

**MINUTES OF THE NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8TH FLOOR CONFERENCE ROOM
FEBRUARY 27, 2008 – 3:30 P.M.**

<u>Members Present</u>	<u>Attendance</u>	Cumulative Attendance May 2007-April 2008	
		<u>Present</u>	<u>Absent</u>
Ella Phillips, Chair	A	7	3
Michael Ferber, Vice Chair	P	9	1
Phyllis Berry	A	6	4
James Brady	A	6	4
Jerry Carter	A	8	2
Ron Centamore	P	9	1
Mickey Hinton	P	3	7
Bradley Hubert	A	8	2
Brice Lambrix	A	5	5
Laura Mutti	P	10	0
Doug Sterner	P	9	1
Clare Vickery	P	7	3
Alan Gabriel	P	6	2
Jerry Heniser	P	7	1
Samuel Williams	P	4	0

Staff

Alfred Battle, CRA Director
Mina Samadi, Engineer CRA Staff
Thomasina Turner-Diggs, CRA Staff, Project Coordinator

Guests

Ken Naylor, Carlisle Development
Steve Tilbrook, Shutts & Bowen
Jan English, Housing Authority of the City of Fort Lauderdale
Robert McNair, DeAngelo Development
Willie McNair, DeAngelo Development
Joan Hinton, Durriss
Tim Wheat, Pinnacle
Hilda Testa, Recording Clerk, Prototype, Inc.

I. Call to Order & Introductions

The meeting was called to order at 3:46 p.m. by Vice Chair Ferber. A quorum was present.

II. Approval of October 24, 2007 Minutes

Motion made by Mr. Gabriel, seconded by Mr. Williams, to approve the minutes of the October 24, 2007 meeting. In a voice vote, the motion passed unanimously.

Approval of January 23, 2008 Minutes

Ms. Mutti requested an embellishment to page five, Item VI, second paragraph, stating each Target card holder must sign up for Walker Elementary to receive the money from the "Take Charge of Education" program. The money will go to the individual school, not the School Board.

Motion made by Mr. Gabriel, seconded by Mr. Sterner, to approve the minutes of the January 23, 2008 meeting with the requested correction. In a voice vote, the motion passed unanimously.

III. Low Income Housing Tax Credit Application Cycle 2008

Mr. Battle explained the Florida Housing Finance Housing Corporation provides low-income housing tax credits to residential developers throughout the State of Florida. Applications for the tax credit are due April 7, 2008. Due to the downturn in the real estate market, the tax credit is particularly attractive to developers this year. A few of the developers applying include Reliance, Carlisle Group, Roundstone Development, and the Fort Lauderdale Housing Authority.

Ms. Vickery asked for clarification on the for-profit and not-for-profit categories shown in the packet provided. Mr. Battle explained there are two credits:

- The 9% credit allows for the maximum amount of equity to be attracted to the project.
- The 4% credit, which is not as competitive.

Ms. Vickery asked if the for-profit and not-for-profit are weighted the same. Mr. Ken Naylor, representing Carlisle Development, stated there is a slight preference for not-for-profit.

Mr. Ferber noted future requests may come to the Board. Mr. Battle introduced the applicants present. Mr. Ferber asked for details on the site plan extension requested by Pinnacle. Mr. Tim Wheat, representing Pinnacle, stated Broward County was the owner of the property, and had asked for an 18-month extension, conditional on demolitions. Pinnacle will reimburse the County for the demolition costs. Mr. Ferber asked for details on other projects worked by Pinnacle. Mr. Wheat stated work had been done in Pompano Beach and Hollywood.

Ms. Vickery asked how many units would be modified. Mr. Wheat explained the original development order was for 176; however, the number is now 108.

IV. Request for Zoning Change for 721 and 723 NW 2nd Ave

Mr. Battle provided rationale for requesting input from the Board. The developer and the Planning Department requested assistance in making the townhouses being built will fit into the development strategy of the CRA. Mr. Battle reminded the Board of the modified versions for townhomes and single-family structures provided in the Implementation Plan previously presented to the Board. The original development plan was for a "typical" townhome layout. Staff had suggested possible modifications to the developer. Mr. Battle suggested the Board consider the modifications and provide input for future architectural styles.

Mr. Williams expressed familiarity with the commercial vision for the area, but asked if there was a comparable vision for the residential side. Mr. Battle provided excerpts from the implementation plan showing the design strategy being put forward to developers.

Mr. Gabriel requested clarification on potential changes if the zoning change was approved. Mr. Ferber noted the area being discussed was located on 7th Avenue, east of 8th Avenue, and asked for the current zoning in that area. Mr. Battle stated the some parcels were residential, and some business. The business parcels do not allow for the building of townhomes.

Mr. Battle provided an example of changes being considered, citing the garages being moved from the front to a detached unit, a "granny flat" being added above, with a courtyard feature. Mr. Sterner inquired about the feasibility of moving the garages to the rear of the units. Mr. Battle explained ideally the garages would be moved to the rear, but on these particular lots, rear access was not available. Ms. Vickery pointed out the "granny flat" was a great idea, but would also add an additional one-half dwelling unit to each parcel. Mr. Ferber described the units as semi-detached, single-family homes, which may alleviate the additional dwelling issue.

Mr. Hinton noted a zoning change would require the approval of a number of different Boards, and leaving the zoning as is would create fewer problems. Mr. Ferber asserted the builders would collaborate with the CRA Staff.

Mr. Ferber and Mr. Hinton commended DeAngelo Development on the beautiful homes built throughout the area.

V. Old Business

Mr. Battle stated he had no old business to discuss.

VI. New Business

Mr. Battle provided an update on the DDA City Commission Workshop. The original workshop was cancelled, and has been rescheduled for March 4, 2008. The time has not been confirmed.

VII. Director's Report

Mr. Battle stated he had no issues to discuss.

VIII. Adjournment

With no further business to come before the Board, the meeting was adjourned at 4:15 p.m.