

**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS  
REDEVELOPMENT ADVISORY BOARD  
REGULAR MEETING  
DECEMBER 13, 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>
Bradley Hubert	P	P-6	A-1
Brice Lambrix	A	P-8	A-2
Clare Vickery	P	P-7	A-3
Doug Sterner	P	P-6	A-0
Dr. Rosalind Osgood	A	P-2	A-7
Ella Phillips, Chair	A	P-9	A-1
James Brady	P	P-6	A-4
Jerry Carter	P	P-7	A-3
Laura Mutti	P	P-8	A-2
Michael Ferber, Vice Chair	P	P-10	A-0
Mickey Hinton	A	P-4	A-2
Phyllis Berry	A	P-5	A-4
Ron Centamore	P	P-2	A-0
Stan Brown	A	P-8	A-2

**Staff**

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

**I. CALL TO ORDER/ROLL CALL**

Vice-Chair Ferber called the meeting to order at 1:45 p.m.

**II. APPROVAL OF MINUTES – November 15, 2006**

A motion was made by Mr. Brady to approve the minutes of the November 15, 2006 meeting. The motion was seconded by Mr. Carter. A vote was taken and the motion passed unanimously.

**III. Authorization to Enter into an Agreement with Midtown Oasis, LLC (formerly known as GBF Engineering) for development of 740 NW 6<sup>th</sup> Street and 538 NW 8<sup>th</sup> Avenue project site**

Mr. Battle explained that this project was in response to an RFP issued in July 2005. He advised that relevant meetings had been held with various advisory boards and evaluation committees. He added that on September 19, 2006, the proposal was accepted by the CRA Board based on the Evaluation Committee's recommendation to move forward on this site.

Mr. Battle advised that the proposal was for an 11,500 square foot building as a mixed-use project offering retail/office space with two stories of residential units. He further stated that the unit price point was \$198,000-\$239,000. Mr. Battle stated that the CRA was agreeable to selling the land to the developer at \$35,050 and that this discount was the CRA's incentive on this project. He advised that staff recommended accepting the proposal as presented.

Mr. Carter asked if the rationale for staying within affordability limits on the sale was based on the provision of CDBG funds. Mr. Battle responded affirmatively and advised that the land had been bought with a combination of CDBG and CRA funds.

A motion was made by Mr. Brady to approve staff's recommendations. The motion was seconded by Mr. Carter. A vote was taken and the motion passed unanimously.

**IV. Authorization to Enter into an Agreement with New Visions Community Development Corporation (New Visions CDC) for development of 2130-2140 NW 6<sup>th</sup> Street**

Mr. Battle advised that this project was in response to an RFP issued and stated that the CRA owned this site. He spoke further on the history of this item. He spoke of the earlier vision to build single-family homes in a townhome project, which eventually got deferred. However, after several discussions the decision was made to develop a townhome complex in keeping with the neighborhood plan. He advised that the development would include 14 townhomes of 1,400-1,500 square feet. Mr. Battle stated that the evaluation committee had endorsed price points at \$198,000, \$239,000, and \$305,000. He stated that the CRA was comfortable with these price points and added that the total project cost was estimated at \$3.6 million.

Mr. Battle advised that the developer had requested pricing the units as follows: 3 units at \$198,000; 7 units at \$239,000 and 4 units at \$305,000. He added that there was a contribution of \$100,000 from agency funds to offset the costs of building a privacy wall and installing right-of-way landscaping.

Mr. Battle advised that staff recommended approval of the pricing as stated above, along with the \$100,000 contribution toward the privacy wall construction and right-of-way landscaping.

Ms. Vickery asked whether deed restrictions could be enforced to commit buyers to be owner-occupants.

Jackie Tufts explained that deed restrictions would reflect Broward County's and the City's deed restrictions, which stipulated that if any subsidies, were applied to the properties, a 20-year restriction would apply. She added that market rate owners had a stipulation to remain in the property for a minimum of ten years; however if owners decided to move prior to that time, a maximum sale price would be stipulated. She stated that a homeowner's association would be established.

A motion was made by Mr. Brady to approve staff's recommendations and to approve the \$100,000 contribution toward the privacy wall construction and right-of-way landscaping. The motion was seconded by Mr. Hubert. A vote was taken and the motion passed unanimously.

## **INFORMATION ITEMS**

### **V. Evaluation Committee Recommendation for 401 NW 6<sup>th</sup> Street**

Mr. Battle explained that this was a notification of the RFP Evaluation Committee's recommendation for this project. Mr. Battle briefly summarized the history of this item and of the Committee's efforts. He stated that staff recommended endorsing this project. He further advised that Sistrunk Lofts project had been recommended as staff felt the price points offered by the developer reflected the CRA's vision.

A motion was made by Mr. Sterner to affirm and approve the Evaluation Committee's recommendation for Sistrunk Lofts. The motion was seconded by Mr. Carter. A vote was taken and the motion passed unanimously.

### **VI. Sistrunk Boulevard Progress Report**

Mr. Battle distributed a document summarizing the CRA's activities on the Sistrunk project to date. He referred to the final page, points 26, 27 and 28, and clarified that staff was involved in meetings with City and County staff.

Mr. Battle advised that going forward, the road transfer agreement had to be accepted and executed by the City and County.

Mr. Hubert asked who gave up the road. Mr. Battle explained that this was a matter of who was responsible for daily issues and a change concerning the road, as it was in the county's traffic ways plan. He added that at this time staff was in favor of retaining the consultant, WRT, to work further on this project.

Mr. Ferber asked whether the funds from the CRA bond issue were currently available.

Mr. Battle responded affirmatively and stated there approximately \$7.5 million available from the initial bond issue. Mr. Battle advised he would resolve this issue and bring back a recommendation to the Board.

**VII. Director's Report**

Mr. Battle invited Board members to a groundbreaking event at the River Gardens project in the Sweeting Estates neighborhood at 9 am the following day.

**VIII. Adjournment**

A motion was made by Mr. Brady to adjourn the meeting. The motion was seconded by Mr. Carter. A vote was taken and the motion passed unanimously.

With no further business to come before the Board, the meeting was adjourned at 2:15 p.m.