

**FINAL**  
**MINUTES**  
**NORTHWEST PROGRESSO – FLAGLER HEIGHTS**  
**REDEVELOPMENT ADVISORY BOARD**  
**FORT LAUDERDALE**  
**100 NORTH ANDREWS AVENUE**  
**8<sup>TH</sup> FLOOR CONFERENCE ROOM**  
**SEPTEMBER 23, 2009 – 3:30 P.M.**

<b><u>Members Present</u></b>	<b><u>Attendance</u></b>	<b>Cumulative Attendance</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Michael Ferber, Chair	P	5	0
Ella Phillips, Vice Chair	P	5	0
Phyllis Berry	A	3	2
James Brady	P	4	1
Ron Centamore	A	4	1
Mickey Hinton	P	4	1
Bradley Hubert	P	3	2
Doug Sterner	P	4	1
Clare Vickery	A	0	5
Alan Gabriel	A	3	2
Jerry Heniser	A	3	2
Samuel Williams	P	5	0
Jessie Adderley	P	4	1
Steve Lucas	P	4	0
John Wilkes	P	4	0

**Staff**

Alfred Battle, CRA Director  
Sandra Doughlin, Secretary  
Thomasina Turner-Diggs, CRA  
Angela Wilson, CRA

**Communications to City Commission**

Motion approved unanimously to recommend to the City Commission that NE 6<sup>th</sup> Street and the existing Sistrunk Boulevard should go by one name, Sistrunk Boulevard, from Federal Highway to the city limit going west at the time of the completion of the new road work.

Motion approved unanimously to recommend to the City Commission the park at Sistrunk and 3<sup>rd</sup> Avenue be renamed Peter Feldman Park.

**I. Call to Order/Roll Call**

The meeting was called to order at 3:37 p.m. by Chair Ferber. As of this date there were fifteen appointed members to the Committee, which means eight would constitute a quorum. Following a roll call it was determined that a quorum was present.

## **II. Approval of June 24, 2009 and July 15, 2009 Minutes**

Chair Ferber noted the July 15, 2009 minutes were incomplete and did not include all the pages. Approval of the July 15, 2009 minutes was deferred to the October meeting.

**Motion** made by Mr. Sterner, seconded by Mr. Williams, to approve the minutes of the June 24, 2009 meeting.

In a voice vote, the motion was approved unanimously.

## **III. Officer Elections**

Mr. Battle opened the floor to nominations for the offices of President and Vice President. Mr. Brady nominated Chair Ferber to continue as Chair. Mr. Sterner seconded the nomination.

**Motion** made by Mr. Williams, seconded by Mr. Wilkes, to close the nominations.

As there were no other nominations, Chair Ferber was elected to continue as Chair by acclamation.

Mr. Battle opened the floor to nominations for the office of Vice Chair. Mr. Williams nominated Ms. Phillips to continue as Vice Chair. Ms. Adderley seconded the nomination.

**Motion** made by Mr. Williams, seconded by Mr. Hubert, to close the nominations.

As there were no other nominations, Ms. Phillips was elected to continue as Vice Chair by acclamation.

Mr. Battle thanked Chair Ferber and Ms. Phillips for their service. Chair Ferber thanked the Board for the confidence displayed, and promised to continue to further the work of the Board in the upcoming year.

## **IV. Director's Report**

Chair Ferber opened the floor for discussion of the bus tour of the CRA area. Mr. Sterner asked about future plans for the west side of 7<sup>th</sup> Avenue. Mr. Battle stated there were many proposals made to acquire and develop the properties, however there were more than ten owners for the entire block, causing some logistical problems in getting decisions made as to what would be approved for the intersection.

Ms. Adderley asked about the Church's Chicken and Milton Jones properties on the west side. Mr. Battle explained there was a development agreement with the Jones Corporation which included adding a grocery store to the location. The agreement was signed in February 2008, with time allowed to recruit a grocery store chain and negotiate a lease. The lease would then require approval by the CRA Board and the City Commission. In response to questions, Mr. Battle stated the project was ongoing for seventeen years, and felt confident there would be demonstrated progress towards the agreement by the November deadline.

Mr. Lucas asked if the streetscape project was intended to provide a "jump start" for Sistrunk retail facilities. Mr. Battle confirmed historically investing in infrastructure improvements sent a clear signal to investors, developers, and retailers regarding the commitment to upgrade a neighborhood.

Mr. Williams asked about the Powerline project and potential incentives to finish the project. Mr. Battle noted the project was out to get sixty percent design. The new City Commission held discussions to decide whether or not the project would have priority. The City Commission determined the project should continue at least to the point of seeing a design and determining the cost of the project. Mr. Battle felt the design would be finished by the end of the year.

Mr. Williams suggested resolving the parking issue might be an incentive to improve development in the area. Chair Ferber asked if the streetscape plan provided on-street parking. Mr. Battle stated there would be parallel parking on both sides of the street. Mr. Battle stated the lots were not deep enough independently to build or renovate an existing building and meet the existing parking requirements in the zoning code. Chair Ferber noted the suburban parking code was a subject the Board had long sought to change in the Flagler neighborhood. Mr. Williams felt the CRA did all that could be done within the law. Chair Ferber said the Staff appreciated the difficulties, however were bound by the rules. Chair Ferber suggested the Board members communicate the impediment once more to the elected officials.

Mr. Williams suggested some minor, "creative" changes in the Code would be helpful. Chair Ferber understood even the most minor language changes to the ULDR would be difficult, and the Chair was not aware of a request ever being successful. Mr. Wilkes

noted similar areas in town were granted different zoning, and felt there were avenues to address modifications in the zoning of the lots allowing ancillary parking in the rear of the buildings. Mr. Hubert explained his involvement in the Planning and Zoning Board during the time the ULDR was passed, and felt some flexibility was built into the Codes to allow accommodations in the different areas.

There followed a discussion regarding development a liaison to help move issues through in the future. Mr. Battle explained in the past there was a Planning and Design Manager responsible for working with projects in the area within the Code. Mr. Battle stated Staff was currently working with the Planning staff to address the issue. Mr. Battle confirmed the Planning and Design Manager would be filled, and that person would work toward planning changes and helping projects to move forward. There followed a discussion regarding possible locations for parking expansion.

Mr. Huber noted the diversity of the area, and suggested townhomes for families or the elderly. Chair Ferber stated an earlier project for townhomes was delayed due to the current economy. Ms. Adderley asked about the apartments on Federal Highway and 6<sup>th</sup> Street. Chair Ferber explained the CRA split the costs of the sidewalk, curb, drainage, water lines, and gutters with the builder. Mr. Battle confirmed the area was part of the Sistrunk project. There followed a discussion regarding the current and future conditions in the area.

Mr. Sterner suggested the street be renamed Sistrunk Boulevard all the way to Federal Highway. Mr. Hinton provided a brief history of the roadways in the neighborhood. Mr. Brady agreed with Mr. Sterner, and felt renaming the street was a good idea.

**Motion** made by Mr. Sterner, seconded by Mr. Brady, to recommend to the City Commission that NE 6<sup>th</sup> Street and the existing Sistrunk Boulevard should go by one name, Sistrunk Boulevard, from Federal Highway to the city limit going west at the time of the completion of the new road work.

Chair Ferber opened the floor to discussion.

Mr. Wilkes felt the Board did not have enough information to make a decision, and suggested getting input from the commercial and civic associations in the area. Mr. Wilkes suggested approving the concept and tabling the actual decision making to allow for input. Mr. Williams stated the Commission would make the final decision, and felt the recommendation should move ahead. Mr. Sterner explained the process for renaming a street required public hearings and notification, providing ample opportunity for opinions to be expressed, and felt the Board "getting the ball rolling" was appropriate. Ms. Phillips felt due to the history of the area, the Board moving forward

would be a good idea. In response to questions by Mr. Wilkes Chair Ferber provided a description of the planned improvement areas.

In a voice vote, the motion was approved unanimously.

## **V. Old/New Business**

Mr. Wilkes reminded the Board Peter Feldman passed away recently, and was involved in the promotion of Flagler Village for many years. Mr. Wilkes described the unimproved park area at Sistrunk and 3<sup>rd</sup> Avenue, and suggested the Board send a message in support of the renaming of the park to the Peter Feldman Park. Chair Ferber suggested a concurrent motion giving Board support to the unanimous motion already made and forwarded to the City Commission by the Parks and Recreation Board and the Downtown Development Authority to rename the park. Mr. Battle suggested the motion be made as a stand-alone motion.

**Motion** made by Mr. Wilkes, seconded by Mr. Brady, to recommend to the City Commission the park be renamed Peter Feldman Park.

In a voice vote, the motion was approved unanimously.

Mr. Wilkes asked about a proposal to expand the boundaries of the CRA north to 13<sup>th</sup>. Mr. Battle explained there was a motion by the Board opposing the expansion. Mr. Battle stated the people in support of the expansion modified their request, therefore the subject would come before the City Commission again at the October meeting. Mr. Battle noted a more detailed discussion was necessary regarding the modified approach requested. The expansion was approved with conditions, including a public hearing. The CRA Board needed more information before proceeding to a public hearing.

Mr. Brady noted how forthcoming management was with respect to their occupancy rates in the two Flagler Village projects during the recent tour. Mr. Brady noted the north project was sixty-four percent leased and sixty-two percent occupied. The south project was fifty-three percent leased and fifty-two percent occupied. Mr. Brady felt it would be beneficial to have the same information from the other projects in the area. Chair Ferber explained the Downtown Development Authority kept track of the information with routine updates. Chair Ferber suggested Staff share the information with the Board at a future meeting. There followed a discussion regarding various properties in the area. Chair Ferber recognized a guest, Mr. Byron Calhoun, who provided the Old Bell South building was approximately seventy percent leased during the summer.

Mr. Hubert noted the expenses to run the City were going up exponentially, but the revenues at best would be flat, which would affect the CRA expansion previously discussed. Chair Ferber added any new development or construction would go back on the City tax rolls when the CRA sunset was reached. Mr. Lucas asked Mr. Battle to summarize the pros and cons of adopting the expansion. Mr. Battle did not feel Staff was prepared to play advocate on either side of the issue. Mr. Battle provided a brief history of the arguments for and against the expansion.

#### **IV. Adjournment**

With no further business to come before the Board, the meeting was adjourned at 2:49 p.m.

[Minutes prepared by K. Bierbaum, Prototype, Inc.]