

**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS  
REDEVELOPMENT ADVISORY BOARD  
REGULAR MEETING  
JANUARY 24, 2007  
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 1/1/07</b>	
		<b>(P)</b>	<b>(A)</b>
Phyllis Berry	P	P-1	A-0
James Brady	P	P-1	A-0
Jerry Carter	P	P-1	A-0
Ron Centamore	A	P-0	A-1
Michael Ferber, Vice Chair	P	P-1	A-0
Mickey Hinton	A	P-0	A-1
Bradley Hubert	P	P-1	A-0
Brice Lambrix	P	P-1	A-0
Laura Mutti	P	P-1	A-0
Dr. Rosalind Osgood	A	P-0	A-1
Ella Phillips, Chair	P	P-1	A-0
Doug Sterner	P	P-1	A-0
Clare Vickery	A	P-0	A-1

**Staff**

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

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

Chair Phillips called the meeting to order at 3:30 p.m.

**II. APPROVAL OF MINUTES – December 13, 2006**

A motion was made by Ms. Berry to approve the minutes of the December 13, 2006 meeting. The motion was seconded by Mr. Ferber. A vote was taken and the motion passed unanimously.

**III. Approval to Pay Tax Rebate Incentive - Avenue Lofts Ltd.**

Mr. Battle explained that in an agreement passed in 2002, the developer for this project had been granted a tax rebate incentive that was still in process. He stated that this concerned a rebate of taxes that the project generated each year after completion, for a 15-year period. He stated that staff was requesting authorization because there was uncertainty when this payment would be due. Mr. Battle stated that in future years, this would be placed in the capital budget for payout on an annual basis. He added that staff was requesting that this payment be authorized as the first of nine anticipated payments. He further explained that staff had the option to pay this off early.

Mr. Ferber asked about the rationale for moving from a 15-year to the 9-year payout term. Mr. Battle explained that the agreement stipulated a sunset date for the last payment to be made.

A motion was made by Mr. Brady to approve this payment. The motion was seconded by Mr. Sterner. A vote was taken and the motion passed unanimously.

**IV. DIRECTOR'S UPDATE**

Regarding the Urban Planning and Market Evaluation project, Mr. Battle advised that Urban Design Associates and PMG Associates had started their combined work program the previous day. He added that both firms would return for a public work program on February 8th and 9th which would involve members of the public.

Regarding the Flagler Park parcel, Mr. Battle advised that the building on the parcel had been knocked down. He stated that staff would look at raising funds from the state and putting this item into capital improvement. He added that the money had been received from the county for a large portion of acquisition of the parcel.

Regarding the road transfer agreement, Mr. Battle advised that he had met with the county at the end of 2006 and felt significant progress had been made on this document. He anticipated taking this to the Commission within the next month for authorization. He added that he had met with the consultant regarding payment that was due.

Regarding 6<sup>th</sup> Street, Mr. Ferber asked whether the issue had ever been raised about the need to move cars from the portion of Andrews Avenue to Federal Highway.

Mr. Battle felt the county accepted the fact that the segment between Andrews Avenue and Federal Highway was acceptable as designed. He confirmed that the portion of roadway being transferred from the county to the City was from Federal Highway to 19<sup>th</sup> Avenue.

A Board member requested an update on improvements planned for this section of road.

Mr. Battle stated that improvements for the street included a new sidewalk, additional trees, lighting and parking in the right-of-way.

In response to a Board member, Mr. Battle confirmed that the roadway to be transferred from the county to the City was from Federal Highway to 19<sup>th</sup> Avenue.

Mr. Lambrix asked whether there was discussion about opening up the streets on Flagler and removing temporary barricades on 5<sup>th</sup> Avenue. Mr. Battle advised staff had spoken with Mr. Ferber and the HOA president who were in favor of removing these. He added that it was up to the Engineering office to remove them. Mr. Ferber stated Mr. Partington had the authority to remove these. Mr. Battle commented that Mr. Partington might be seeking clarification or approval from the City Commission on removing these.

Mr. Lambrix asked for an update on the new master plan with the Urban Land Development Regulations with respect to the additional units being negotiated. It was felt that the City had waited long enough for these units. Mr. Battle advised he did not have an update on this and was not really involved in this discussion.

Mr. Ferber commented that this issue had not been challenged in court yet. He suggested inviting the head of Planning and Zoning to provide an update at the next meeting.

Mr. Brady felt the argument that taking away units would reduce property was not very effective.

Mr. Ferber felt it was peculiar that there was no moratorium on building commercial space in light of the City's comprehensive plan and goals for increased density.

Chairperson Phillips requested that Jerry Carter be added to the roll call.

## **VIII. Adjournment**

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

With no further business to come before the Board, the meeting was adjourned at 3:50 p.m.