

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

WORKSHOP MEETING

February 22, 2006 – 3:30 P.M.

CITY HALL

100 North Andrews Avenue

8th Floor Conference Room

Fort Lauderdale, Florida

<u>Board Members</u>	<u>Present</u>	<u>Absent</u>
James Brady		A
Stan Brown, Chairman		P
William Cain		A
Jim Carras		P
Jerry Carter		A
Albert Fils		P
Michael Ferber		P
Tim Hernandez		P
Brice Lambrix		P
Laura Mutti		P
Ella Phillips, Vice Chair		A
Rosaline Osgood		A
Marcia Barry-Smith		A
Clare Vickery		A

Staff

Alfred Battle, Director- CRA

Mina Samadi, Engineer- CRA Staff

Thomasina Turner-Diggs, Project Coordinator- CRA Staff

Joan Oliva, Planning and Design Manager- CRA Staff

Bob Wojcik, Planner- CRA Staff

Visitors

Peter Feldman

Ron Mastriano, Flagler Heights

Bob Bennino, Flagler Heights

I. CALL TO ORDER/ROLL CALL

The February 22, 2006, meeting of the Northwest-Progresso-Flagler Heights Redevelopment Advisory Board was called to order at 3:45 P.M. by Chairman Brown. A quorum was not achieved with seven board members present. At this time the meeting was turned into a workshop by President Brown.

A roll call was conducted, the results are above.

II. APPROVAL OF MINUTES – FEBRUARY 1, 2006

The minutes of the February 1, 2006, regular meeting were not reviewed and voted upon due to the quorum not being attained.

III. FLAGLER PLACE PRESENTATION

Ron Mastriano addressed the Board with a visual presentation. He advised that this project has been in the works for 18 months, and has experienced many delays from the city. He stated that there was confusion in that the project was designed with the understanding that the CRA would rezone the entire area. He advised that city staff has required the plans to be changed a number of times.

The site plan was displayed, as it currently exists. It consists of two parcels, known as the junkyard and warehouse parcels. The parcels are being developed as one project, Flagler Place. All of the issues of staff have been addressed, the height and density issues are resolved, and the project is ready for DRC. The project consists of 153 units and 124 units and are on 4 ½ acres of land. The units are priced from \$275K to \$375K. Over 15% of the units will be under the \$325K threshold for affordable housing. Mr. Carras advised that he disagreed with the \$325K figure as the affordable housing standard.

The units average 1000 square feet. The contractor, Bob Bennino, was present. A time frame for this PUD now is 3-6 months. Mr. Hernandez expressed the desire to have this project completed in price strata that will be guaranteed to succeed. He inquired if the CRA could be of assistance so the economics will be insured. Mr. Mastriano noted that he will return should any assistance be necessary. He added that the market is changing rapidly and it is hard to pin down the costs. Mr. Hernandez opined that this project is a gateway project that will be the bridge for what the CRA is trying to accomplish over the next five years. Mr. Mastriano advised that any support this Board can lend at the P & Z level would be beneficial.

Mr. Hernandez commented that pedestrian pathways and frontage would enhance the section located by the railroad tracks. Mr. Carras noted that projects along Oakland Park have treatments along the railroad tracks that have been successful. Mr. Hernandez suggested restructuring the roads to connect better, putting the street through the north edge of the south parcel,

with retail on the south and west only, enhancing the street network and eliminating the cul de sac. That suggestion may require eliminating one of the retail bays. The CRA could assist with the street situation if that was the desire of the project.

Mr. Lambrix asked about the square footage of the retail units in the corner of the plan. It was answered that they were 2800 square feet with a 10-foot arcade. It was noted that the arcade was requested by the previous CRA staff. Mr. Hernandez suggested putting the retail closer to the street and changing the arcade to a 12-15 foot sidewalk area. This will allow active uses on ground floor. Ms. Samadi said the purpose of the arcade was to increase conceptually the width of the sidewalk. Mr. Brown noted that the WRT design, which relates to certain nodes of Sistrunk, was applied to this area.

Mr. Mastriano noted that these comments can be used as a guide but it has taken 18 months under the city staff's direction to get the application to this point. Mr. Battle added that the current staff will get more involved in the DRC progress.

Ms. Mutti arrives at this point.

Chairman Brown noted that this item was work-shopped. He added that under the original proposals for the CRA, further guidance is needed for these projects. He advised that a recommendation will be made to accomplish the following goals: Move the building closer to Sistrunk, create a street connection from NW. 1st Ave to NW 2nd Ave., eliminate the bubble at that spot, and pledge significant support when this item is brought back at a regular meeting for approval.

IV. BROWARD HOUSING PARTNERSHIP

Mr. Carras advised that the City Commission is moving forward to accomplish affordable housing. The Partnership was formed in 2005. Their mission is to pioneer new approaches, create new tools, and influence housing policy to include the production and sustainability of affordable and attainable housing through its consortium of member organizations in Broward County. There are over 80 organizations involved. The Partnership is not funded by the county; it is primarily private sector driven organization. They hosted a summit last fall, and sponsored a housing needs assessment, which was conducted by FIU Metropolitan Center. A full report on this study will be released next week. In terms of the labor market, the top occupations in this area are retail sales persons, cashiers, office workers, customer service reps, and wait staff. Our economy is tourist based. Occupations projected to gain to most new jobs over the next six years: registered nurses and teachers. In the year 2112 there will be an increase of close to 30,000 new jobs in Broward County. Under 80% of the median income a person qualifies for affordable housing.

In terms of housing costs in Broward County rentals have sustained a 48% increase from 2000 to 2005. Many rental units are undergoing a condo conversion, which changes the outlook for rentals. 70% of Broward County is owner occupied, and 56% are owner occupied in Fort Lauderdale. In 2000 there were 1315 mobile homes in Fort Lauderdale. Today there are less than 600. The affordability gap figure is the highest in Fort Lauderdale.

Mr. Ferber noted that people often live and work in different cities and that fact might skew the figures of the assessment.

Mr. Carras advised that 31% of the population in Broward County are single wage earners. Only 15% of the wage earners in Broward County would be able to purchase the median sales price home. The population growth projection for Broward County over the next 15 years is quite significant; with over 50% of the population growth will be due to internal birth rate. Mr. Fils feels this report paints a good global picture, and he agrees that there is a housing issue, but he feels it's more of a movement of people that is the real issue. He added that the number of single wage earners in the CRA is higher than the quoted 31% for the county. The projection of units needed to match the population increase is 78,000 units over the next six years. A strategic plan will be released on March 1st that will address new funding sources, education of stakeholders and the public, dealing with very low income earners, providing rental housing, looking at underutilized resources, cataloging available land, trust fund foundation and usage, private sector contributions, foundation grants and government programs and encourage the state to remove the cap on the Sadowski Housing Trust Fund.

Mr. Brown noted that essentially it is not the desire of anyone to change the economic mix of Broward County. Chairman Brown asked Mr. Feldman to comment. Mr. Feldman noted that there are two external factors that the CRA cannot control; the shortage of land and construction costs. Chairman Brown noted that a developer coming into the area cannot be sure of the density on any given parcel or any given project.

V. ADJOURNMENT

There being no further business being brought before this Board, the meeting was adjourned at 5:51 P.M. by Chairman Brown.

Respectfully submitted,

Jody E. Lebel
Recording Secretary and Notary Public