

**DRAFT
MEETING MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
8TH FLOOR CONFERENCE ROOM, CITY HALL
MARCH 14, 2017 – 3:00 P.M.**

**Cumulative Attendance
May 2016 - April 2017**

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Ron Centamore, Chair	P	10	0
Sonya Burrows, Vice Chair	P	10	0
Jessie Adderley (arr. 4:10)	P	7	3
Leann Barber	P	9	1
Alan Gabriel	P	7	2
John Hart	P	5	1
Mickey Hinton	A	7	3
John Hooper	A	6	4
Dylan Lagi	P	10	0
Steffen Lue (dep. 4:05)	P	7	3
Scott Strawbridge	P	9	1
John Wilkes (arr. 3:13)	P	9	1

Currently there are 12 appointed members to the Board, which means 7 would constitute a quorum.

Staff

Jonathan Brown, Northwest CRA Manager
Glendon Hall, Housing and Economic Development Manager
Bob Wojcik, Planner III
Vanessa Martin, CRA Business Manager
Sandra Doughlin, CRA
Thomasina Turner-Diggs, CRA Project Coordinator
Elizabeth Van Zandt, Mobility Manager, Department of Transportation and Mobility
Debbie Griner, Transportation Manager, Department of Transportation and Mobility
Christine Fanchi, Livability Planner, Department of Transportation and Mobility
Karen Warfel, Principal Planner, Department of Transportation and Mobility
Lynn Solomon, Assistant City Attorney
Marco Hausy, Assistant City Auditor
Jamie Oppert, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

VIII. Presentation: "Progresso Commons" Shopping Center Project

Ms. Orshefsky, representing the Applicant, advised that the subject property is located at the corner of Sunrise Boulevard and Andrews Avenue, within the Northwest Regional Activity Center (Northwest RAC). A 35,000 sq. ft. shopping center, anchored by an Aldi's supermarket and a WaWa, is planned for the site, which covers nearly five acres.

Ms. Orshefsky explained that in 2013, a zoning Amendment prohibiting additional convenience stores was enacted in response to concerns expressed by the Northwest community. The issue with the subject site is that WaWa is considered to be a convenience store, although it includes facilities that prepare and sell fresh food. The store is more than 6000 sq. ft. in size, more than 50% of which is restaurant space. She asserted that the store should not be seen as a convenience store and is therefore not subject to prohibition.

The Applicant has met with the Progresso Civic Association, which has provided a letter of support for the proposed project. A community meeting was held in January 2017 and was attended by representatives from multiple civic associations within the surrounding neighborhoods. Ms. Orshefsky stated that these associations reached consensus that the proposed business was not what the zoning amendment was intended to prohibit.

Ms. Orshefsky showed a PowerPoint presentation on the project, explaining that the WaWa chain has recently begun opening stores in Florida. The company is 42% employee-owned. The Applicant is seeking a specific zoning Code Text Amendment that would allow a WaWa. A Site Plan cannot be filed for the location until this Text Amendment has been enacted.

Ms. Barber stated that she took issue with non-local businesses coming into the area to compete with businesses that originated in Broward and the Northwest community. She advised that she would like WaWa to include a local contact in its supply chain as well as hiring local employees.

It was clarified that the proposed Text Amendment would apply only within the Northwest RAC.

Motion made by Mr. Gabriel, seconded by Mr. Lagi, to approve. In a roll call vote, the **motion** passed 8-1 (Ms. Barber dissenting).

IX. Communication to CRA Board

None.