

**APPROVED MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
APRIL 23, 2014 – 3:30 P.M.**

Cumulative Attendance

<u>Members Present</u>	<u>Attendance</u>	May 2013 - April 2014	
		<u>Present</u>	<u>Absent</u>
Steve Lucas, Chair	P	10	0
Ella Phillips, Vice Chair	A	6	3
Jessie Adderley	A	8	2
Sonya Burrows	P	10	0
Ron Centamore	P	9	1
Nate Ernest-Jones	P	9	1
Alan Gabriel	P	6	4
Mickey Hinton	A	5	5
Brice Lambrix	P	6	4
Mark Mattern	P	6	0
Yvonne Sanandres	A	5	4
Scott Strawbridge	P	10	0
John Wilkes	A	6	4

Currently there are 13 appointed members to the Board, which means 7 would constitute a quorum.

It was noted that a quorum was present at the meeting.

Staff

Alfred Battle, Economic and Community Reinvestment Manager

Sandra Doughlin, Clerk III, DSD/ECR

Thomasina Turner-Diggs, Project Coordinator, EDV & Community Reinvestment

Lisa Edmondson, Recording Secretary, Prototype, Inc.

Communication to City Commission

None.

I. Call to Order / Roll Call

Chair Lucas called the meeting to order at 3:37 p.m. Roll was called and it was noted a quorum was present.

II. Approval of Minutes from March 26, 2014 Meeting

Motion made by Mr. Gabriel, seconded by Ms. Burrows, to approve. In a voice vote, the **motion** passed unanimously.

Chair Lucas noted that there are now 13 members appointed to the Board, which means there are two open positions.

Presentations

III. Pineapple House Project

Courtney Crush, representing Pineapple House, showed a PowerPoint presentation on the project, explaining that it is a senior living community that will be located at NE 3rd Avenue. It will include 92 independent living apartment units and 86 assisted living units. Of the assisted living facilities, roughly 30 will be memory care units, which will accommodate residents with Alzheimer's disease. The project will also include 12,000 sq. ft. of retail.

Ms. Crush showed a rendering of the project, which will feature open terraces, elevated landscaping, and amenities appropriate to the facility's levels of care. The site plan includes 138 parking spaces. The Flagler Village Civic Association passed a resolution in unanimous support of the project, and the Flagler Village Improvement District also provided a positive reaction. The developers are in the process of responding to comments from the Development Review Committee (DRC).

The Board members discussed the presentation. Pete Phillips, developer, also explained that market research shows a 93% unmet demand for services of this nature, particularly in an urban environment. The building's rates will be competitive with those found in local markets. All units will be rentals without subsidies. No variances will be required other than the vacation of an existing alley.

The members also noted that the City is seeking to provide mass transit in the area, and asked how the facility might accommodate this need. Ms. Crush pointed out that a Wave streetcar stop is proposed within walking distance of Pineapple House. A bus stop is currently located on 3rd Avenue, and the facility will provide its own buses as well. 92 of the housing units will have their own parking spaces.

Motion made by Mr. Centamore, seconded by Mr. Ernest-Jones, to approve. In a voice vote, the **motion** passed unanimously. (Mr. Wilkes abstained. A memorandum of voting conflict is attached to these minutes.)

IV. "A Railroad Runs Through It" – Valerie J. Amor, Public Artist

Mr. Battle introduced Valerie Amor, one of two artists who has applied for funding through the Broward Cultural Division for a public art installment within the Northwest CRA. Ms. Amor advised that she is the recipient of a grant from the Broward Cultural Division, and is focusing on the train stations and transit-oriented development (TOD) that is coming into the cities of Oakland Park, Pompano Beach, Dania Beach, and Fort Lauderdale. She showed the Board a PowerPoint presentation, noting that there are railroads in almost all CRA districts within these cities.

Ms. Amor continued that additional workshops will be held in the four cities, and she hoped to meet with residents on both sides of the tracks. The intent is for artwork to serve as a bridging exercise that will bring members of the communities together. She clarified that the artwork could appear in the train stations themselves, as wayfinding markers, or in the nearby neighborhoods. She hoped that residents of the neighborhoods would tell her what kind of artwork they would like to see.

Ms. Amor concluded that she is also seeking financial support from larger community organizations, such as the Broward MPO and the CRA, and will also present to the Midtown Business Association and the African-American Research Library.

V. Director's Report

Mr. Battle advised that the marketing and branding RFP issued the previous month has received eight proposals in response. The RFP evaluation committee will hold its first meeting on April 28. Its members will issue preliminary scores for the respondents and make a recommendation. It is hoped that a vendor will be selected by June 2014.

He noted that at the May 6 City Commission meeting, lighting elements and infrastructure will be selected to replace the existing lighting on Sistrunk Boulevard. A vendor is also under contract to conduct a lighting study in the Flagler Village area at a cost of approximately \$25,000. The results of this study will be presented to the Board and will set the stage for potential upgrades and improvements, budgeting, and determining better technologies that may be used in the future.

VI. Communication to CRA Board

None.

VII. Old / New Business

Mr. Mattern stated that the Flagler Village Improvement Association is planning an event on Friday, May 2, to which all Board members are invited. It will be an informational event regarding transportation and future developments that are coming online in the future. The Improvement Association will also provide an update on the security and marketing improvements they are planning for the neighborhood.

Mr. Ernest-Jones reported that a National Rebuilding Day event will be held on Saturday, April 26, at 9 a.m., beginning in Carter Park.

VIII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:33 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

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