Z.
- f. FDOT and FPL and Broward County also involved.
- g. P&Z mtg anticipated to occur in the May 2021 timeframe.

#### **5. New Business**

- Board elections announced.
- Amendments to bylaws – Covid exceptions – change elections to February\* (voting item). All approved. Carlton to update on the website with Yelka's help. Elections to be held in February 2021 with new terms beginning on March 1.
- FPL undergrounding in MRT discussed.

#### **6. Old Business**

##### **2021 MRTNA Meetings:**

- Moving forward meetings will take place on the 3<sup>rd</sup> Monday of the month from 6-7pm. January 2021 is an exception – January 18<sup>th</sup> is MLK Day. The January 2021 MRTNA meeting date is January 25<sup>th</sup>.

#### **7. Consent Agenda**

#### **8. Adjournment** – meeting was adjourned at 7:09pm.