

City of Fort Lauderdale

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Meeting Minutes

Monday, June 30, 2025

12:00 PM

Joint Workshop with Affordable Housing Advisory Committee

**Broward Center for the Performing Arts - Mary N. Porter Riverview
Ballroom - 201 SW 5th Avenue, Fort Lauderdale, Florida 33312**

CITY COMMISSION WORKSHOP

FORT LAUDERDALE CITY COMMISSION

DEAN J. TRANTALIS Mayor

JOHN C. HERBST Vice Mayor - Commissioner - District 1

STEVEN GLASSMAN Commissioner - District 2

PAM BEASLEY-PITTMAN Commissioner - District 3

BEN SORENSEN Commissioner - District 4

RICKELLE WILLIAMS, City Manager

DAVID R. SOLOMAN, City Clerk

D'WAYNE M. SPENCE, Interim City Attorney

PATRICK REILLY, City Auditor

CALL TO ORDER

Commissioner Glassman called the meeting to order at 12:07 p.m.

ROLL CALL

Commission Members Present: Commissioner Steven Glassman, Commissioner Pamela Beasley-Pittman and Commissioner Ben Sorensen (participated via communications technology)

Commission Members Not Present: Vice Mayor John C. Herbst and Mayor Dean J. Trantalis

Affordable Housing Advisory Committee (AHAC) Members

Present: AHAC Chair Susan Spragg, AHAC Vice Chair Shantel Jairam, Commissioner Pamela Beasley-Pittman, Rich DeGirolamo, Latasha Gorman, Agustina Sklar, and Amanda Wilson

Affordable Housing Advisory Committee Members Not Present:

William Condon, Arminda Figueroa, Willie McKay, and Roderick Newkirk

QUORUMS ESTABLISHED

Also Present: City Manager Rickelle Williams, Deputy City Clerk Casandra Brown, Interim City Attorney D'Wayne Spence, and City Auditor Patrick Reilly

OLD/NEW BUSINESS

BUS-1 [25-0639](#)

Affordable Housing Advisory Committee's (AHAC) Incentives for Discussion - A Joint Workshop between the City Commission and AHAC - (Commission Districts 1, 2, 3 and 4)

Commissioner Glassman recognized Rachel Williams, Development Services Department (DSD) Housing and Community Development Manager. Ms. Williams provided an overview of this Agenda item. Ms. Williams narrated a presentation entitled *CITY COMMISSION AND AFFORDABLE HOUSING ADVISORY COMMITTEE JOINT WORKSHOP*.

AHAC Chair Susan Spragg narrated the portion of the presentation outlining AHAC's incentive recommendations for Accessory Dwelling Units (ADUs) and their recommendation to develop grant funding

opportunities for construction or renovation of ADUs.

Commissioner Beasley-Pittman discussed her optimistic viewpoint and support of ADU incentives, commenting on the benefits and opportunities that ADUs would provide.

Commissioner Glassman concurred with Commissioner Beasley-Pittman's remarks and acknowledged the efforts of staff and AHAC members.

In response to Commissioner Glassman's questions, Chris Cooper, Acting Assistant City Manager, explained the reason ADUs would only be allowed in eight (8) of the twelve (12) residential zoning districts. ADUs would not be permitted in RS4.4, the lowest residential density zoning district, or in annexed areas of the City (annexed areas). Mr. Cooper recommended a review of the annexed areas to facilitate the use of ACUs in those areas. Mr. Cooper explained that if the City's annexed areas were permitted to have ADUs, there would be only one (1) residential zoning district, RS4.4, that would not be allowed to construct ADUs. Commissioner Glassman concurred.

Commissioner Beasley-Pittman reiterated her support for ADUs and allowing them in annexed areas.

Commissioner Sorensen agreed with the comments of Commissioner Beasley-Pittman and Commissioner Glassman regarding expanding areas where ADUs would be permitted and remarked on ADU activities in District 4.

In response to Commissioner Glassman's question, Mr. Cooper discussed possible ADU grant funding sources, including entitlement funding, State housing funding, and the City's Affordable Housing Trust Fund, which need to be included in an Action Plan for Commission approval, certification by the State and the U.S. Department of Housing and Urban Development.

In response to Commissioner Glassman's question, Ms. Williams explained the estimated forty-five (45) to sixty (60) day timeline for an amendment to the Affordable Housing Action Plan (AHAP) to include an ADU Grant Program. Mr. Cooper discussed additional considerations to ensure ADU grant funding opportunities are used for their intended purpose.

In response to Commissioner Glassman's question about educating the community about incentives, Mr. Cooper stated that the Housing and

Community Development Division would create educational materials outlining incentive opportunities and paths forward, and would be utilized during community outreach efforts. Further comment and discussion ensued.

In response to Commissioner Beasley-Pittman's questions regarding ensuring ADUs are affordable, Mr. Cooper discussed cost-saving opportunities, including DSD staff providing ADU architectural plans to residents, allowing construction of prefabricated ADUs that meet Building Codes, and confirmed the opportunity for other types of ADUs made from shipping containers.

In response to AHAC Member Augustina Sklar's question regarding the creation of ADU architectural plans, Mr. Cooper explained that the City does not have those skills in-house. Staff would issue a Request for Proposal (RFP) for drafting ADU architectural plans by a licensed architectural firm.

In response to Commissioner Glassman's question, Chair Spragg explained details of AHAC's recommendation that the Commission direct staff to develop a centralized database of affordable housing information to analyze and track Affordable Housing goals. Chair Spragg expounded on the information needed to ensure that a thorough analysis of Affordable Housing progress is based on specific, measurable data for publishing on a semiannual basis for Commission review and submission to Broward County. Chair Spragg expounded on related information.

Commissioner Beasley-Pittman and Commissioner Sorensen concurred with AHAC's recommendation regarding Commission direction to staff.

In response to Commissioner Sorensen's question, Mr. Cooper commented on staff's tracking of affordable housing units and recommended utilizing percentage-based data to track affordable housing goals.

City Manager Rickelle Williams commented on the challenging nature of verifying affordable or workforce housing units rented to income-eligible households and discussed related information. Further comment and discussion ensued. Mr. Cooper discussed available software that can generate, track, and verify audit-related data that will assist staff in tracking affordable housing information. Further comment and discussion ensued.

Commissioner Beasley-Pittman reiterated her support of AHAC's efforts

and recommendations and expounded on her perspective.

Commissioner Sorensen commented on the City's aspirational affordable housing goals. City Manager Williams confirmed that staff would research and incorporate those goals into the Comprehensive Plan.

Commissioner Glassman concurred with the positive viewpoints of Commissioner Beasley-Pittman and Commissioner Sorensen regarding moving forward with AHAC recommendations.

ADJOURNMENT

Commissioner Glassman adjourned the meeting at 12:38 p.m.