

**MINUTES OF THE NORTHWEST PROGRESSO – FLAGLER VILLAGE
REDEVELOPMENT ADVISORY BOARD**

Fort Lauderdale

100 North Andrews Avenue

8th Floor Conference Room

October 24, 2007 – 3:30 p.m.

<u>Members Present</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>Present</u>	<u>Absent</u>
Ella Phillips, Chair	P	5	2
Michael Ferber, Vice Chair	P	7	0
Phyllis Berry (arrived 3:52)	P	5	2
James Brady	A	5	2
Jerry Carter (arrived 3:39)	P	7	0
Ron Centamore	P	6	1
Alan Gabriel	P	5	0
Jerry Heniser	A	4	1
Mickey Hinton	A	2	5
Bradley Hubert	P	7	0
Brice Lambrix	P	5	2
Laura Mutti	P	7	0
Doug Sterner	P	7	0
Clare Vickery (arrived 4:04)	P	5	2
Samuel Williams (New)	P	1	0

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

Guests

Alan Hooper, Avenue Lofts

Alexandra Grant, Recording Clerk, Prototype, Inc.

I. Call to Order & Introductions

The meeting was called to order at 3:36 p.m. by Chair Phillips.

Chair Phillips welcomed new Board member, Samuel Williams. Mr. Williams introduced himself to the Board.

II. Approval of September 26, 2007 Minutes

Motion made by Mr. Gabriel, and seconded by Mr. Hubert, to approve the minutes of the September 26, 2007 meeting. In a voice vote, the motion passed unanimously.

III. New CRA Implementation Plan Presentation, Alfred Battle, CRA Director

Mr. Battle gave a lengthy PowerPoint presentation summarizing the new CRA Implementation Plan put together by staff. Board members received handout materials of the PowerPoint presentation. He explained that the document revolves around the following eight goals of the implementation strategy.

1. Aggressively pursue the redevelopment of all vacant properties at the intersection of NW 6 Street and NW 7 Avenue for large-scale development.
2. Strategically redevelop large, underutilized sites to be compatible with the overall vision of the CRA, including the Trash Transfer facility, the Mizell Center and the Concrete Plant.
3. Make changes to the Zoning Code to make the parking requirements more compatible with development goals and eliminate inconsistencies in the project development review process.
4. Create and implement area-wide design guidelines
5. Continue to promote home ownership opportunities by utilizing vacant lots for infill housing.
6. Create positive redevelopment opportunities through the development of the 7th and 9th Connector.
7. Implement traffic calming measures to mitigate the affect of cut-through traffic.
8. Target and attract specific industries to establish a presence in the area.

Mr. Battle elaborated on the above eight strategies with the PowerPoint presentation.

Mr. Battle stated the strategy is to try and address development goals critical to long-term success of the NW/CRA area. He added that staff is not trying to “reinvent the wheel” and is considering all previous incentives, plans, and prior recommendations that are still of value to the City.

Mr. Battle explained that urban design principles being incorporated within the plan include:

- Preserving the heritage and image of the area
- Recognize the area as a gateway to downtown
- Encourage retail development
- Housing
- More infill opportunities
- Creation of jobs
- Creation of design and development guidelines that will enhance the area for economic development to thrive.

Mr. Battle also referred Board members to the accompanying Market Study Report document and summarized the following key points:

- Exploration of Development Initiatives
- Illustration of Sistrunk Boulevard and NW 7 Avenue
- Infill Housing Initiatives
- Small Business Development Initiatives

Mr. Battle advised that the City Commission is requesting the Board's endorsement of the initiatives and strategies recommended in the new NW CRA Implementation Plan.

Mr. Battle indicated that Mr. Alan Hooper is present and available to give a presentation on the success of the City of Delray Beach's CRA redevelopment.

Mr. Hooper gave a PowerPoint presentation on the process involved in redeveloping the City of Delray Beach's downtown area.

Mr. Hooper stated that the City is on the right track in pursuing the new implementation plan.

Mr. Sterner made the following comments with regard to the implementation plan:

- Regarding the development review process, if developers know their plans will be reviewed in a timely manner, they may want to invest more in the CRA area.
- Focusing on 7 Avenue/Sistrunk Boulevard intersection is important, as this is almost a blank slate to work from.
- Small Business Initiative strategies can be realized if the City concentrates on mixed-use properties.

- With regard to homeownership, there is no mention of condominiums in the plan. Mr. Sterner pointed out that many cannot afford single-family homes and prefer condos or apartments.
- More CRA staff is needed
- It is a good idea to improve the streetscape as it shows the City authorities are serious about redevelopment in the area.
- Parking is critical because if this is not available, the plan is in danger; however, the plan offers no solid solutions regarding parking

Ms. Vickery suggested collaboration among business owners to offer free parking as Delray Beach has done.

Ms. Vickery asked how the City was progressing with plans for more on-street parking along Andrews Avenue. In response, Mr. Battle stated this dialog needs to be restarted. He added that there are discussions at the County level on creating urban street categories. Mr. Battle said the City is setting the stage to revisit this discussion.

Ms. Vickery spoke of her experience building projects based on demographics and asked whether the City could build smaller, multiple projects at the lower end of affordability.

Ms. Vickery commented that the uses on the west side of Federal Highway, south of Sears Town to 7th Avenue are the biggest detriment to anything positive happening in redevelopment as this area is known for prostitution in large scale. Ms. Vickery commented that this is illegal, unforgivable and should be acknowledged. She added that people are very upset that this problem is not being addressed.

Ms. Vickery commented that a cultural asset is also needed in the redevelopment plan, such as a small public gallery. She suggested working with the County on the small park at 6th Avenue (across from Avenue Lofts) to include a small functional building and to offer outdoor activities involving art, sculpture or music, as other cities are successfully doing.

Mr. Ferber made the following comments with regard to discrepancies he noted in the document.

- Pg. 45 – Summary of Implementation Plan. The first two items should state, “The responsible parties should be the CRA Planning and the Legal Department.” Mr. Battle agreed with this.
- Pg. 23 – A photograph depicts a duplex in Flagler Village. This should be the Progresso Village.

- Pg. 10 – There are four maps indicating zoning categories. The zoning language and colors are inconsistent with current zoning and land use.

Mr. Sterner agreed that this is misleading and does not make a distinction in regard to density.

- Pg. 8 – Four photographs are shown. One shows a home that is a minuscule remnant of such older, dilapidated structures. Mr. Ferber commented that showing such an obsolete structure is way off in signifying the character of the neighborhood. Mr. Ferber pointed out that this is a public document and requested that the picture of this house be omitted because of accompanying language.

Ms. Mutti commented that the NW Progresso/Flagler Heights area is not close to the Broward Center for the Performing Arts where cultural events take place. She agreed that it would be beneficial to have a cultural center nearby.

Mr. Centamore commented that height recommendations stipulate 6-12 story structures but on page 32, 8-10 story buildings are referenced. In response, Mr. Battle explained that height stipulation has variations with reference to the main intersection.

Mr. Lambrix commented that the document conflicts with what the City Commission stipulates with regard to building height.

Ms. Berry stated that as a resident of the community, she is aware of other residents who do not want high buildings in the area.

Chair Phillips said she recognizes there is some frustration with regard to some aspects of the plan, but hopes this will move forward quickly.

Mr. Williams asked if the CRA could develop its own parking guidelines for the area. In response, Mr. Battle stated that staff has talked about all the scenarios discussed and is still fighting this battle.

Motion made by Ms. Berry, and seconded by Mr. Gabriel, to accept the Implementation Plan and recommend conceptual approval of the Plan, with Board's recommendations and individual comments. In a voice vote, the motion passed unanimously.

IV. Old Business

None.

V. New Business

Mr. Battle advised that the road transfer agreement for Sistrunk Boulevard was passed by the County the day before. He added that staff has re-engaged the design consultant to redesign the new cross-section.

Ms. Berry asked Mr. Battle to comment on a recent article that appeared in the *Sun-Sentinel*. Mr. Battle explained that the article concerned two properties at the corner of NW 22 Avenue and Sistrunk Boulevard, just west of I-95. The two properties are known as the Green Store and the Rooming Houses. Mr. Battle said staff has long been trying to encourage owners to do something with these properties in an effort to address blight in the area. Mr. Battle stated that the CRA recently placed the purchase of these properties on its agenda, pending appraisals, after learning that the Building Department was planning to cite the buildings as unsafe. Mr. Battle said CRA staff would bring back information on this topic to the next meeting.

VI. Director's Report

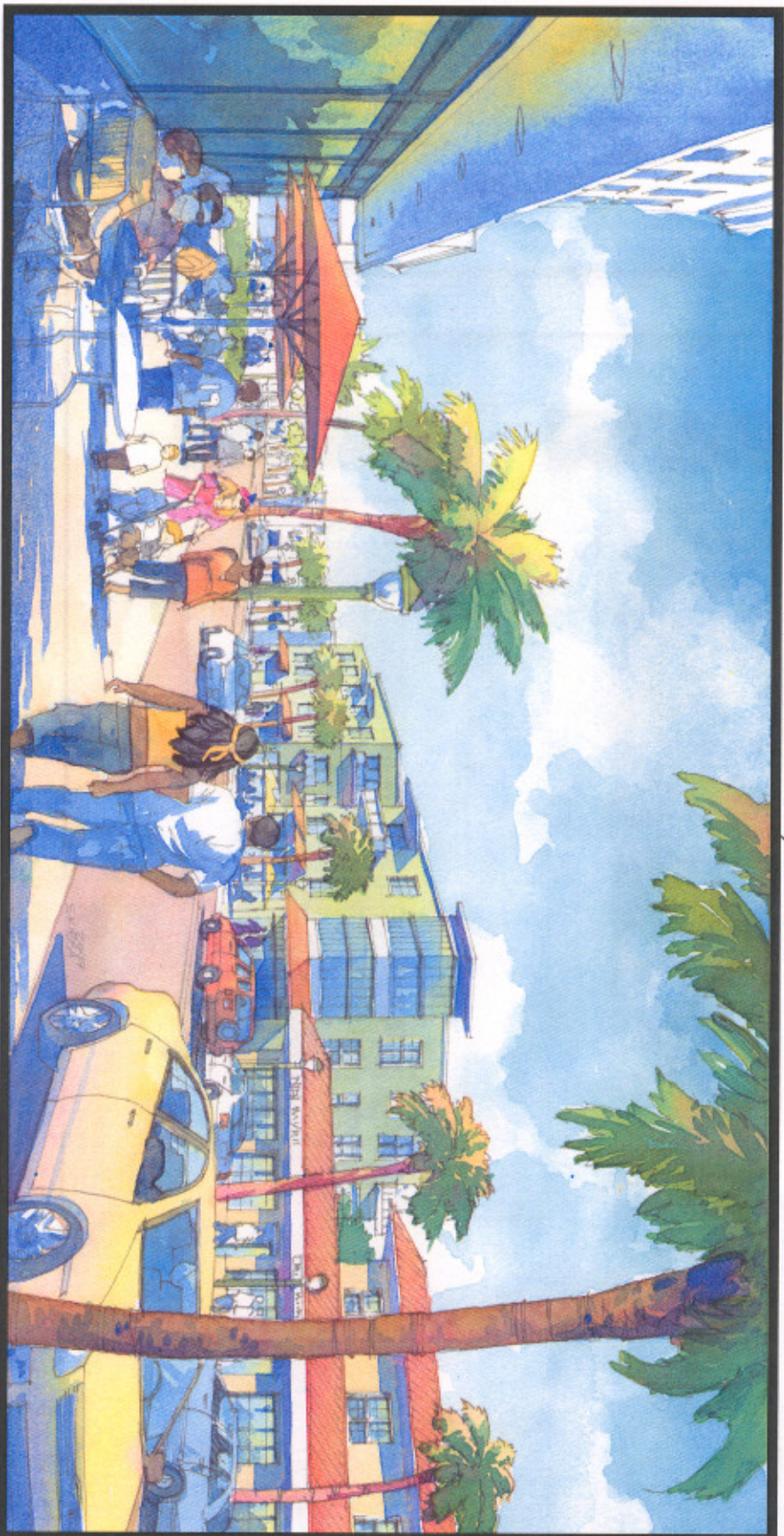
No report was given.

VII. Adjournment

With no further business to come before the Board, the meeting was adjourned at 5:21 p.m.

Northwest Progresso Flagler CRA Implementation Plan

October 16, 2007



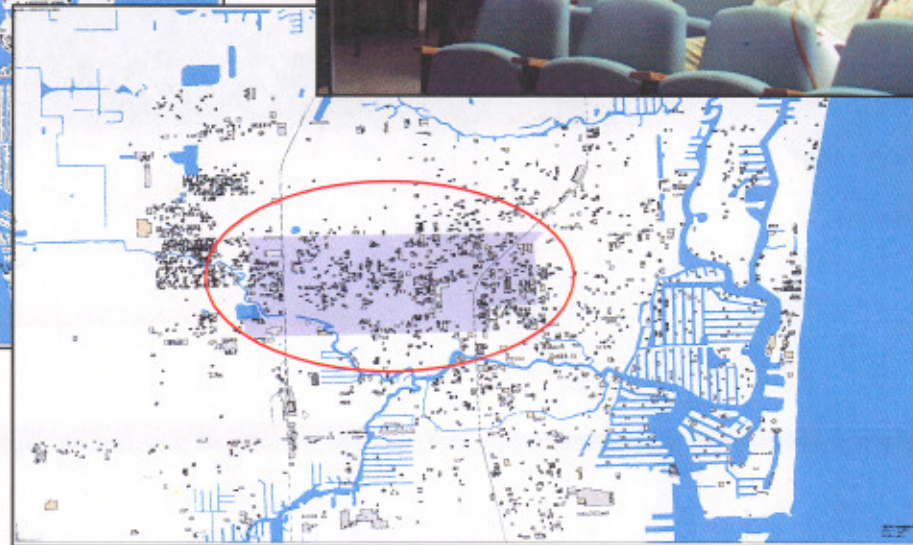
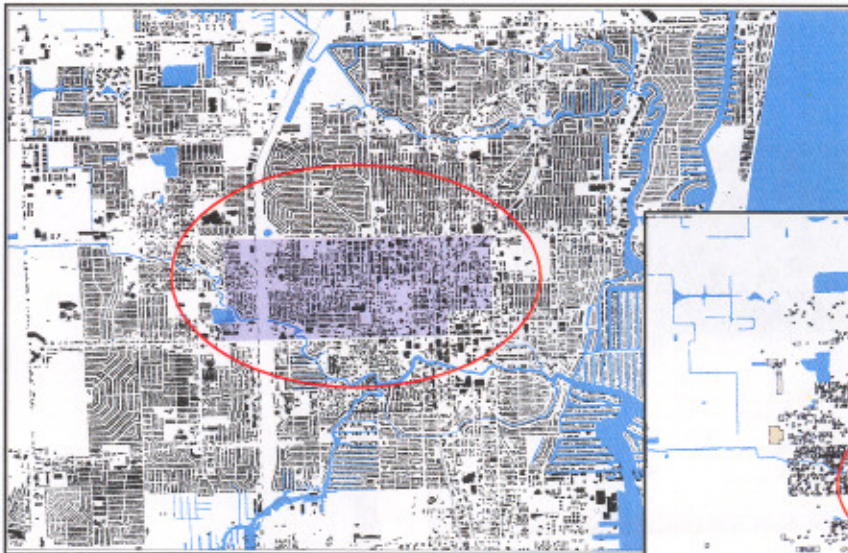
NPF CRA

Implementation Strategy

- 1. Aggressively pursue the redevelopment of all vacant properties at the intersection of NW 6th Street and NW Seventh Avenue for large-scale development**
- 2. Strategically redevelop large, underutilized sites to be compatible with the overall vision of the CRA, including the Trash Transfer facility, the Mizell Center and the Concrete Plant**
- 3. Make changes to the Zoning Code to make the parking requirements more compatible with development goals and eliminate inconsistencies in the project development review process**
- 4. Create and implement area-wide design guidelines**
- 5. Continue to promote home ownership opportunities by utilizing vacant lots for infill housing**
- 6. Create positive redevelopment opportunities through the development of the 7th and 9th Connector**
- 7. Implement traffic calming measures to mitigate the effects of cut through traffic**
- 8. Target and attract specific industries to establish a presence in the area**

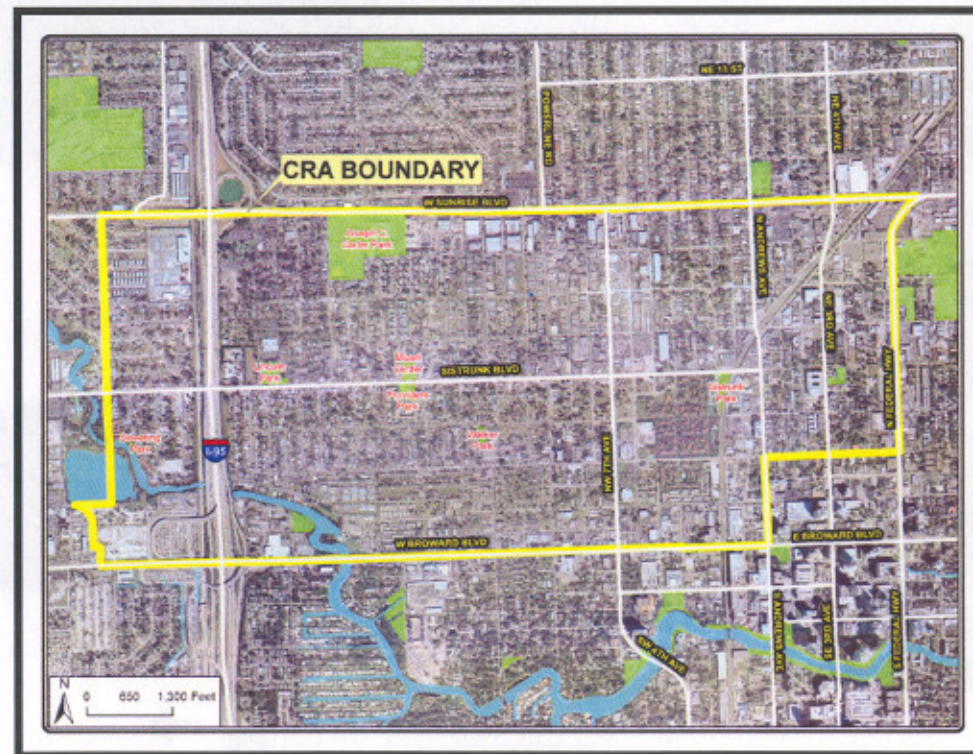
Planning Process

- Public Meetings
 - Which included focus groups and public meetings
- Examination of “X-Ray” data to examine area-wide issues
- Establishment of Urban Design and Development Principles



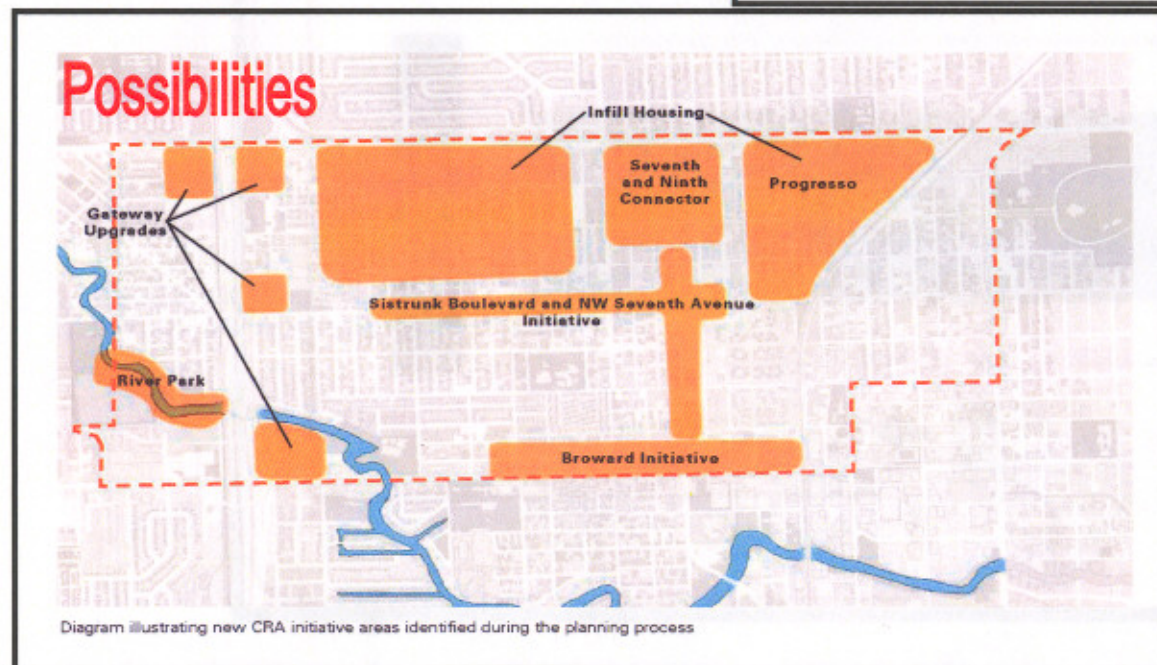
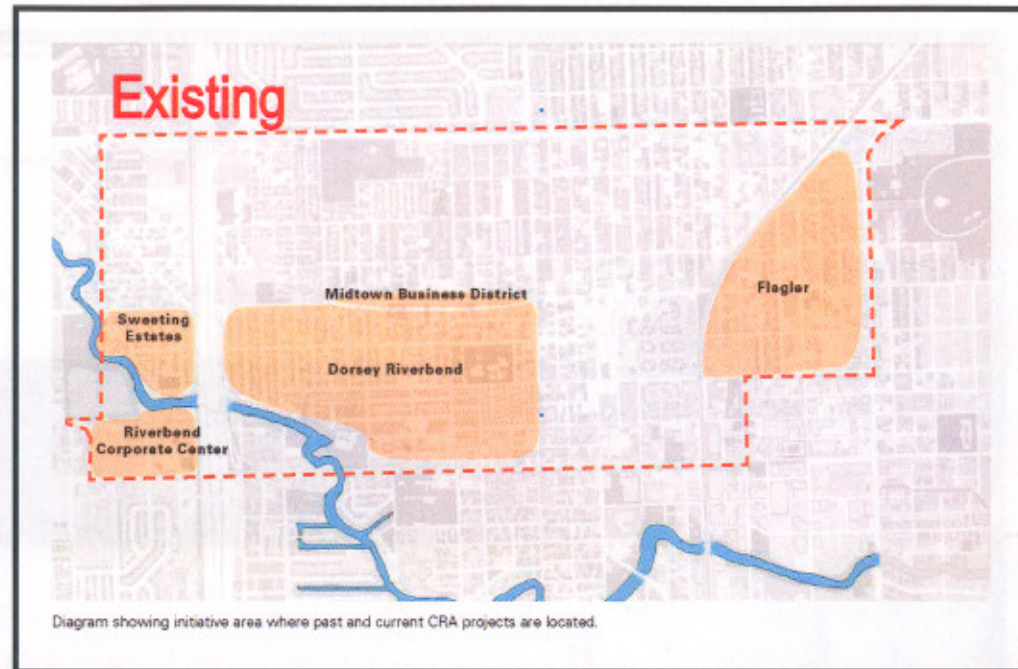
Market Study Report Summary

- Completed with planning process
- Allows us to understand existing market conditions/changes
- Evaluate Implementation Plan Opportunities
 - Recruitment of a limited service hotel
 - Underground economy
 - Use study data for marketing and business recruitment program



Exploration of Development Initiatives

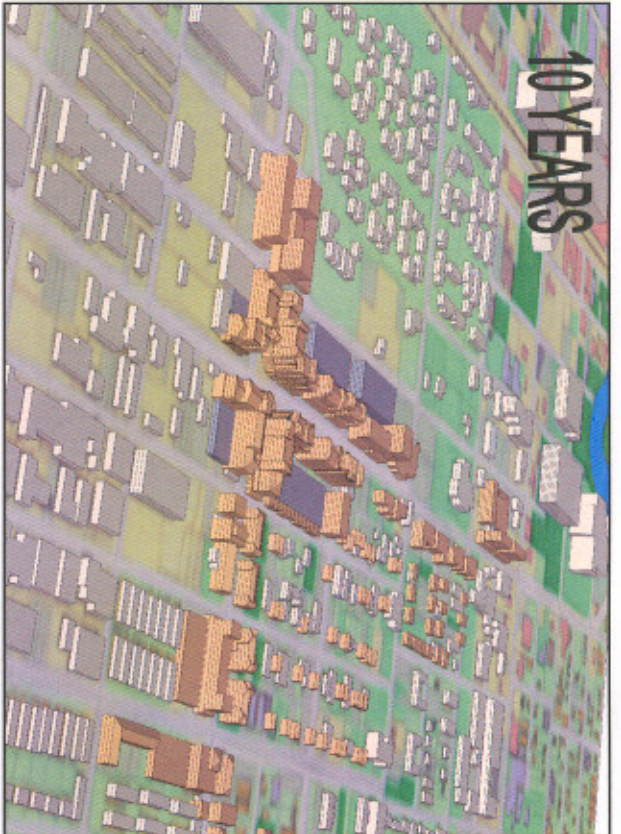
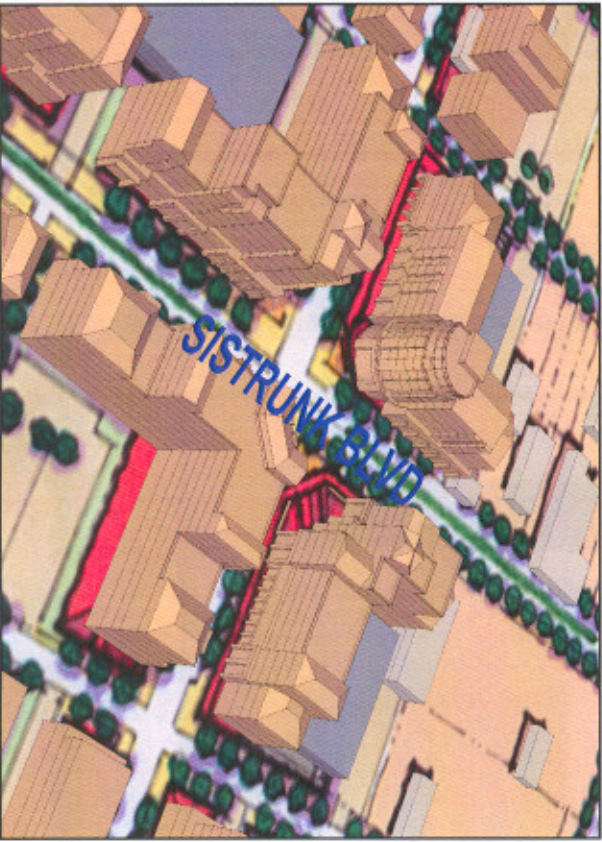
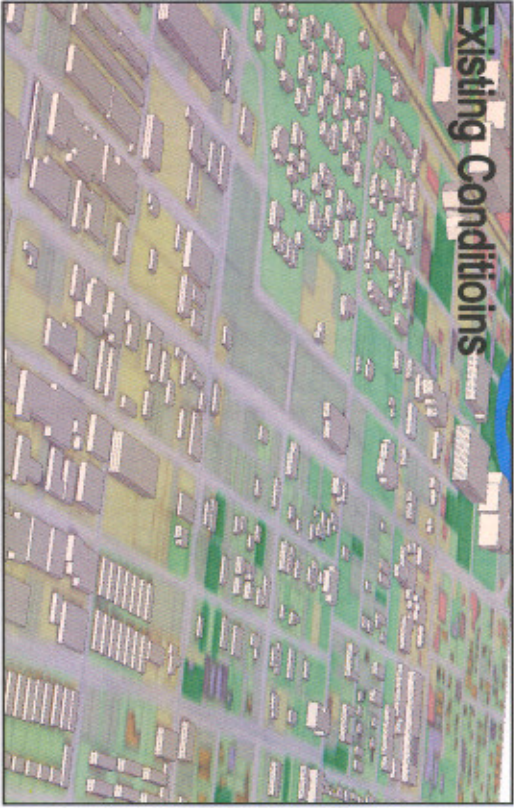
- Evaluation of Existing Initiatives
- Overview of Possible New Initiatives



Overview of 5 Key Development Initiatives

1. Sistrunk and 7th Avenue
2. Infill Housing Initiative
3. Small Business Development Initiative
4. Connections and Green Street Initiative
5. Traffic Calming Strategies Initiative

Sistrunk & NW 7th Ave



Infill Housing Initiative

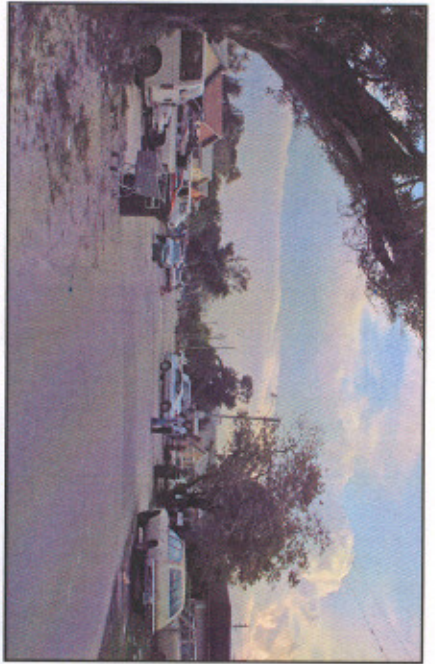
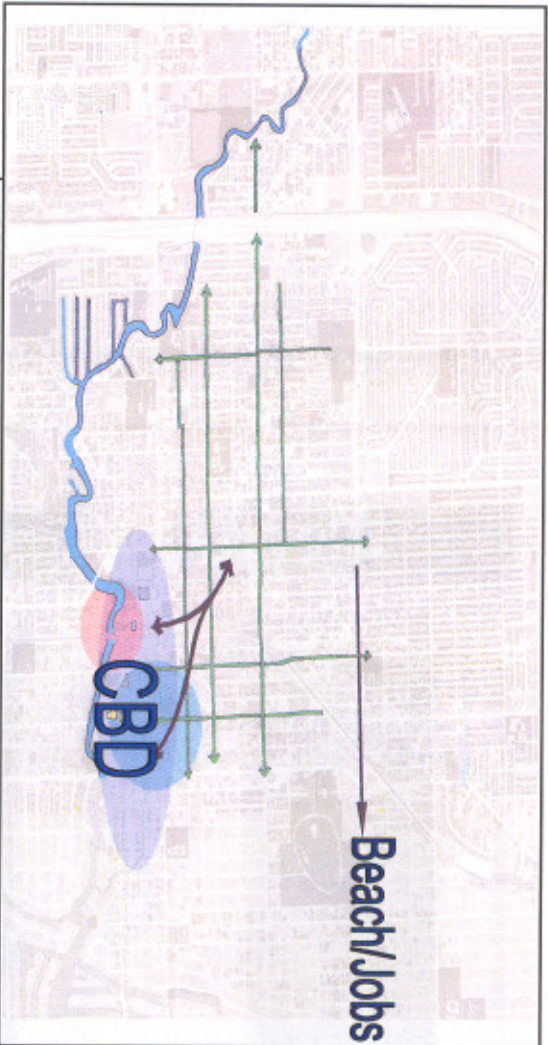


Small Business Development Initiative

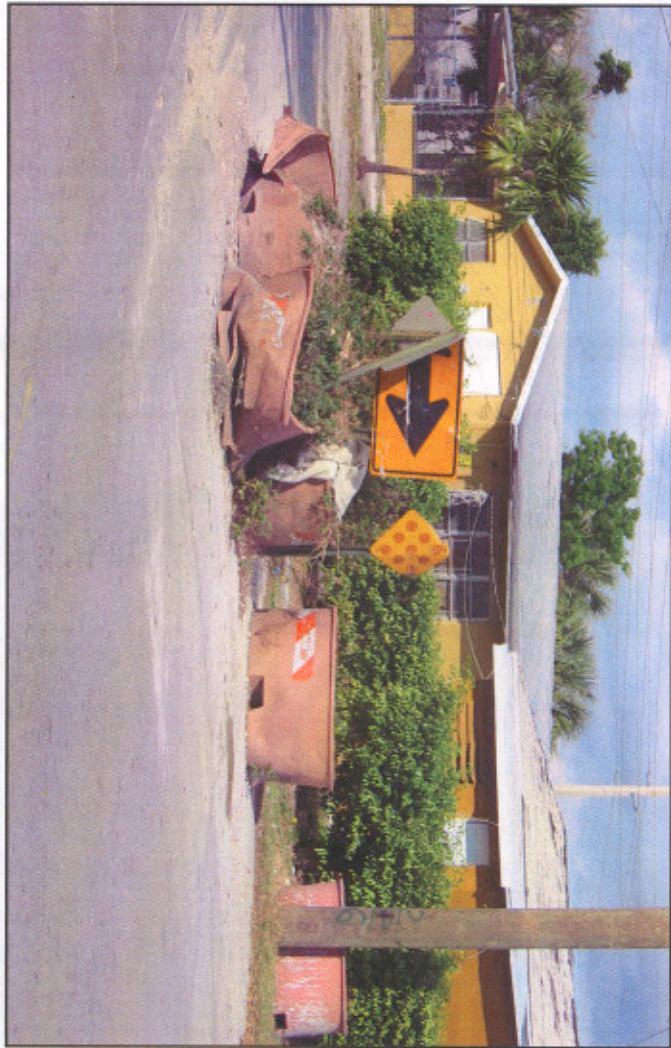


Diagram illustrating new CRA initiative in four targeted areas for small business and retail development

Connections and Green Street Initiatives



Traffic Calming Strategies Initiative



Conceptual Design Alternatives

- Waste Transfer Facility
- Concrete Plan Facility
- Mizell Center
- Junkyard Site
- 7th/9th Crossover
- Sistrunk Boulevard Median Alternatives
- General Median Alternatives

NEXT STEPS

- Policy Decisions for Discussion *(Step 1)*
 - Adopt Implementation Strategy
 - Adopt 5 Key Initiatives
- CRA Board/City Commission to pass subsequent ordinances or amendments regarding zoning code and ULDR *(Step 2)*

