

**NORTHWEST-PROGRESSO-FLAGLER HEIGHTS  
REDEVELOPMENT ADVISORY BOARD  
REGULAR MEETING  
February 28, 2007– 3:30 P.M.  
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 (P) (A)</b>	
Phyllis Berry	P	P-2	A-0
James Brady	P	P-2	A-0
Jerry Carter	P	P-1	A-1
Ron Centamore	P	P-1	A-1
Michael Ferber, Vice Chair	P	P-2	A-0
Mickey Hinton	A	P-0	A-2
Brad Hubert	P	P-2	A-0
Brice Lambrix	A	P-1	A-1
Laura Mutti	P	P-2	A-0
Rosalind Osgood	A	P-0	A-2
Ella Phillips, Chair	A	P-1	A-1
Douglas Sterner	P	P-2	A-0
Clare Vickery	P	P-1	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  
Bob Wojcik, Planner III, CRA Staff

**Guests**

Phil Gonad, P&G Associates  
Mr. Thurston, State Representative

**Call to Order**

The meeting was called to order at approximately 3:30 p.m. and roll call was taken.

**CRA Urban Planning and Market Evaluation Project**

Al Battle, Director CRA, stated that Phil Gonad of P&G Associates worked on the planning and market evaluation, which is based out of Pittsburgh.

Mr. Battle further said that there had been a kick-off event in February with the planning and market evaluation consultants and members of the community and the following questions had been asked:

1. What do you like about the CRA area?
2. What do you not like about the CRA in terms of the area?
3. If you were in control what would be your vision and what projects would be undertaken?

Mr. Battle asked after the exercise for the Board Members to place the dots given them on the map such as what is good using the green dots, what is bad using the red dots, and visions for the future to be shown with the blue dots.

Michael Ferber stated that in reviewing the scope of services to be provided by this consultant, it appeared reminiscent of what had been done in the past. Mr. Battle stated that during the focus meetings and the community workshops, it was pointed out that nothing was being discounted and that this was an opportunity to use past studies and build on those.

James Brady stated that he did not want to demean the process or any consultants, but he witnessed that when these studies were done, meetings were held with the community, comments given, and then they laid that under pre-conceived notions regarding new urbanism. Then, the community states that it wants this type of new urbanism which leaves the governing body with the responsibility of drafting new regulations which then have to be imposed and do not fit with the community. The system then has to make exceptions for a static situation so the new concepts could fit and then they wind up with nothing. As a matter of policy, he cautions everyone that they are trying to revitalize an area and are dealing with fabric, which is already in place. Unless they put time capsules in the program, they would only be conducting studies and letting down the community who had great expectations.

It was asked if anything was in place that would address such concerns so this plan would turn out differently.

James Brady stated they were following a protocol that did not work.

Mr. Battle stated that was what the bad part of the exercise was about. He reiterated that the exercise consisted of the good, the bad, and what they want to be. All information was to be gathered so the Board could be given a document that would show goals and visions, which was what had been missing from previous plans.

James Brady further stated that plans and expectations often take the place of accomplishment and before additional funds were spent on plans, he would prefer seeing things that had been identified happen in a big way on the street. He stated that he did not believe they could point out a lot of work that had been done over the last eight years. He would prefer they focus on “sticks and bricks,” getting the land titled, and having an inventory of assets so they could put them to work in an immediate way, and not just continue planning what could be done.

Mr. Battle stated he believed this plan was set up to do just that. He reiterated that the parcels they own are not large enough and not zoned properly. West of the tracks there had been four redevelopment projects in the last six months, and therefore, there had been some progress. Planning had to continue even though everything could not yet be seen visually. They needed to step back and reconcile what had been done and to recognize what did not work in the past.

Mr. Battle reiterated that the project was in Phase I with the gathering of information, which would occur until the end of March and then an update would be provided to the Board. A draft would then be presented to the Board of the actual project document.

The following exercise was conducted and the first part of the discussion involved what individuals liked about the CRA.

Brad Hubert stated the CRA was in place, along with a ULDR, which was a good planning tool, and this helped to set the stage for the private sector to develop new properties.

Laura Mutti stated that the CRA had accomplished quite a bit and would continue to do so, and needed to face the needs for redevelopment, including addressing the housing issue.

Clare Vickery stated that the County is attempting to promote a new breed of CRAs and many tools are available for redevelopment. She continued stating that in comparing CRAs and their progress, they have attempted to begin the development of a modest scale of homeownership east of the tracks. An architectural style is being created without a lot of government intervention. She further stated that she was glad the Commission had opted to follow a recommendation of advisory boards to promote homeownership west of the tracks, including commercial mixed within those redevelopment projects.

Phyllis Berry stated that she feels location was helpful and that this body had provided resources to move forward. She liked the idea of having transit available, along with the historical and cultural character of the neighborhood.

Douglas Sterner stated that all the vacant land was a negative but could be turned into a positive providing potential room for redevelopment.

Ron Centamore stated that the goal of the CRA was positive because the area was long overdue for redevelopment.

James Brady stated that he liked the connectivity created with the CRA between the east and west without sacrificing cultures, along with the opportunity to make the tracks between the communities disappear. He continued stating that the existence of the tracks could be a major part of the future of the CRA community because if passenger travel could begin on those tracks, it could be good for the Downtown. He added that he liked the fact there had been some jump-start successes in the community which could be identified readily, and that the CRA was

a good vehicle to keep the Commission's continued focus on a defined geographic, economic and socio-demographic oriented area of the City. He felt the leadership in the CRA had been excellent over the years.

Michael Ferber stated that the plus of the CRA was the geographic location, which had the potential to create a gigantic tax roll.

Mr. Gonad stated that he wanted to know the individuals who lived in the area and who were likely to live there, and where they did business. Some preliminary work had been done with existing boundaries, but individuals crossed over into other areas and all perspectives must be explored.

Comments were now given as to what was not favorable about CRAs.

Brad Hubert stated that the mixed-use projects now being built were done existed in the 1950's and 1960's, and should this be followed for the future? He felt there should be a better vision.

Laura Mutti stated she was disappointed there were not more mixed-use projects, in particular on NE Third Avenue.

Michael Ferber stated that retail followed rooftops and as long as there was inadequate population, there would not be an increase in projects.

Laura Mutti further stated that she thought more of the development community would have taken bolder steps and more risk.

Clare Vickery stated that there was not often positive discussion in the development industry with respect to certain buildings and projects. She added that prostitution in the area was a big problem and if it were not addressed, there would be no further progress in the community. She further stated that various shops in the neighborhood also needed to be closed which had an adverse impact to the community.

Phyllis Berry agreed about ridding the area of prostitution and other businesses, which had adverse impacts on the community. She further stated that code enforcement was a problem.

Douglas Sterner stated that it was amazing that other parts of this City did not have code enforcement problems, and he believed more resources needed to be directed to the problem areas. He also stated that the streetscape along major arteries such as Sunrise Boulevard, Andrews Avenue, Sistrunk Boulevard, and NW 7<sup>th</sup> Avenue were eyesores and he believes attention should be directed to improving the general streetscape. Another matter involved the approval process, which he believed took too long, and the arbitrary and capricious nature of it was scandalous. Unless these items were addressed, they would not attract the developers necessary to create a vision for the area.

Michael Ferber stated that if one wanted to be cynical, one might feel such capricious and arbitrary individuals were sending out the message that the City was not opened for business.

Ron Centamore stated that there appeared to be a conflict as to whether they wanted intense housing or single-family homes. The Board would have to decide if they wanted mixed-use development, and if so, it would not work with one building on one corner.

James Brady stated that he was always surprised how much commonality existed in a diverse group. He believes the CRA fails to protect its own dollars and follow them, and as a consequence those dollars are valued less. It also appears that the CRA does not have its own planning people and clearly the City staff in general is over worked and under paid. Therefore, the planning efforts needed by the CRA were diffused. Consequently, quick solutions were put into place and one example of that was Jefferson, which was a big building on a 5' sidewalk.

Michael Ferber stated that what was wrong with the CRAs was that adequate density was needed to create a vibrant mixed-use neighborhood that would support retail and employment opportunities.

Comments were now made regarding the vision for the CRA.

Brad Hubert stated that Sistrunk Boulevard needed something to happen to make people want to go there.

Laura Mutti stated she wanted to see coffee shops in the area, especially Third Avenue to be redeveloped with various types of retail. She believed there needed to be mixed uses in the area to encourage pedestrian activity.

Clare Vickery stated that she wanted to see a variety of housing in the area, as well as 3-4 story type condominiums and homeownership type projects. She wanted people to feel comfortable walking the streets and patronizing the businesses.

Brad Hubert asked if crime would not be reduced once the properties begin to transition to other uses.

Phyllis Berry stated that she liked mixed-use projects and wanted crime to be addressed so people would want to come to the area. She added that additional landscaping would make the area more attractive.

Douglas Sterner stated that he would like to see a large-scale supermarket on Sistrunk Boulevard because it was central to the entire area.

Ron Centamore stated that more mixed-use projects should be constructed on the major arterial streets. He added that workforce housing was needed in the area and improvements should be made to make the streets more pedestrian friendly.

James Brady stated that he would create two more CRAs. The first one would be a creative review alternative CRA which would be a fully funded planning and review through TIF so first-hand service could be provided regarding development. The other CRA would be "Cops Really Angry" where they would fund their own code enforcement and police detail. There are different areas with economic differences, which need to be addressed.

Michael Ferber stated that he would implement the final adoption of the document that the planners would provide. Over the last decade community input was provided, professionals were hired to create the work product, but then nothing happened. The elected officials have to "carry the ball" so creative projects could be brought forward for the areas.

It was stated that some of the comments made today were in connection with agencies that affected communities, such as police and code enforcement.

**Director's Report**

Mina Samadi, Engineering, stated that as a result of the Sistrunk project there had been discussion regarding traffic calming especially in the Dorsey Riverbend area. The City Engineering Department was working on a project in that area, which received a \$1.2 Million Federal, grant which combined the neighborhood improvement project with the traffic-calming project. The Commission recently approved a contract for about \$230,000 for the project, including some minor drainage improvements. The design portion of the project would be funded with CRA monies and an NCIP grant. The construction portion of the project would be funded with some CRA monies, but mostly from the Transportation Enhancement Grant.

Michael Ferber stated that minutes would be approved at the next meeting.

There being no further business to come before this Board, the meeting was adjourned at approximately 4:55 p.m.

Respectfully submitted,

Margaret A. Muhl