

# 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, March 24, 2015

12:00 PM

Development - Part II

City Commission Conference Room

## CITY COMMISSION WORKSHOP

*FORT LAUDERDALE CITY COMMISSION*

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

*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 12:05 p.m. by Vice Mayor Rogers.

## 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 and City Attorney Cynthia A. Everett

## Vote Roll Call Order for this Meeting

Vice-Mayor Rogers, Commissioner Roberts, Commissioner Trantalis, Commissioner McKinzie and Mayor Seiler

No public comments were submitted by email for this meeting.

## PRESENTATIONS

### 15-0212 Citywide Development Trends Part II

Vice Mayor Rogers opened the floor for public comment.

Theo Folz, president of Corinthian Condominium Association, read a prepared statement that is attached to these minutes.

Nivea Cordova Berrios, 209 North Fort Lauderdale Beach Boulevard, read a prepared statement that is attached to these minutes. Mayor Seiler arrived at approximately 12:09 p.m. at the beginning of Berrios' comments.

Abby Laughlin, representing Central Beach Alliance, discussed the history of Fort Lauderdale's growth. Care should be taken with respect to density and the car. She believed that not everyone will want to walk. She urged the public school system be improved and considered when thinking about density. She referred to the upcoming Galleria development and suggested a garage or multi-modal tunnel from the Gateway Shopping Center to the Galleria Center.

Raymond Cox, no address provided, discussed homeless issues, police relations, tourism and the proposed renovations to the Aquatic Center.

Miranda Lopez, 3031 NE 21 Street, read a prepared statement that is attached to these minutes.

Steve Ganon, president of Lauderdale Beach Homeowner Association, was pleased to see that the City is working on an overall plan. The Association is mainly concerned about traffic. He cited the traffic on A1A north of Sunrise Boulevard with one lane in each direction. Care should be taken to properly plan density and parking in the downtown.

Charles King, 105 North Victoria Park Road, felt once a roadway is congested, such as Sunrise Boulevard, people find alternative routes. He requested traffic calming features for Victoria Park.

Laura Croscenco, 1616 North Dixie Highway, indicated that high density destroys neighborhoods. She

urged attention be given to preserving the neighborhoods. She felt because of the hot weather, people will continue to travel by car and provision should be made for vehicular travel. She suggested down zoning density that is near neighborhoods.

Erika Klee, 209 North Lauderdale Beach Boulevard, urged improvements be made to the Aquatic Center.

Barbara Magill, president of Lauderdale Harbors Improvement Association, was not pleased with density and the construction underway. She urged attention be given to quality of life, including traffic. She suggested providing services such as a grocery store for the beach residents on the beach so that they do not have to travel.

George Platt, representing LSN Partners, was impressed with the information provided for this workshop. He agreed with a previous speaker about re-engineering U.S. 1 and Sunrise Boulevard.

Ken Sheard, property manager for Alhambra Place Condominium, indicated that the Alhambra Place residents are not in favor of the Alhambra land swap and would like for the City to proceed with building a parking lot at that location. If a land swap proceeds, they would request the south side be used instead of the north side.

Ron Centamore, president of Progresso Village Civic Association, commented on how Progresso Village is lacking some of the amenities mentioned by the previous speakers. They look forward to redevelopment and recognize the need for density.

There was no one else wishing to speak.

Urban Design and Development Manager Ella Parker noted at the January workshop, the Commission requested staff focus on the beach and major corridors. An update on these items will be presented today along with the downtown land use plan amendment.

Todd Okolichany, Principal Planner with Urban Design and Development Division of Sustainable Development, reviewed slides concerning the downtown regional activity center land use plan amendment project status. The City Manager advised that the County is requesting a phasing-in of affordable housing units that the City has committed to set aside. The study that Florida International University is conducting will be used as a basis for discussion. With respect to transportation, the City has received comments from Florida Department of Transportation (FDOT). There are significant issues to work through. FDOT is looking for a financial contribution to the transportation management plan for the region. The downtown is already a transportation concurrency exception area by state statute. The City's position is that the current land use already allows for full development of commercial and office which is more intense than residential with respect to trip generation.

Mayor Seiler did not think the City should have to provide a new 15 percent for affordable housing if the City already meets or exceeds the need. There was consensus agreement. The City Manager indicated if the County wants the phasing-in before any new units are built, it would be extremely problematic. Some discussion ensued on the topic. Mayor Seiler emphasized that Fort Lauderdale should not be expected to provide all of the affordable housing needed for the entire county.

Okolichany continued review of the slides concerning Central Beach Master Plan and Beach Regional Activity Center Land Use Plan Amendment. Commissioner Trantalis asked if it is possible to harness the impact of traffic without impacting future development. Okolichany commented that question will be addressed with the Central Beach Regional Activity Center decisions. Mayor Seiler emphasized that traffic and parking must be considered. In response to Mayor Seiler, Okolichany indicated that staff is

not familiar with any other communities where vehicular trips is used as a means to cap development. The City Manager advised that Fort Lauderdale is the only city that the County has put this imposition on. Other municipalities determine their cap based upon their land use development regulations. There is no other governmentally imposed cap. Mayor Seiler wanted staff to look into what measurements are being used by other municipalities to address this issue. He commented on how additional density is desired for the downtown with the thought that people will also work downtown. The thinking is different for the barrier island. The corridors to the beach and central beach should be treated differently than the downtown. There was consensus agreement. Discussion ensued about trip generation and limiting it. Commissioner Trantalis felt that associating traffic with development is denying the City opportunities. A large part of the traffic has nothing to do with living on or visiting the beach. Vice-Mayor Rogers felt some of the traffic is about people looking for parking.

Okolichany continued review of the slides concerning major corridors. Some discussion ensued about flex zones. Okolichany indicated the process is somewhat antiquated. He noted that there is a flex zone boundary modification process. Commissioner Roberts felt this needs to be more closely examined to look for the greatest flexibility. Discussion returned to trip tracking and generation calculating by the County. In response to Mayor Seiler, Jenni Morejon, Director of Sustainable Development, indicated it has probably been a decade if not two since residential flex zone methodology has been updated. Okolichany added that the City must match the land uses and categories of the County. The City Manager pointed out that Broward is the only county where that is a requirement.

Mayor Seiler re-opened the floor for public comment.

Marilyn Mammano, representing Council of Fort Lauderdale Civic Associations, indicated there was a heated discussion on this topic at the Council's most recent meeting. The Council will be further discussing this and providing input. She felt there may be need for more public discussion generally.

There was no one else wishing to speak.

Mayor Seiler commented that in order for the Wave Streetcar and downtown to be successful density is needed, but it is not need in places like the 17<sup>th</sup> Street Causeway or State Road A1A. Commissioner Roberts mentioned other areas associated plans to consider for formal adoption. Transportation dollars are critical. The Broward Metropolitan Planning Organization has some \$27 million available every year for traffic mitigation and enhancements. The City needs to make sure it is at the table and ready to go in order to help support redevelopment that is occurring. He questioned if more staffing may be needed to take advantage of the dollars that might be at the table. Vice-Mayor Rogers emphasized the need to be proactive with traffic mitigation on new developments.

Mayor Seiler asked that another workshop be scheduled perhaps in May.

There being no other matters to come before the Commission, the meeting adjourned at 1:34 p.m.