

# City of Fort Lauderdale

*City Hall*  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)



## Meeting Minutes - DRAFT

Tuesday, January 6, 2015

1:30 PM

City Commission Conference Room

## City Commission Conference Meeting

*FORT LAUDERDALE CITY COMMISSION*

*JOHN P. "JACK" SEILER Mayor - Commissioner*  
*ROMNEY ROGERS Vice Mayor - Commissioner - District IV*  
*BRUCE G. ROBERTS Commissioner - District I*  
*DEAN J. TRANTALIS Commissioner - District II*  
*ROBERT L. McKINZIE Commissioner - District III*

*LEE R. FELDMAN, City Manager*  
*JOHN HERBST, City Auditor*  
*JONDA K. JOSEPH, City Clerk*  
*CYNTHIA A. EVERETT, City Attorney*

Meeting was called to order at 1:44 p.m. by Mayor Seiler.

## ATTENDANCE ROLL CALL

**Present:** 5 - Mayor John P. "Jack" Seiler, Vice-Mayor Romney Rogers, Commissioner Bruce G. Roberts, Commissioner Dean J. Trantalis and Commissioner Robert L. McKinzie

**Also Present:** City Manager Lee R. Feldman, City Auditor John Herbst, City Clerk Jonda K. Joseph, City Attorney Cynthia A. Everett and Sergeant At Arms Sergeant Edgar Cruz

No public comments were submitted by email for this meeting.

## CITY COMMISSION REPORTS

### Events and Matters of Interest

Members of the Commission announced recent and upcoming events and matters of interest.

### New Year's Eve Fireworks

Commissioner Trantalis expressed concern about the quality of the New Year's Eve fireworks. The City Manager explained it has to do with an unavoidable change in location for launching them and the fire code. Commissioner Trantalis felt an alternative should be identified. Mayor Seiler agreed. The City Manager agreed to look at options. Mayor Seiler commented on the quality of the event being family-friendly that transitions into an adult event. Commissioner Trantalis felt that as the sailing capital of the world, Fort Lauderdale should light up an anchor. Mayor Seiler liked the idea.

### Virginia Shuman Young Montessori Magnet Elementary School, Enrollment Capacity – Victoria Park

Commissioner Trantalis noted that Broward County Superintendent Robert Runcie has agreed to attend a neighborhood meeting about increasing enrollment at Virginia Shuman Young Elementary School. Commissioner McKinzie commented that other neighborhoods want the same attention. Mayor Seiler argued that a lot of misinformation has been spread about allocation. The City Clerk agreed to ensure that the meeting is posted in the event more than one member of the Commission will attend. Vice-Mayor Rogers felt it should be clear that the Commission's policy is to favor neighborhood schools. Some discussion followed on this point. Mayor Seiler recommended the Commission's resolution on this matter be made available at the neighborhood meeting.

### Utility Line Undergrounding

In response to Commissioner Trantalis, the City Manager provided an update of staff's follow up with Florida Power & Light.

### Vacation Rentals

Commissioner Trantalis pointed out that while state law pre-empts municipalities to some extent, cities such as Miami Beach have found ways to restrict activity. Mayor Seiler requested a copy of Miami Beach's ordinance. The City Manager said that Miami Beach's ordinance was in place prior to the state pre-emption. Commissioner Trantalis believed there were additions Miami Beach made after the state pre-emption. Mayor Seiler requested the matter be placed on a future agenda.

Subsidized Housing Projects

Commissioner Trantalis questioned whether staff has looked into finding a way to prohibit the concentration of subsidized housing in any particular neighborhood although he recognized the County grants such status to projects. The City Manager advised that it can be tracked. The City is notified. Commissioner Trantalis suggested it may be possible through zoning. The City Manager indicated that there could be difficulties with the Fair Housing Act. The City Auditor commented on the problems Jacksonville encountered. Commissioner Trantalis viewed it as a matter of reaching a saturation point in certain areas. The City Auditor indicated that the affordable housing rating authority will rank projects lower based on how many other projects have been financed within a given distance. However, more points are given to transit-oriented developments, for example. They try to avoid clustering of developments. He further explained that the margins on such developments are very difficult; inexpensive land value becomes critical otherwise layered subsidies are needed in areas where land values are higher. Commissioner Roberts pointed out that the City is not part of the process and has little if any control. There should be coordination with Broward County as it is part of the process.

Mayor Seiler suggested scheduling the matter on a conference agenda in order to bring a solution forward.

Nurmi Isle and Fiesta Bridges

In response to Commissioner Trantalis about the planned height of these bridges, the City Manager advised that the State's made a construction design error. The proposed remedy is to raise the elevation of the western lane of Las Olas. City staff is currently evaluating to understand what that means in terms of the road's topography. Assistant Public Works Director Talal Abi-Karam said the same solution is likely planned for all three bridges but the City has not received the final decision.

Land Swap; Natchez (Barefoot Contessa, LLC) and City-Owned Sebastian Parking Lot Property

In response to Commissioner Trantalis, the City Attorney said her staff prepared a memorandum regarding the viability of such a land swap. A final answer has not been reached. It is viable but staff is trying to determine the best way to accommodate the needs of all parties. A proposal has been delivered and her office recommended not to accept it, but they are trying to find a way to get it done. Mayor Seiler commented on the benefits of such a swap. The City Attorney agreed to provide an answer by the January 21 meeting.

Land Swap: All Aboard Florida and Parking Lot on Andrews Avenue Adjacent to City Hall

The City Manager confirmed for Commissioner Trantalis that a letter of intent was executed. The 60-day due diligence period expires at the end of January. Groundwater issues are being examined.

Use of One Stop Shop Site

In response to Commissioner Trantalis, the City Manager advised that this topic will be on the January 21 or February 3 agenda. He would like to have it declared surplus and sell it.

Promotion of Riverwalk Food Trucks

Mayor Seiler suggested that a Saturday be selected to promote the new food truck businesses on the Riverwalk. Each district commissioner could invite their residents. A City employee walk could also be planned.

#### Riverwalk Connection

The City Manager agreed to provide a status update on finalizing the last connection for the Riverwalk at the Stranahan House and Icon Las Olas condominium. Vice-Mayor Rogers asked that it be done this year.

#### Downtown Parking

Vice-Mayor Rogers relayed a concern about on-street parking in the Colee Hammock and Beverly Heights neighborhoods between Broward and Las Olas boulevards. He wanted to ensure the neighborhoods are protected as activity increases. He wanted the City Manager to look into establishing a resident parking program for this area. Although parking violations are not ticketed in residential neighborhoods, it is important to be certain that people can park in front of their homes.

#### Commission Workshop on Density; January 21, 2015

Vice Mayor Rogers felt it should be clarified whether public input will be entertained. Residents have asked how the city would look once it is built out. Commissioner Roberts was interested in having software that would show an area built out in various scenarios similar to the software used in the budget process.

#### City Parking Garage Adjacent to Museum of Art; Parking of City Vehicles

Vice Mayor Rogers felt City vehicles parked at this garage should be at a higher floor and not on the ground floor. He was concerned about public access.

#### Puppy Mills

Commissioner Trantalis advised that a Hallandale Beach City Commissioner is present today and would like to speak about prohibiting puppy mills. Mayor Seiler suggested this be scheduled for another date.

#### Marriage Equality Law; U.S. Supreme Court Ruling

Mayor Seiler asked the City Attorney and City staff work on any necessary updates to the City code.

Mayor Seiler left the meeting at approximately 3:08 p.m.

## **CONFERENCE REPORTS**

### **CF-1 14-1597 SOUTH SIDE SCHOOL UPDATE**

The City Manager noted that staff is still dealing with the sidewalk issue. The matter has been turned over to the City's state lobbyists to work with the legislature and get a sense whether there will be a legislative solution. He met with the Bar Association and requested a proposal within the next week or two if they are interested. He did not get the sense that they would invest dollars in renovation or pay fair market rental. He recommended moving forward according to plan of Parks and Recreation

relocating to the second floor and having community programming on the first floor. There was no objection.

Vice-Mayor Rogers pointed out that the City Manager has identified new market tax credits that look like a win-win great opportunity. A consultant was retained and a broker identified who has assimilated the tax credits. One requirement is to qualify with a census track which South Side does. The other requirement is a not-for-profit to facilitate the tax credit request. He and the City Manager met with the president of Friends of South Side. The president is interested and he anticipated a positive response from them as to a lease arrangement. There would be reimbursement money to the City for programming.

## **OLD/NEW BUSINESS**

### **BUS-1 15-0009 TRANSPORTATION AND MOBILITY DEPARTMENT - INFORMATIONAL PRESENTATION**

Transportation and Mobility Director Diana Alarcon referred to slides related to this matter. A copy of the slides is attached to these minutes.

Mayor Seiler returned to the meeting at approximately 3:24 p.m.

Mayor Seiler requested the City Auditor review and provide a more comprehensive evaluation of the City's return on the proposed Demand Parking Program.

Mayor Seiler opened the floor for public comment.

Steven Cook, 708 SW 16 Court, asked the City to address parking on sidewalks.

Fred Carlson, 625 Orton Avenue, asked about exploring other similar programs that could offer a different perspective. Alarcon responded that staff is preparing a request for proposals (RFP).

There was no one else wishing to speak.

### **BUS-2 15-0006 TRANSPORTATION ALTERNATIVE PROGRAM APPLICATION**

The City Manager reviewed his recommendation to apply for Bayview Drive and Cordova Road. Only one will be awarded. Comments about the distinction between the two projects were made. Vice Mayor Rogers indicated that a constituent told him that the number of Broward County Transit routes was reduced because of the lack of sidewalks and ADA accommodations on Bayview Drive. Transportation and Mobility Director Diana Alarcon agreed to look into whether this point could be incorporated into staff's advocacy.

There was consensus to submit both applications.

## **BOARDS AND COMMITTEES**

### **BD-1 15-0019 COMMUNICATIONS TO CITY COMMISSION AND MINUTES CIRCULATED - period ending December 30, 2014**

Affordable Housing Advisory Committee

*The Affordable Housing Advisory Committee would like to present the following recommendations regarding City Owned Vacant Lots and the Surplus Property List prepared by the consultant CBRE:*

*During its real estate evaluation, the City should be advised that every municipality is required by State law to review all properties in which it holds fee simple title and create an inventory list of property which is appropriate for use as affordable housing (FS 166.0451). The statute goes on to state that the properties may then be:*

*(1) sold without restrictions and the proceeds used to purchase land for the development of affordable housing or earmarked for affordable housing (i.e. affordable housing trust fund);*

*(2) sold with restrictions for development of the property as permanent affordable housing (through deed restrictions or community land trust); or*

*(3) donated to a nonprofit for the construction of permanent affordable housing. The City of Fort Lauderdale's Affordable Housing Advisory Committee (AHAC), appointed by the City Commission, has made recommendations for use of the City's surplus lots as affordable housing dating back to 2011. These recommendations which are summarized below should be adopted by the City Commission and the following properties should be reserved for use as affordable housing.*

*Based on the surplus list prepared by the consultant CBRE:*

*(1) All residential lots over 5,000 square feet and all adjacent properties in which the total combined square footage is larger than 5,000 square feet that are listed on the City Owned Surplus List be used for affordable housing.*

*(2) All commercial lots listed on the City Owned Surplus List be evaluated for potential use as affordable housing. In accordance with the state requirements and AHAC's recommendations, the properties should either be donated for affordable housing, sold to qualified developers for use as affordable housing or sold and proceeds deposited in a City of Fort Lauderdale Affordable Housing Trust Fund. AHAC further recommends that the City establish an Affordable Housing Trust Fund, adopt AHAC's recommendations for the selection of affordable housing developers (attached), and appoint AHAC as the Review Committee for Affordable Housing development and the Affordable Housing Trust Fund.*

After reviewing the Affordable Housing Advisory Committee meeting minutes above, Vice-Mayor Rogers felt that staff should make a recommendation. Mayor Seiler was not prepared to use all residential lots over 5,000 square feet that are listed on the City Owned Surplus List be used for affordable housing. Mayor Seiler felt each commissioner should review the list, taking care not to overwhelm any given area and develop their recommendation by district. Vice-Mayor Rogers raised the idea of providing property to Habitat for Humanity, for example. Commissioner McKinzie indicated although their product is good, the design is not what he is looking to accomplish in District III. Vice Mayor Rogers thought a condition could be design change. Commissioner McKinzie elaborated upon the importance of having a contractor with desirable standards.

Commissioner Trantalis questioned why this is taking so long and why CBRE is not proceeding. Mayor Seiler clarified that his suggestion should not interfere with the directive to CBRE. The City Manager noted the properties must first be declared surplus. He felt the staff and Commission review could be completed for the February 3 meeting.

Mayor Seiler opened the floor for public comment.

Affordable Housing Advisory Committee member Roosevelt Walters said often there is confusion about

the distinctions between affordable housing, workforce housing and low-income housing. They are not the same. Affordable housing is not necessarily low-income. He elaborated on the positive discussion the Committee had with CBRE. The Committee wants to see something happen. Mayor Seiler explained CBRE's role and the need for input from the district commissioners as to which properties should be used for affordable housing. He anticipated it could be on the February 3 meeting for action. Commissioner McKinzie asked that any Committee members who wish to share their concerns make an appointment with him. Walters spoke in favor of infill housing. He did not want low-income housing to be concentrated in any one particular area.

There was no one else wishing to speak.

Vice-Mayor Rogers and Commissioner McKinzie asked that the City Manager to provide a map with addresses by district.

**BD-2 15-0020 BOARD AND COMMITTEE VACANCIES**

The City Clerk announced that the online advisory board/committee software has now been launched. The membership and vacancy information provided to the Commission is organized by the board instead of by each member of the Commission. It allows for crossover in appointments as applicants become available. People can now apply online and have all applicable legislation available. Applications are customized for each particular board's requirements.

In response to Mayor Seiler, Arleen Gross of the City Clerk's Office advised that all applicants on file have been contacted and notified of the new online application process, asking that they apply online if they are still interested. The City Clerk advised that all applicants in the hardcopy applicant book have been verified.

Please see regular meeting item R-3.

**CITY MANAGER REPORTS**

No discussion.

There being no other business to come before the Commission, the meeting adjourned at 4:05 p.m.