

City of Fort Lauderdale

City Hall
100 North Andrews Avenue
Fort Lauderdale, FL 33301
www.fortlauderdale.gov



Meeting Minutes - APPROVED

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 17th 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.

My limited remarks will not produce any information that you are not already aware---however, I am trying to frame history in two minutes.

I moved here July 3, 1976, almost 39 years ago. The population of Fort Lauderdale has increased about 20 to 25% and Broward County has almost tripled.

The tallest building in downtown Fort Lauderdale in 1976 was the Landmark Bank Building(where Tower Club is located) and the next tallest building was the Governors Club—as I remember 8 stories tall.

The airport was a sleepy little regional airport and the only international flights were to the Bahamas—now it is a mega airport servicing the world and brings in millions of passengers per year.

The port was mostly mangroves and now it is a thriving port and epi center for cruise ships.

There was no Galleria Mall, no performing arts center, no museum of science and discovery, etc. There was no Riverwalk---oops and some say there should not be a Riverwalk. The Yankee Clipper was the premier hotel on beach and then there was Pier 66. The Belgian Country Inn restaurant was by airport and open in season, Le Dome of the Four Seasons, Café De Paris, Down Under, Stan's, Harrison's, Creighton's were the restaurants and gathering places.

Broward County is home to one of the largest police enforcement organizations in USA.

The amount of people staying longer and longer for “the season” each year increases

There has been tremendous growth in office buildings, condo’s, private homes, support companies such as drug stores and supermarkets.

Not withstanding the unbelievable growth and progress, there has only been one substantive action taken that improves the traffic---raising the 17th st Causeway bridge.

We do not need traffic studies to know that the traffic has become a night mare here in Fort Lauderdale. Just get in your car and drive to work, to the theater, to a restaurant, doctor, hospital, movie—it is no longer pleasant. The projection of additional living spaces in existing residential neighborhoods will only exacerbate what is already and unacceptable situation.

While progress and growth are a normal procedure—PLEASE LOOK AT WHAT WE HAVE DONE AND TAKE A HARD LOOK AT WHAT IS BEING PLANNED—ENOUGH IS ENOUGH!!!!

MARCH 24, 2015

GOOD AFTERNOON MAYOR, VICE MAYOR, COMMISSIONERS, CITY STAFF AND AUDIENCE.

MY NAME IS NAME IS NIVEA CORDOVA BERRIOS. I OWN PROPERTIES AT 209 NORTH FORT LAUDERDALE BEACH BOULEVARD. I TRULY, TRULY LOVE MY COMMUNITY.

AS A RESIDENT AND REGISTERED VOTER OF THE CITY OF FORT LAUDERDALE, I AM VERY CONCERNED ABOUT WHAT IS GOING IN MY NEIGHBORHOOD. I AM APPALED REGARDING THE NEW PROPOSAL OF MORE HOTELS ON ALHAMBRA STREET AFTER THE VINTRO HOTEL PROPOSAL NITGHMARE.

I IMPLORE YOU TO TAKE SERIOUS CONSIDERATION ON HISTORIC PRESERVATION OF THE FEW ROPERTIES LOCATED IN THE AREA. HOW MANY MORE HIGH RISE BUILDINGS CAN WE BUILD HERE?

I INVITE YOU TO STAY IN MY HOME FOR A FEW DAYS FOR YOU TO SEE THE HORRENDOWS TRAFFIC JAM, SUPER LOUD NOISES COMING FROM COMMERTIAL TRUCKS AND THE HUGE PARKING PROBLEM FOR ALL OF US.

WERE IS THE COMMON SENSE TO ENSURE THAT WE PRESERVE PROPERTIES IN THE AREA AND GETTING GRANT OPPORTUNITIES AND TAX CREDITS FROM FEDERAL, STATE AND THE COUNTY?

THE CENTRAL BEACH MASTER PLAN CLEARLY RECOGNIZES THE NEED TO PRESERVE THE UNIQUE CHARACTER AND COMPATIBILITY OF OUR NEIGHBORHOOD. HIRING A HISTORIC PRESERVATION OFFICER AND REVIEWING THE HISTORIC PRESERVATION ORDINANCE IS A MUST. I BELIEVE THAT WHAT IS HAPPENNINING IS NOT IN COMFORMANCE WITH YOUR MASTER PLAN.

I MOVED TO FORT LAUDERDALE BECAUSE OF THE UNIQUENESS OF THE AREA AND BELIEVE ME, I AM VERY DISSAPOINTEED OF WHAT IS HAPPENNING. TOURISTS COME AND LEAVE THE AREA AND THE HOTELS MAKE MONEY AND IT

**IS SEND TO CORPORATE HEADQUARTERS, BUT WE THE RESIDENTS ARE PAYING
BIG TIME FOR ALL THIS.**

**I REMIND YOU THAT WE THE RESIDENTS AND VOTERS WILL REMEMBER HOW
RESPONSIVE YOU ARE TO OUR CONCENRS. THANK YOU FOR YOUR TIME.**

Euridice Miranda Lopez
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March 24, 2015

Ref: Density and Development Areas on the City

Quoting Jack Cummings, president of Dolphin Isles HOAssoc.

"As President of DIHOA, please accept my thanks that you will be able to speak on behalf not making such changes without holding a meeting to which all the property owners in the area have been invited to. From our past history of objection to such events, especially use of PUDs to circumvent zoning and development rule, it is evident of the historic position of DIHOA"

The area Between NE 19 St, and NE 26 St. between A1A and ICW has a problematic zoning : a thin strip of RMH-60 that runs along A1A adjacent to single family zoning R 8 and RM15 (which also is considered single family zoning). There is a block wick half of it is RMH-60 and half RM-15. This situation has a great negative impact on our single families homes. It needs to be corrected on the side of less density.

The value of the land is determined by what the City allows to build on it So is the City who forces the high prices which on its turn requires more density for a feasible economic return.

City is located on a semitropical climate which is an important factor to be considered on urban planning and developments rules.

Recommendations for the Barrier Island:

- Reduce and control density commercial and private. Hurricane vulnerable. Fragil
- Promote public open spaces by the Public Beach .
- Do not allow ID for the sole purpose of building more on the site

This recommendations applied to the area between A1A and US1 and at both sides of Sunrise Blvd. mainly for quality of life and traffic reasons : there is only a rather narrow bridge by the river, and Bayview Drive to service the Barrier Island, Sunrise Key and the Sunrise high rises human movement.

--The Galleria project can not ask for ID status. Does not comply its requisites neither goals

Recommendations in general

- Density along transportation corridors. Education
- Reduce density East of US1 on the Sunrise Blvd are, and North of Sunrise Blvd.
- Density on the corners of West of I-95 and Broward Blvd.
- density in Uptown
- Density West side of US1 Sputh of Sears Town