

**MEETING OF THE FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY
8TH FLOOR CONFERENCE ROOM
CITY HALL**

TUESDAY, MAY 23, 2006 – 3:45 P.M.

Chairman Naugle called the meeting to order at approximately 3:31 p.m. Roll was called and a quorum was present.

Present: Chairman Jim Naugle
Vice Chair Cindi Hutchinson
Member Christine Teel
Member Charlotte E. Rodstrom
Member Carlton B. Moore

Absent: None

Also Present: George Gretsas, City Manager
Harry A. Stewart, City Attorney
Jonda K. Joseph, City Clerk
Alfred Battle, Director, Community Redevelopment Agency

Approval of Minutes

Motion made by Vice Chair Hutchinson and seconded by Member Moore to approve the minutes of the CRA Board Meeting of November 17, 2005 and April 26, 2006. Roll call showed: YEAS: Board Members Teel, Rodstrom, Moore, Vice Chair Hutchinson, and Chairman Naugle. NAYS: None.

Dedication of Sidewalk Easement to the Florida Department of Transportation (FDOT)

Motion made by Commissioner Moore and seconded by Vice Chair Hutchinson that the proper City Officials are to execute a sidewalk easement for FDOT to facilitate the construction of certain streetscape improvements along East Las Olas Boulevard. Roll call showed: YEAS: Board Members Teel, Rodstrom, Moore, Vice Chair Hutchinson, and Chairman Naugle. NAYS: None.

Façade Grant Program Guideline Waiver – Courtney Case Façade Application

Motion made by Commissioner Moore and seconded by Vice Chair Hutchinson that there be a waiver of the program guidelines to increase the allowable façade award from \$7,500 to \$20,000 for a property located at 1005 West Broward Boulevard (LaudroMax). Roll call showed: YEAS: Board Members Teel, Rodstrom, Moore, Vice Chair Hutchinson, and Chairman Naugle. NAYS: None.

Evaluation Committee Recommendation – Development of Vacant Lot at 2130-2134 NW 6th Street

Motion made by Commissioner Moore and seconded by Vice Chair Hutchinson that the City Commission approve the recommendation of the Evaluation Committee established to review the proposal to develop vacant CRA-owned property located at 2130-2140 NW 6 Street (“The Car Wash Site”).

Commissioner Moore asked if a presentation could be made regarding this elevation. He said it is a critical part of the redevelopment of the Sweetings Estates site. The partnership had originally been with the Bank of America and the not-for-profit, but now the not-for-profit is handling the site since they have done such a great job in handling the project.

Jackie Tufts, Executive Director- New Visions Community Development Corporation, said this is a project within the CRA, and 14 townhouses are completed and they are scheduled to complete the remaining four. Bank of America opted to exit out of the partnership and sold their interest to their corporation. They have designed a project that will address the issues of frontage on 6th Street and various designs have been presented. The layout and design plans were distributed for the Commission’s review. The townhouses will consist of 1500 sq. ft. to 1800 sq. ft. with balconies and individual garages. A variance will be requested for the setback to be used. They have purchased lots 3, 4, 5 and 6 of Block 2, and to complete the project they will need lots 1 and 2 of Block 1 consisting of the car wash site. Prices for the townhouses will range from \$198,000 to \$299,000 which is in the low to moderate income range of attainable housing. They are suggesting that four of the houses remain at the \$198,000 level with assistance of the CRA, but it will be a mixed income development. They have the ability, capacity and resources to complete the project in a timely manner.

Commissioner Moore said he is concerned about the rear parking and the number of spaces being offered. He asked if more open green space could be provided at the rear instead of providing a large amount of visitor parking spaces. He also asked if the neighborhood could interact with the developer regarding this issue.

Ms. Tufts said the area is not fenced in, but at the front there are individual fences.

Commissioner Moore said the residents are also concerned about the types of fencing to be offered, along with the landscaping.

Commissioner Rodstrom asked if the developer would also landscape on both sides of the fence. Commissioner Teel said that a fence is not being proposed around the development.

Commissioner Moore said that is something they might want to consider.

Commissioner Rodstrom said they might also want to consider screening around the parking area.

Vice Mayor Hutchinson asked why fencing or screening is not being required around the property.

Al Battle, Director CRA, said that from a design standpoint such screening and fencing is used when commercial property is abutting a residential area. He said that for security reasons some type of gate may be provided at the entrance.

Commissioner Moore said the size and price of the units are positive features, along with the elevation of the zero lot line units, but there is a concern about how much blacktop is to be used for the rear parking area, as well as what type of separation would be used from the parking area to the residential portion.

Commissioner Teel said there is never enough parking in such areas, and she prefers the parking to be supplied with a type of screening material.

Commissioner Moore said these are to be homeowners and it is not an apartment complex, and therefore, parking could possibly be reduced.

Vice Mayor Hutchinson said they need to meet the parking regulations.

Commissioner Teel asked how the parking calculations had been arrived at. Ms. Tufts said that the parking has been addressed with the CRA and all regulations have been reviewed, and the number of parking provided is what is required. The evaluation committee raised the issue of additional landscaping, and that matter is being reviewed further.

Commissioner Rodstrom said that if landscaping is provided on the other side of the development fence, then an irrigation system should be provided.

Mayor Naugle said that an association would be created and common areas will have to be maintained. He asked what was the price for the acquisition of the car wash site.

Mr. Battle said that the amount did not appear to be provided in the back-up material.

Commissioner Moore said he believes the amount is \$600,000.

The City Manager suggested that this item be tabled until all information could be provided.

Motion made by Commissioner Teel and seconded by Vice Mayor Hutchinson to table the Item. The Board agreed unanimously.

There being no further business to come before this Board, the meeting was adjourned at 3:49 p.m.

Jim Naugle
Chairman

ATTEST:

Jonda K. Joseph
City Clerk