

**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS  
REDEVELOPMENT ADVISORY BOARD  
REGULAR MEETING  
SEPTEMBER 27, 2006  
100 NORTH ANDREWS AVENUE  
8<sup>th</sup> Floor Conference Room  
Fort Lauderdale, Florida**

<b>BOARD MEMBERS PRESENT</b>	<b>Present Absent</b>	<b>Cumulative from 1/1/06</b>	
		<b>(P)</b>	<b>(A)</b>
Phyllis Berry	P	P-3	A-1
James Brady	P	P-4	A-3
Stan Brown	P	P-5	A-2
Jerry Carter	P	P-4	A-3
Michael Ferber, Vice Chair	P	P-6	A-1
Mickey Hinton	P	P-2	A-0
Bradley Hubert	P	P-2	A-1
Brice Lambrix	P	P-5	A-2
Laura Mutti	A	P-5	A-2
Ella Phillips, Chairman	P	P-6	A-1
Marcia Barry Smith	A	P-0	A-7
Doug Sterner	P	P-2	A-0
Clare Vickery	P	P-3	A-4
Dr. Rosalind Osgood	A	P-2	A-5

**Staff**

Alfred Battle, Director CRA  
Mina Samadi, Engineer, CRA Staff  
Bob Wojcik, Planner III, CRA Staff  
Angela Wilson, Program Manager, CRA Staff  
Thomasina Turner-Diggs, Project Coordinator, CRA Staff  
Joan Oliva, Planning and Design Manager, CRA Staff

**I. Call To Order/Roll Call**

The meeting was called to order at 3:45 p.m.

**II. APPROVAL OF MINUTES – July 28, 2006**

Mr. Battle requested that the minutes be corrected to reflect that the Vice-Chair was Michael Ferber.

Doug Sterner requested that the minutes be corrected to reflect that he had attended more than one meeting.

A motion was made by Mr. Brady to approve the minutes of the July 28, 2006 meeting.

The motion was seconded by Mr. Carter. A vote was taken and the motion passed unanimously.

**III. WRT PLANNING REPORT – NE 6 Street/Sistrunk Boulevard Streetscape Design Project**

Mr. Battle advised that the three-lane design concept for the corridor had been accepted. He stated that this planning process was the first step in the overall direction toward evaluating where the CRA wanted to go with commercial and mixed use development along the corridor. He explained that the recommendations to be presented by WRT would serve as a guidebook for the planning process and the subsequent land use amendments that would be needed. He added that these steps would also help alleviate the time process involving code changes. After hearing the presentation, this item would move on to the Commission level. He stated this was a big step in the process.

Mr. Battle deferred to Mina Samadi. Ms. Samadi introduced Silvia Vargas, Project Manager for WRT who was present to speak on the Urban Design Improvement Plan.

Ms. Vargas, Project Manager for WRT, introduced herself to the Board and distributed corresponding handouts of the report for reference. Via PowerPoint, Ms. Vargas gave a brief presentation summarizing the Urban Design Improvement Plan document covering the following topics: Definition of the study area; Project Components; Overall Plan Objectives; Plan Organization; Urban Development Framework; Site Development Standards; Building Design Standards and Implementation/Recommendations.

**[Ms. Vickery left the meeting at 4:45 p.m.]**

Mr. Lambrix felt it was time to be pursuing language that could be incorporated into the Code. Mr. Battle requested that the Board give some type of direction, which staff could use to bring back an ordinance driven document. He requested the Board's input on what it liked or disliked so staff could go ahead and pursue regulatory steps to codifying the process.

Mr. Sterner asked about the time frame expected to implement the necessary Code changes. Mr. Battle advised that the Planning and Zoning Board determined the timing for Code changes. He asked Ms. Vargas what a typical time frame might be. Ms. Vargas stated that she did not know staff's current position but anticipated anywhere from 6-12 months. Mr. Sterner clarified his question and asked when the CRA's role was expected to be complete. Mr. Battle requested the Board's final blessing on the plan today.

Mr. Hubert felt the Board should be the visionary and pass on its vision to Planning and Zoning for implementation. Mr. Ferber referred to the handout with staff's recommendation that the Board endorse the plan, Volumes 1, 2 and 3. He expected that the Board might have reviewed the three documents briefly. However, he was reluctant to make a recommendation without the ability to review the documents in more detail.

Ms. Berry voiced concern about approving the plan as presented. She was concerned about issues of consistency and possible contradictions with the Board's vision. She questioned whether the Board was actually blessing several things with this plan.

Mr. Brown suggested that the Board approve the plan "in principle" as the first step to moving it forward to Planning and Zoning. Ms. Berry asked whether the Board could bless the plan and recommend that the next party come back to the Board to share what decision was taken and why. Mr. Battle stated that the CRA Board would have to agree with and endorse the Board's recommendation. He stated that staff would not forward a code document on unless the Board had a chance to review it. He clarified that staff was requesting the Board's blessing to advance this plan to get the conversation going with Planning and Zoning. Staff would then create the relevant document after the Planning and Zoning process.

Mr. Brady agreed with Mr. Brown, Mr. Lambrix and Mr. Ferber. He stated he disagreed with a number of planning concept issues. He advised that he had received this report two days earlier and wanted more time to review. Mr. Brady recommended bringing this item back to the next meeting so Board members could express specific concerns. He suggested adopting the plan at that time in principle while expressing any specific concerns that might come up.

Mr. Ferber stated that the three documents presented that evening represented a work product. He felt the Board's responsibility was to go through the document for consistency before moving the document forward. He felt that passing things on in principle was meaningless.

Chair Phillips agreed with Mr. Brady and requested that Mr. Brady put forward a motion.

Mr. Brady recommended the following steps: 1) have someone with confirmable expertise in land use and planning and zoning issues address the Board at the next meeting; 2) have the City Attorney share concerns from his office with the Board at the next meeting; 3) Engage staff on this item as quickly as possible to place this on the front burner.

A motion was made by Mr. Brady to recommend that this matter be brought back at the next meeting with a minimum of two hours reserved for discussion and recommendations and the formulation of a motion. The motion was seconded by Mr. Brown. A vote was taken and the motion passed unanimously.

Mr. Brady asked whether any study had been conducted that reflected consequences of the Board's past actions and successes. He referred specifically to the Board's input on the 3<sup>rd</sup> Avenue and 6<sup>th</sup> Street southwest corner project. He questioned whether this was the right development in the right place or whether this was a lesson in how the process did not work. He believed that having other processes measured accordingly would be helpful for the Board.

Mr. Brown asked how much the CRA had invested in this project. Mr. Brady asked for the results of this action.

**[Stan Brown left the meeting at 5:05 p.m.]**

#### **IV. AUTHORIZATION TO ENTER INTO AGREEMENT – Westside Gazette**

Mr. Battle advised that staff's recommendation to negotiate an agreement with the Westside Gazette had been approved by the Commission. He summarized the history of this item and added that the project would involve a new 11,000 square foot building and renovation of the existing building. The building would also house other local businesses and an urban black press to facilitate journalism activities amongst local students. He advised that the applicant would pay \$88,792.00 for the site. He stated that the site was appraised for twice this amount but staff agreed to the sale price because of the significant investments the businesses would provide in the neighborhood. Mr. Battle advised that until the site was properly zoned with the correct permits in place, the sale would not close. He also stated that the building had to be used for the purposes proposed, as a Class B office space. Staff also had the ability to close the project out if the developer failed to meet any requirements specified in the agreement.

Mr. Carter asked whether the time period for rezoning was stipulated in the agreement. Mr. Battle advised that the time schedule was in the agreement. He added that the agreement would be signed once the CRA approved it.

Mr. Brady suggested that the value of the property was about \$350,000. He asked if there was a provision against the applicant "flipping" the property after getting approval. Mr. Battle advised that this sale would not close until all conditions were satisfied by the applicant. Mr. Brady suggested including a restrictive covenant on flipping. He also suggested tightening up declarations so the City received what it was promised. Mr. Battle explained that a stipulation could be included requesting that the applicant pay back the \$88,900 if it flipped the property within the first five years.

Ms. Berry stated that this should be done consistently across the board for all applicants. Mr. Battle stated that the agreement stipulated a 5-year period that the applicant had to hold the property.

A motion was made by Ms. Berry to approve staff's recommendations regarding the agreement with Westside Gazette. The motion was seconded by Mr. Carter. A vote was taken and the motion passed unanimously.

#### **V. DIRECTOR'S REPORT**

Mr. Battle advised that the Florida Neighborhood Conference would be held the following Thursday.

Regarding the purchase of the Gospel Assembly parcel, Mr. Battle advised that staff was waiting for one technical document to be cleared by the seller's and the City's attorney. He expected to have the closing date soon and thanked the Board for its support on this item.

**VI. ADJOURNMENT**

With no further business to come before the Board, the meeting was adjourned at 5:20 p.m.