

**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS  
REDEVELOPMENT ADVISORY BOARD**

**REGULAR MEETING**

June 22, 2005 – 3:30 P.M.

**CITY HALL**

**100 North Andrews Avenue**

**8<sup>th</sup> Floor Conference Rom**

**Fort Lauderdale, Florida**

<b>Board Members</b>	Present	Cumulative from 01/01/05	
	Absent	(P)	(A)
James Brady	P	P-6	A-0
Stanley Brown, Chairman	P	P-6	A-0
William Cain	P	P-6	A-0
Jim Carras	A	P-4	A-2
Jerry Carter	P	P-4	A-2
William Cone, Sr.	A	P-4	A-2
Albert Fils	P	P-4	A-2
Hector Heguaburo	A	P-3	A-3
Tim Hernandez	P	P-4	A-2
Brice Lambrix	P	P-6	A-0
Laura Mutti	P	P-6	A-0
Ella Phillips	P	P-6	A-0
Rosalind Osgood	P	P-3	A-3
Marcia Barry Smith	P	P-4	A-2
Clare Vickery	A	P-6	A-0

**Staff**

Alfred Battle, CRA Director

Mina Samadi, CRA Engineering Design Manager

Thomasina Turner-Diggs, CRA Project Coordinator

Joan Oliva, CRA Planning and Design Manager

**Visitors**

Peter Feldman

Fred Gilmer

Alan Hooper

Rene Lepine

Mike Sobczak

Fraser Barnfather

Jason Smith

Chris Wren, DDA

## **I. Call to Order/Roll Call**

The June 22, 2005 meeting of the Northwest-Progresso-Flagler Heights Redevelopment Advisory Board was called to order at 3:40 P.M. by Chairman Brown. A quorum was achieved with twelve board members present.

A roll call was conducted by Mr. Battle. The results are above.

## **II. Approval of Minutes – May 25, 2005**

The minutes of the May 25, 2005 regular meeting were reviewed. There being no corrections noted:

A motion was made by **Mr. Lambrix** and seconded by **Ms. Phillips** to accept the minutes as presented. A vote was taken and the motion carried unanimously.

## **Special Request**

**Chairman Brown** reminded the Board of the policy and procedures required to get an item placed on a future agenda. He advised that the process begins by the petitioner presenting the item to the CRA staff. The item will then be studied by the appropriate staff members and passed on to the Director, Al Battle, who will determine if the item merits being placed before the Board for consideration.

At this time Chairman Brown, through his position as Chair, and with the approval of Mr. Battle, allowed a deviation of this policy and permitted Rene Lepine to address the Board with an issue Mr. Lepine considers urgent.

Mr. Lepine is the developer of Progresso Village, a townhouse project north of Sistrunk and west of North Andrews, and also an upcoming project named Progresso Lofts on Andrews to N.W. 1<sup>st</sup> Street. It is his estimation that his projects will add upwards to forty million dollars worth of taxable property to this neighborhood. In addition, there are two other new housing projects within the area that are under some form of construction.

Mr. Lepine advised that the sale of these homes is being hampered due to a serious drug and prostitution problem in the area. Mr. Lepine requests assistance with street closures to hamper these illegal activities. He estimates a cost of \$10,000 per closure. His desire is to close five streets. He is unable to apply for a grant for this undertaking because there are no

matching funds at this time. Mr. Lepine seeks funding assistance for this endeavor.

In addition, Mr. Lepine advised the Board that the junkyard that is located in this neighborhood has become available for purchase. The cost for this lot has been set at approximately 3.4 million dollars with a guarantee that the property will be sold environmentally clean. At one time this lot was considered by the city as an ideal spot for a park. Mr. Lepine hopes the city will now consider purchasing this property and suggested using CRA funding and county bond money. He also noted that flooding is a problem in this neighborhood and suggested the park could be utilized as an expurgation field.

In addition to Mr. Lepine, six home owners from the Progresso area attended tonight's CRAB meeting to show their support.

Chairman Brown thanked Mr. Lepine and advised him to contact Mr. Battle to agenda the item.

### **III. Flagler Heights Precinct Plan Update – Project 16979**

Mike Sobczak, Glating Jackson Kercher Anglin Lopez Rinehard

**Ms. Samadi** advised that the Precinct Plan has been a coordinated effort between the original Project Advisory Committee, a Downtown Master Plan consultant, the Urban Corp Steering Committee and the Design Review Team Committee (which consisted of the City of Fort Lauderdale Planning Department, community stakeholders, City Engineering Department, Broward County Zoning, and the CRA staff). A coordination meeting was held to receive input on zoning and design guidelines and to assure consistency between the Downtown Master Plan and the Flagler Heights Precinct Plan. Ms. Samadi advised that the ultimate goal is to be able to provide more detailed zoning and urban design guidelines, and that the presentation today is in draft form. The plan is about to be or has been presented to the Planning Department and the Engineering Department in addition to the CRA Advisory Board in hopes of collecting comments in preparation of a finalized plan. Ms. Samadi advised that staff is looking for conceptual approval of this report at today's meeting. Once that is accomplished, the Plan will be presented to the Planning and Zoning Board, the CRA Board, and the City Commission for adoption.

Ms. Samadi noted that this report addresses the cross sections between Andrews and 3<sup>rd</sup> and Federal Highway, which are not city controlled streets and possibly will have to get approval from the county. Ms. Samadi turned the presentation over to Glating Jackson.

Chair Brown reminded the Board that the Downtown Master Plan was originated several years ago. In that Plan there became a sense that the actual implementation document would become something called a Precinct Plan. Over time the Precinct Plan underwent a lot of study and change. It is Chairman Brown's understanding that the goal tonight is to close the Precinct Plan out in the next 60-90 days, not to reopen the Plan for another round of change. As there are some compromises between the plans, it is the hope of Chairman Brown for this Board to discover the items that are unacceptable and accept the ones that are workable, understanding that this document is not perfect. Mr. Lambrix inquired if this Board would have the benefit of the input from other groups, and added that he has some issues with the Plan as it stands. Ms. Samadi said all the comments will be coordinated and distributed and this item will be brought back before this Board for an overview.

Mike Sobczak from Glating Jackson moderated a PowerPoint presentation to the Board. In essence Mr. Sobczak focused on how the Precinct Plan differs from the Downtown Master Plan. The Downtown Master Plan established a conceptual vision, while the Precinct Plan encompasses revisions and refinements to recognize the special conditions within this neighborhood, taking into consideration its history and heritage. The vast majority of the work done in the Precinct Plan was spent defining streetscapes for the parks, plazas, and streets. Each street that passes through the district affects the design guidelines for the adjacent development as well as the larger zones. Andrews Avenue and Northeast 3<sup>rd</sup> Avenue are gateway streets, thresholds, into the Flagler Heights neighborhood. The actual framework of the land development regulations, the structure, is intact and does not need to be changed, although certain portions need to be reworked to fit the area.

Mr. Sobczak displayed a listing of the basic differences between the two plans. In most instances there is no or little conflict between the two plans, but a difference in the refinements. One difference, for example, would be the ground floor height requirements. The minimum height is listed at fifteen feet in the Master Plan, while the Precinct Plan recommends a minimum height of twelve feet. The lesser footage relates more closely to the scale of the neighborhood, Flagler Heights, and respects the fact that residential units at the street level need not be that high. Other categories where the plans differ slightly in concept: building height and usage, bulk standards, setbacks, façade standards, window treatments, public entrances, rooftop equipment, massing, garages, balconies, signage, lighting, lot layout,

parking, landscaping, street design, intersections, bike lanes, parks, and service areas.

Based on the context of the neighborhood and development expectations of the Downtown Master Plan, several physical changes are needed to realize the vision. In general the proposed recommendations include: creating new neighborhoods and parks, closing 5<sup>th</sup> Terrace to create larger blocks, reclaiming streets for pedestrians, providing new connections to the downtown area, and developing a greenway along Flagler Drive.

At the conclusion of the presentation, Chairman Brown opened the floor for comments. Alan Hooper inquired if the Street Design Task Force cross sections were contemplated for the side streets. Ms. Samadi answered that all the cross sections the committee discussed were forwarded to the Planning Department and the consultants.

Ms. Vickery commented that some of the most problematic, dilapidated properties are located along Federal Highway between 7<sup>th</sup> and 9<sup>th</sup> Streets. She is aware that some of the present owners of properties in that area are not willing to cooperate with any type of plan involving change to their land. She added that in her experience with this area, the plan was not specific enough to address the problems and encourage adherence from the property owners.

In addition Ms. Vickery noted that at one point there was confusion in the private property development scheme, and she is pleased to see that this Plan addresses those issues. In addition she opined that the park issues are an important part of this Plan. She feels the property along Sears Town could be a catalyst for green development.

Chris Wren noted that this Plan is on the right track and congratulated everyone for their dedication and hard work in producing the version the Board is reviewing today. He noted that the DDA is in the process of negotiating with a consultant to get to the next level of an improved city transit system. Relevant to the transit project is the streetscape plans, which will be utilized in the planning and implementation of the program. In Mr. Wren's opinion this Plan is ready to proceed to the next phase.

Alan Hooper noted that some of the streets in this Plan will have to be approved through the county, as they are county owned. He feels the streets are planned out well and there is a basis to present the Plan to the City Commission. These guidelines will be a blueprint for future development. Chairman Brown noted that there are some elements of the Precinct Plan, especially on N.E. 3<sup>rd</sup> Avenue that are inconsistent with the county's requirements at the present time, but that fact should not stop the Plan from

moving forward, adding that some of the plans might be subject to an overlay of county requirements.

Ms. Vickery agreed that this Plan should be shared with county staff to prepare them and allow sufficient time to coordinate efforts. Ms. Samadi said that the first step would be to get this Plan signed off by the City of Fort Lauderdale Planning Department. At that point it can be taken further into the process. Chairman Brown inquired if all the involved departments were to sign off on the plan, could that plan then be sent to the county. Ms. Samadi noted yes, that could be done. In addition she suggested taking this Plan to the City Commission for a resolution. Using the resolution and the concurrence of the City Planning Department, as well as the other involved parties, a joint meeting with city and county staff could be organized.

Mr. Hooper agreed that taking this for a resolution, once all city departments and involved persons have approved it, is the correct way to proceed. At that time the county should be approached. He noted that usually the bone of contention with the county is number of trips and possible reduction or addition of same. He feels this plan will adequately address this issue. Mr. Hernandez inquired of Mr. Hooper if the county got involved in the parking spaces that were approved on Andrews Avenue. Mr. Hooper noted that Commissioner Hutchinson was interested in the project and wanted to see it approved. A meeting was set up at the County Administrator's office with Roger Desjarles, Commissioner Hutchinson, and Lee Billingsly, whereby the plan was approved. Mr. Hooper felt the plan set precedent.

Peter Feldman asked Mr. Battle if this Plan was going to be taken to the Planning and Zoning Board. Mr. Battle answered that he was not sure if that step is required; however, it would be helpful if their staff gave feedback. Ms. Samadi agreed that if the Planning Department concurs that this Plan is consistent with the Downtown Master Plan, it is not a requirement that it be presented to the Planning and Zoning Board. Mr. Feldman noticed that some of the maps in the Precinct Plan were current, and also noting some name changes have not be updated. He added that this project is a significant achievement that will require a significant investment, and once the process is completed this area will generate significant TIF revenue.

Chairman Brown noted that the Tony Abate Plan was drawn up several years ago that addressed some of the same issues. He inquired if the Abate Plan would be replaced by the Precinct Plan. Mr. Lambrix opined that this plan was an outgrowth, a continuation, of what Mr. Abate started. Mr. Lambrix advised that this Board has been studying this plan for several years and it still appears conceptual to him. He assumed this Plan would be

inserted in the ULDR and inquired when this plan would become solid. Mr. Hernandez added that when this Plan is adopted the land development regulations would be amended to bring them into conformance. Mr. Lambrix desires a more tangible Plan that would assist developers. Mr. Hernandez noted that there are two approaches; one way is to say this is a body of law, and the other way is to say this is merely a guide. To make this an ordinance would require a study to see every way it might conflict with city codes, and then entertain an amendment of each code. That would be a time-consuming project. To move this along more quickly it would be better to say that this Plan is policy. At that time city staff would be directed to bring their codes into conformance with the Plan. A developer could then use this policy to guide his project.

Ms. Vickery inquired if the figures on the Precinct Plan were adapted from the current codes. Mr. Sobczak answered that the Plan follows a format that is compatible with the current codes. In the process of developing the Plan, the existing ULDR was compared to the proposed plan by professionals. Chairman Brown added that an existing policy approved by the Board was in place to jointly work with developers to collaborate on payment to perform this type of professional work. In general the Abate Plan has been used for this function and as this plan is being adopted into the Precinct Plan, it is Chairman Brown's understanding that this collaborative payment policy will continue.

Mr. Hernandez made a motion to recommend the CRA Board and the City Commission adopt the Flagler Heights Precinct Plan. Mr. Brady seconded the motion.

Mr. Battle, recognizing the motion, noted that there is still time to comment on the Plan. Mr. Lambrix desires to see the comments of the other departments and participants. Ms. Mutti noted that this version is much more comprehensive and definitive, but asked if the CRA Advisory Board would be meeting again before the CRA Board. Mr. Battle advised that this Board will be meeting again before all the comments will have been collected. Chairman Brown noted that the Board does desire to have the comments to allow further contemplation. In addition, he commented that financially implementing the Plan was an important element. Mr. Hernandez noted that each month the Plan is not in place, the cost of doing business rises.

Mr. Brady called the question. A vote was taken and the motion passed unanimously.

Mr. Hernandez left the meeting at 5:10 P.M. At this point, Chairman Brown announced a quorum was not present.

**IV. Director's Report, Al Battle**  
**a. Phase I Development Update**

Mr. Battle reported that a meeting was held on May 19<sup>th</sup> regarding the Sistrunk project. The City Commission was asked to pass a resolution urging the county to place this item on the agenda for a date certain, that date being June 28<sup>th</sup>. As a result of that request a copy of the resolution, signed by the City Commission, as well as a letter from the City Manager, was sent to the County Administrator asking to be placed on the June 28<sup>th</sup> agenda. As of Friday Mr. Battle was advised that the item would be placed on the county's agenda in the form of a "motion to file". This means the item will not be placed on the agenda until all requests by them have been met; specifically the county is still waiting for a traffic mitigation plan. Mr. Battle advised that a mitigation document, a white paper, is being prepared which will encompass an overview of all past studies, which number approximately four, which deal with traffic on the Sistrunk corridor. In addition the paper will contain specific street and traffic mitigation strategies to be used in the neighborhood, understanding that the City of Fort Lauderdale has a traffic mitigation program. Since the county will probably desire a more specific document, a consultant will need to be secured to provide an acceptable traffic mitigation plan. It is hoped that this item will be ready to be placed on the agenda later this summer.

Due to a computer problem, Mr. Battle will present the Board with slides of updates on various construction projects at the next meeting.

Mr. Battle introduced and welcomed a new CRA staff person, Joan Oliva, who has the title of CRA Planning and Design Manager. Ms. Oliva was most recently affiliated with the DDA.

**V. Old/New Business, Chairman Brown**

Mr. Brady requested that Rene Lepine's item be placed on next month's agenda.

Ms. Mutti asked for a quick recap of the City Commission's unit allocation approval from last night's meeting. Peter Feldman answered that the Minto project, the Commons, the Chamber of Commerce, and the project

on N.E. 1<sup>st</sup> Avenue were approved. In addition the park at the corner of 6<sup>th</sup> Street was approved and partially funded by the Broward County Commission two weeks ago.

## **VI. Adjournment**

A motion to adjourn was made by Mr. Brady and seconded by Mr. Lambrix. There being no further business being brought before this Board, the meeting was adjourned at 5:20 P.M.

Respectfully submitted,

Jody E. Lebel  
Recording Secretary and Notary Public