

City of Fort Lauderdale

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



Meeting Minutes - APPROVED

Tuesday, October 21, 2014

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
BOBBY B. DuBOSE 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 1:34 p.m. by Mayor Seiler.

ATTENDANCE ROLL CALL

Present: 4 - Mayor John P. "Jack" Seiler, Vice-Mayor Romney Rogers, Commissioner Bruce G. Roberts (arrived momentarily), Commissioner Dean J. Trantalis and Commissioner Bobby B. DuBose

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 Jeff Brull

No public comments were submitted by email for this meeting.

CITY COMMISSION REPORTS

Events and Matters of Interest including upcoming workshop on January 21, 2015 relating to future development and density

Members of the Commission announced recent and upcoming events and matters of interest including the upcoming workshop on January 21, 2015 relating to future development and density.

Transportation Plan; Metropolitan Planning Organization

Commissioner Roberts commented that the Metropolitan Planning Organization's long-range transportation plan will soon be provided to staff for review. He requested the City Manager provide a briefing at a future meeting.

Bicyclists Overtaking Roadway near 7 Street and Federal Highway

Vice-Mayor Rogers pointed out that an upcoming critical mass bike ride is scheduled on Halloween. He asked the City Manager to look into assuring the ride is not through residential neighborhoods that day.

Downtown Development Authority Appointments

Commissioner DuBose requested that Downtown Development Authority appointments be made at the November 4 meeting.

CONFERENCE REPORTS

CF-1 14-1230 PROPOSED LIEN SETTLEMENTS (SPECIAL MAGISTRATE AND CODE ENFORCEMENT BOARD CASES)

No discussion.

CF-2 14-1356 REVIEW OF CHARTER OFFICER COMPENSATION

Mayor Seiler noted the backup information from the City Auditor and City Attorney and that Commissioner DuBose met with all four charter officers. There is no uniform charter officer compensation. Longevity and a retirement provision on the City Attorney's list were discontinued citywide by the Commission after the City Manager was hired but before the City Attorney was hired. The City moved to a 9 percent retirement plan for all new hires. He would be open to discussing

compensation, but policy decisions were made on the discontinuance of these items. He noted that the City Attorney's insurance costs are less than that of the City Manager, but he believed it has to do with size of family. Commissioner DuBose felt that policy decisions of the Commission are not set in stone. He met with the charter officers because the Commission has made decisions in the past that have triggered some things that may not necessarily have been the intent. It was difficult to identify base salaries; it appeared to be bifurcated to show two show two different base salaries. The differences among the charter officers' pay were not as they appeared. Over time, there will be a widening gap which is not fair. One charter officer is being paid less than a department head and division manager. He believed if there had been clarity in the amount that the City Manager and City Auditor were being paid, negotiations with the City Attorney would have been completely different. With the exception of the City Attorney, all charter officers are receiving a similar contribution for retirement. Mayor Seiler pointed out that is based on the hire date. Commissioner DuBose emphasized that the Commission can make adjustments, which is done all of the time. Mayor Seiler emphasized that it is purely a timing issue and part of pension reform. Commissioner DuBose pointed out that it is still a fact that one charter officer receives something different. He raised the issue of the difference of charter officer salaries and their employees. For example there is a 31 percent difference between the City Manager and Assistant City Manager salaries but a 3 percent difference between the City Attorney and Senior Assistant City Attorney. The Senior Assistant City Attorney's salary could ultimately surpass that of the City Attorney. There is a compression issue. Overall it does not look good with respect to gender. Commissioner Roberts felt the consideration is about positions, not people. Each charter officer should receive competitive and just compensation. He agreed with Mayor Seiler concerning the 9 percent retirement contribution that was in place when the City Attorney came onboard. He was not prepared to make a decision on this matter today. He believed the City Manager should be the highest paid charter officer. Compression should be a 5 percent differential, at a minimum. He was not willing to make a change at this time. Changes to the retirement system were significant. He did not know how to fairly address the widening gap. He felt that the City Auditor and City Attorney should have somewhat comparable salaries with the City Clerk following. However, he did not think the City Clerk is compensated well enough. It is not even at the department head level. Vice-Mayor Rogers said the compression issue is problematic because the Commission only has four employees. The City Attorney has control over the salaries of employees under her. Philosophically, he agreed with Mayor Seiler and Commissioner Roberts. Pension reform is important and he felt it should be addressed across the board. It was a matter of timing with the City Attorney. He was not willing to make any change in that area. He is always willing to look at salaries based on performance. The City Attorney's compensation was negotiated with the benefit of an attorney representing her. However, he would always be willing to make adjustments based on performance. However, he is not prepared to make any decision today. Commissioner Trantalis wanted to see the differential information for the employees of the City Clerk and City Auditor. The City Auditor explained that it was not included in the analysis because there were no compression issues. Commissioner Trantalis wanted to know how it was determined that it is not an issue. He felt the Commission should make that decision. In one instance it is 3 percent and in another it is 31 percent. He pointed out that both the Assistant City Attorney III and Senior Assistant City Attorney have been employed by the City for a number of years; consequently the salary is not a first-year one. It was not fair to make that comparison. He wanted to look at this from a global perspective for all charter officers. He was open to discussing whether charter officers should be viewed differently than other employees. He wanted the analysis to include the City Auditor and City Clerk offices. Mayor Seiler felt this should be addressed when salary adjustments are made annually. It is clear that a greater retirement contribution is made to the City Manager, City Auditor and City Clerk. A decision was made that existing employees would be reduced to 19.15 percent and all new hires would receive 9 percent. It results in a 10 percent differential for the City Attorney. Longevity was discontinued. Commissioner Roberts was open to looking at compensation, but he was not willing to change anything relating to longevity or pension. Mayor Seiler noted another issue has to do with retiree health insurance benefits. He noted that the medical insurance benefit is the same; the discrepancy for dental probably has to do with a family plan versus individual and life insurance is

probably similar. He elaborated on the reduction made in car allowance compared to the previous City Attorney and what was negotiated by the City Manager. He believed the City Attorney was granted the same level as the City Auditor and City Clerk.

In response to Commissioner Trantalis, the City Attorney advised that he and her attorney were not informed of the City Manager's full salary when her package was being negotiated. Compensation has to do with the position. Her salary is lower than that of the Manager and Auditor and over time because of the differential, it will widen. It was not taken into consideration during her review. Mayor Seiler believed numbers were provided by Human Resources at the Commission's direction. Commissioner DuBose pointed out that the original number used to negotiate was off. The City Attorney's base salary is not the way it was presented. Instead of being bifurcated, it should be reflected as part of the base salary.

Mayor Seiler felt there are two ways to deal with this; either refer it to the Budget Advisory Board or the Commission revisit it at a future meeting. In his opinion, it is really just a matter of the pay. Apparently Human Resources did not include the City Manager's 4 percent allowance in the information provided to the City Attorney. Commissioner Roberts recommended that the City Attorney work with Mayor Seiler to negotiate for all of the charter officers. The City Attorney explained that had she known of this during her recent performance review, she would have requested more than the 3 percent increase she was allotted. Vice-Mayor Rogers requested a salary survey to compare with other comparable municipalities. Commissioner Roberts agreed and felt it should be extended to all charter officers. He also has a concern about the City Clerk's position based on workload and size of city. Mayor Seiler suggested he work with the City Attorney on reaching an agreement concerning the base salary. He does not intend to change retirement contribution, longevity, retiree health insurance or car allowance because those were policy decisions. Commissioner DuBose asked it be completed by the next meeting; however, Mayor Seiler indicated it would not be possible because of his schedule and other commitments. It will be on the agenda in the next 30 days.

OLD/NEW BUSINESS

BUS-1 14-1250 **SCHOOL BOARD OF BROWARD COUNTY SEEKS SUPPORT OF \$800 MILLION GENERAL OBLIGATION BOND REFERENDUM ON NOVEMBER 4, 2014 BALLOT**

Robert W. Runcie, Superintendent of Schools - 2 p.m.

Mayor Seiler said this morning at the executive session meeting, complimentary remarks were made by a builder concerning the School Board's building department as to progress made in the last four months compared to the past 10 years. Mayor Seiler remarked that he has had serious issues with the School Board for years however in the last six months a lot of progress has been made on several fronts.

Broward County Schools Superintendent Robert Runcie said when he arrived three years ago he began working to repair public trust in the school system. He also has worked to make sure attention is paid to their core mission which is ensuring that every student has an opportunity to have a high-quality education experience. A new school board and new management team have been seated and many reforms have been made. He requested the Commission's support to make an investment in the schools. He reviewed expenditures and school initiatives in the last few years. This past May, the State identified Broward County schools as having the lowest administrative cost of all school districts in the state; that being less than 4 percent. The district does not have the infrastructure and resources to continue providing youth with a world-class education. There has been a 25 percent reduction in the capital program from the State since 2008-2009, amounting to a reduction of about \$1.8 billion over the last

seven years. Taxpayers have been paying less and less into education. The overall millage rate for the school system is less than Miami-Dade, Palm Beach and Orange counties. Looking across the state, Broward County is at the bottom. An \$800 million general obligation bond referendum is on the November 4 ballot to address critical needs in the district. It will address building envelope issues, life safety systems and technology. The issue works out to be an additional \$50 on the tax bill of the average homeowner. Attraction of businesses from other areas and building the economy is based on the quality of the school system. He displayed information showing that \$197,276,593 has been invested in the school system in Fort Lauderdale over the last decade. An additional \$80 million will be invested with this bond referendum. He believed the problems that have existed have forced the district to be transparent and accountable to a level unprecedented to any other district. A comprehensive needs assessment with an independent firm has been completed, identifying needs of \$3 billion. He noted the public workshops that have been held to ensure the funding would be allocated based on actual needs. The bulk of the dollars will be invested in the older schools that have the most deferred maintenance issues, primarily in the east. Every school will receive some type of upgrade and be allocated about \$100,000 for a capital improvement project of their choice.

Mayor Seiler emphasized that historically the eastern part of the county has been left behind. He felt that Stranahan High School is one of the biggest needs in Fort Lauderdale from a high school standpoint. Runcie advised that Stranahan is third on the list of schools in the system in terms of dollars (\$16.6 million) to be allocated. He elaborated on work planned; a significant portion has to do with HVAC. With \$3 billion of projected needs over the next five years, they determined the minimum amount needed to address basic critical systems for all schools is \$800 million. Also they understood that there is only so much work that can be done during an allotted period of time, therefore, their goal is to address needs of \$150 million to \$200 million per year. The entire \$800 million will not be raised at one time, but rather over a period of time as needed. The School Board agreed to instate an independent bond oversight committee whose members will be selected by various organizations and entities representing a cross-section of the county identified to have representation. An annual report and audit will be completed. The committee will hold at least three public hearings each year. What is promised to be fixed and what will not be addressed at each school has been delineated. He asked the Commission to consider adopting a resolution in support of these efforts.

In response to Commissioner Trantalis, Runcie believed Fort Lauderdale schools represent 17 to 18 percent of the county. The allotted \$81 million represents about 9 percent. Some 30 percent of students who reside in Fort Lauderdale enroll in schools outside the city. They identified a pro rata share of those schools outside the city amounting to an additional \$15 million which boosts the figure to about 12 percent. There is a significant investment in Fort Lauderdale. Commissioner Trantalis was concerned about justification to Fort Lauderdale taxpayers when historically their tax dollars have been used for schools in the western part of the county. Runcie explained that there is not a simple math formula. One has to take into account the history of expenditures such as \$75 million on Dillard High School and significant improvements at Fort Lauderdale High School. One benefit of this bond referendum will be to finally move the County to where there is not a division of east versus west with racial and social undertones. The process is being changed to allocate dollars based on needs in an equitable manner. Every student should be considered.

Vice-Mayor Rogers pointed out that before the recession there were plans to rebuild Stranahan which was done for Fort Lauderdale High School. Yet now only repairs are contemplated in that \$6 million of the bond issue has to do with HVAC. Runcie commented that the district is in a state of deferred maintenance and phased renovation. If the cost of renovation exceeds 65 percent of the building replacement value, the building is replaced. Stranahan is at about 40 percent. It would not be fiscally responsible to replace it. People made promises because it politically made sense. The dollars are being allocated to where the needs exist and there are obviously more needs. Everybody understands this will not provide everything

they want. Overall, the expense will be greater the longer maintenance is deferred.

In response to Commissioner Roberts, Runcie estimated about \$16 million is allocated to Northeast High School attended by a large number of students who reside in Fort Lauderdale. He went on to elaborate on maintenance issues at Northeast but once addressed, it will be a world-class institution because parts of the school have already been addressed. Commissioner Roberts emphasized the need for improving the ratio of computers to students.

In response to Commissioner DuBose, Runcie said there is a limited capacity component which affects three schools over 125 percent of their capacity. Two are next to each other. They realized they would be putting tens of millions of dollars into temporary, modular facilities over the next several years. They determined to replace them with permanent facilities because that is a better investment. Runcie pointed out that with a reduced amount of time a student has to a computer will penalize that student in an assessment because their keyboard skills will be weak. Technology is a major concern from an academic standpoint.

In response to Commissioner DuBose, Runcie advised that there are three schools over 125 percent of their capacity. Instead of investing in temporary modular class room facilities, the decision has been made to invest in permanent facilities. It is about 1.5 to 2 percent of the entire budget.

Commissioner Trantalis emphasized the need to educate the public on the need for this referendum to pass. Members of the Commission commended Runcie for his accomplishments.

Information provided by Superintendent Runcie for his presentation was made a part of the record.

Mayor Seiler opened the floor for public comment.

Former commissioner Tim Smith expressed support in the referendum. He was pleased with the changes that have occurred and attributed a great deal to Runcie's leadership. However it must be acknowledged that Fort Lauderdale is a donor city.

Charles King, 105 North Victoria Park Road, criticized the ethics of the School Board membership of the past as well as that the majority of members today reside in the western part of the county. During Runcie's tenure, Walker Elementary has gone from a C to F rating. There is also a problem with boundaries. He elaborated on the inequities with schools in the east compared to those in the west.

Runcie indicated that he has told King they are willing to work with anyone that puts together and presents a boundary proposal.

There was no one else wishing to speak.

There was consensus to adopt a resolution of support for the bond referendum that would be a walk-on for the regular meeting.

A brief discussion ensued about the order of the agenda and protocol for item BUS-3.

BUS-2 14-1038 ELECTIONS UPDATE - BROWARD SUPERVISOR OF ELECTIONS

Micah Williams, representing Broward County Supervisor of Elections Office, reviewed slides related to this matter. A copy of the slides is attached to these minutes.

There were no questions.

BUS-3 14-1284 CITY COMMISSION DISTRICT III VACANCY - CANDIDATE INTERVIEWS

Mayor Seiler noted the interviews will be conducted in alphabetical order. He encouraged the Commission to individually meet with each candidate.

John Hill III said he has resided in the city for 68 years. His family has contributed to the city's development. This is a good time for him to serve.

Commissioner DuBose advised that he met with each of the candidates.

Hill responded to Mayor Seiler's question about volunteering and service in District III before today. Mayor Seiler asked if he intends to run for the seat in 2015. Hill indicated he did not believe he would seek the full term but did not want to forfeit his chance. He indicated no on the application.

Mayor Seiler stated that he wants to appoint someone, not anoint. The appointee would have an unfair advantage as the incumbent in March, which he felt would be a disservice to the district. He advised people who called to inquire about this appointment that he would not appoint anyone interested in seeking a full term. He also made it clear to those who inquired that this was his position and not Commission policy. Commissioner DuBose did not think an appointment gives an advantage. When a vacancy occurred previously, some interim applicants were transparent about their intent and others were not. The residents of District III knew who they wanted. The incumbent came in last. Mayor Seiler noted that person originally said they would not run, and then did. Commissioner DuBose said it became very divisive in the district because there was no policy in place. He did not think individuals should be penalized for their transparency and desire. Because of the way the process was handled, he felt bullied into a different position. He would prefer people who are seeking the position because there is the potential for two learning curves. When an individual says they want to run and he or she is appointed, there is greater scrutiny. He encouraged the applicants to be as transparent as possible but reminded them there is no set policy. Hill pointed out that the charter does not prohibit him from running even if he is appointed as interim commissioner. He has reviewed the charter and is familiar with the organizational structure and duties. He said he would not likely run for a full term but wanted to make a difference over the five-month interim period as a civic obligation.

Vice-Mayor Rogers left the meeting at approximately 4:04 p.m. to attend a funeral.

Robert McKinzie said he is a lifelong resident of Broward County. He outlined his education and noted his civic involvement throughout the county and particularly in District III and in the area of education. He has been operating his father's construction business in Plantation and recently moved it to Fort Lauderdale. He intends to run for the District III vacancy in March. He purchased a residence in District III four years ago and moved into that residence at 505 NW 19 Avenue in February 2014. He exceeded the ordinance with respect to residency requirements. He is committed to this district. He would like to provide housing for those who want to move back to District III.

In response to Commissioner Trantalis, McKinzie said he previously resided in Plantation. He purchased the home to run for the District VII County Commission seat. He noted that purchasing a home before getting the job shows his commitment.

Both Commissioner Roberts and Mayor Seiler acknowledged McKinzie's involvement in the community. McKinzie went on to note his government experience and involvement in that respect.

Samuel Morrison said he moved to Fort Lauderdale in 1974 and currently resides in Sweeting Estates. He outlined his education, work experience and civic involvement. He believed this appointment would be an opportunity to continue the service he has provided not just to Fort Lauderdale but countywide. He confirmed for Mayor Seiler that he does not intend to seek a full term.

In response to Commissioner DuBose, the City Clerk advised that revised information provided by Barbara Houston Wilson was provided to the Commission, but it may not appear in the iPad software.

Wilson said she is a Florida native and has been residing in Fort Lauderdale for the last 40-plus years. She outlined her education, work history and community involvement. She noted her public service since childhood in teaching Sunday school. She was undecided whether she would seek a full term.

Mayor Seiler advised that the item should be scheduled for the November 4, 2014, regular meeting from these four applicants.

BUS-4 14-1248 CITY'S 2015 STATE OF FLORIDA LEGISLATIVE PRIORITIES AND APPROPRIATION REQUESTS

Legislative consultant Ron Book of Ronald L. Book, P.A., noted there is an issue relating to anchoring that does not appear in the legislative priority summary (Exhibit 1 of Commission Agenda Memorandum 14-1248), but it is an issue that both firms are working on and have forced the industry into a series of statewide meetings. This involves people anchoring as close as 25 yards from an individual's private dock and staying there for a long period of time, creating environmental and privacy issues. The City Manager advised it was inadvertently left off the exhibit. Book indicated that part of the problem is those affiliated with the boat show who are against what they, as the City's lobbyists, are trying to accomplish. He noted several state officials that are addressing the issue.

Book went on to say he is satisfied with the priority list. It does not include red light cameras, but he believed that will remain an issue until the current speakerships are concluded. Dave Ericks of Ericks Consultants Inc. advised that there has been an indication that nothing will be done with pension. He anticipated this year if items do not come out of the House, they will not move in the Senate. A brief discussion followed as to relationships between the House and Senate and factors that could impact the House and Senate.

Book felt the City's priority list is robust and ought to be pared down. Water will continue to be an issue regardless of who the governor is, but it will have an impact on what is spent and where it is spent. He did not think the substantive issues will change. He was not optimistic. He suggested authority be given to the Manager and the lobbyists to guide staff to bring in projects that have an opportunity for funding. Water projects are probably wise. Book did not think that crime reduction and juvenile detention programs should be on the appropriation list. Concerning juvenile detention, Mayor Seiler explained that the Commission would like to see policies revisited. It is not a financial issue. Book indicated that he needs to have a better understanding of what needs to be done. There are issues at the county level on this topic. He suggested communication with County Commissioner Lois Wexler. Mayor Seiler asked the item be moved from financial support to indicate it has to do with policy. Commissioner Roberts advised it is an operational policy issue that needs to be tightened up. Book commented that how resources are allocated will depend who is the governor. Commissioner Roberts felt there are overlapping issues relating to water that could be pared down. In response to Commissioner Roberts, both Book and Ericks indicated that the issue of allowing a gun range in an individual's yard is slowing down.

Book believed that homelessness issues will continue to be at the forefront. He noted the house

representative and senator taking the lead on this. He felt that feeding people on the streets is sanctioning homelessness. The ordinance before the Commission tonight is bringing forward some semblance of safety and encouraged the City to move in this direction. He felt homeless should be discouraged. He believed that the chronically homeless is the biggest part of the problem. There is a need for more funding for the Housing First program in order to house the chronically homeless. The Legislature should address how to provide more dollars for the Housing First program. He enumerated cost examples that are borne for a homeless individual, such as, emergency room visits, jail time served on a misdemeanor, in comparison with the Housing First program and contended the Housing First program is less costly.

Commissioner Trantalis asked about prohibiting smoking on beaches. Ericks indicated there has not been any discussion on this issue. It has been left to the local governments. The City Attorney believed the City is pre-empted. Lauren Jackson, representing Ericks Consultants Inc., commented that a bill banning smoking on playgrounds was introduced last year and it died in committee. It may be reintroduced this year.

Commissioner Roberts asked the potential for legislation that would allow for extending the life of current community redevelopment agency areas (CRA) and creating new ones. Book indicated that throughout the state, cities want CRAs and counties are resistant. Ericks indicated that most legislators are not receptive. He offered to get an answer.

Mayor Seiler opened the floor for public comment.

Laura Croscenco, 1616 North Dixie Highway, expressed concern that there is a designated beach for dogs but no non-smoking beach for children and those suffering from asthma. She asked the City to designate a second-hand smoke free beach area and said that she intends to ask legislators for support of this matter also. Mayor Seiler noted the City is pre-empted, but if the playground bill surfaces again, it may be possible to add language for a smoke-free beach zone as well.

There was no one else wishing to speak.

There was consensus to add this item to the City's legislative agenda as well as the docking matter raised and juvenile justice will be moved to policy. The City Manager advised that this matter will be on the November 4 regular meeting agenda.

The Commission recessed at 5:02 p.m. and convened for the closed door session and adjourned at the end of the session. The Commission reconvened at 7:13 p.m. to address Item BUS-7 in the City Commission meeting room on the first floor of City Hall.

EXECUTIVE CLOSED DOOR SESSION

14-1308 THE CITY COMMISSION WILL MEET PRIVATELY PURSUANT TO FLORIDA STATUTE 286.011(8) CONCERNING BRANDI LYNCH AND SEAN BORDEN v. CITY OF FORT LAUDERDALE [Case 13-014310(08)]

BUS-5 14-1171 UPTOWN AREA - URBAN LAND INSTITUTE TECHNICAL ASSISTANCE PANEL RECOMMENDATIONS

Deferred to November 4, 2014.

BUS-6 14-1165 PREVIEW OF NEW CITY WEBSITE

Deferred to November 4, 2014.

BUS-7 14-1075 STATE ROAD A1A PEDESTRIAN CROSSINGS WITHIN FLORIDA DEPARTMENT OF TRANSPORTATION RESURFACING PROJECT - BETWEEN MERCEDES RIVER BRIDGE AND SUNRISE BOULEVARD

Transportation and Mobility Director Diana Alarcon advised that the City was approached by District IV Florida Department of Transportation (FDOT) about eliminating some crosswalks along State Road A1A. FDOT is going to bid a project on A1A from the Mercedes River to Sunrise. Because the beach is dark for about nine months of the year, staff suggested lighted crosswalks. Exhibit 2 to Commission Agenda Memorandum 14-1075 is a map displaying proposed locations. The proposed locations provide a direct west to east movement leading to the beach. Staff received positive feedback from the Chamber of Commerce Beach Council. The lighting concept would be similar to what was done at 13th Street and Las Olas Boulevard which creates a strong pedestrian atmosphere.

Commissioner Roberts expressed concern about the Alhambra intersection where there is a lot of pedestrian traffic. Alarcon explained that originally there were plans to eliminate the curve and to have a pedestrian corridor along Sebastian from the Intracoastal Waterway to the ocean but it is not possible because of the back-out parking. It will be readdressed. FDOT also intends to address this area with respect to pedestrian crossings.

In response to Commissioner Trantalis, Alarcon explained they are aligning most of the crosswalks to the openings within the wave wall. Areas where there is heavy pedestrian traffic and no crosswalk have been identified and those crosswalks will be added. One is planned to be added at Bonnet House. Commissioner Trantalis felt there is inconsistency between the commission agenda memorandum and the map exhibit. Alarcon explained the adjustments being made. Crosswalks were added for a constant connection and to line up with the wave wall directly to the beach.

In response to Commissioner Trantalis, Alarcon explained that a lighted crosswalk in front of Casablanca Café on Alhambra Street will be included in the City's request along with others.

There was consensus as recommended.

BUS-9 14-1320 NATIONAL LEAGUE OF CITIES CONGRESS OF CITIES - VOTING DELEGATE AND ALTERNATES

There was consensus to name Commissioner Roberts and Vice-Mayor Rogers and as voting delegate and alternate, respectively.

BUS-10 14-1340 UPCOMING CITY COMMISSION MEETING DATES - HOLIDAYS

There was consensus to reschedule the second meeting in December to Wednesday, December 17 and the second meeting in January to Wednesday, January 21.

The Commission recessed and convened as the Community Redevelopment Agency Board of Directors

at 7:24 p.m. The Commission then reconvened the regular meeting with agenda item PH-4 at 8:07 p.m. The Commission recessed the regular meeting at 12:35 a.m. and returned to the conference meeting with agenda item BUS-8.

BUS-8 14-1313 REAL ESTATE BROKERAGE SERVICES - DRAFT STRATEGIC PLAN - CBRE

Ken Krasnow, managing director of CBRE real estate consultants, provided introductory remarks.

Mike McShea, executive vice-president of CBRE, explained that typically CBRE would partner with local offices. There are 900 professionals in the state and 150 brokers. He reviewed the executive summary contained in Exhibit 1 to Commission Agenda Memorandum 14-1313. A copy of the executive summary is attached to these minutes.

Mayor Seiler remarked on the benefit of selling surplus properties and appreciated CBRE's work in organizing a list of such properties.

Mayor Seiler opened the floor for public comment.

Roosevelt Walters, chair of the Affordable Housing Advisory Committee, said the Committee has submitted to the Commission recommendations and guidelines for development on some of the properties just discussed. A joint workshop was held wherein use of some surplus properties for development of affordable housing was discussed. Mayor Seiler said he would see no problem identifying seven to 10 properties for affordable housing. He did not think a volume of properties is needed. Proceeds from sale of surplus properties could go toward things like affordable housing. He did not believe that Fort Lauderdale has to solve the County's affordable housing problem. Commissioner DuBose referenced page 44 of Exhibit 1, which is attached to these minutes. He was concerned that properties in the Community Redevelopment Area (CRA) which were designated for infill housing were identified by CBRE (surplus). Taking these properties out of the City's control is inconsistent with the goals for this community. Mayor Seiler felt the goals could be fulfilled with infill housing by private development. The properties would be returned to the tax rolls. Dialogue ensued between Commissioner DuBose and Mayor Seiler on this point. In response to Mayor Seiler, McShea advised that approximately 36 of the 135 properties identified to be marketable are within the CRA. There are 750 total properties. Some of the infill properties are on this list. Even if there are properties that are sold, covenants could still be imposed for them to be used for infill housing. Commissioner DuBose explained there were properties identified for infill housing. That strategy and objective is lost if they are grouped. Vice-Mayor Rogers did not disagree, but suggested this may be an identification issue. For example, when condemnation occurred in the CRA, it was done with a strategy. They should be identified. The City Manager explained that many of the properties have very specific zoning and land use. They should be used for that purpose. He believed everyone is talking about the same thing. There are numerous properties with no purpose. It is now incumbent upon the City to review the surplus property list to determine the best use for each property.

Walters agreed but emphasized that the affordable housing program should be spread throughout the city. Also, future development should provide a set aside for affordable housing. Affordable housing is not necessarily low-income housing. He drew attention to the Committee's previous recommendations on inclusionary zoning.

Mayor Seiler referenced Appendix 5 of Exhibit 1, Recommended Surplus Property List, and questioned whether addresses could be obtained for parcels that have only been identified by folio number. McShea explained that there is not a proper address for some of the properties. CBRE has attempted to

assemble as much information as possible.

Commissioner DuBose requested a list of properties within the CRA boundaries.

Mayor Seiler asked about property fronting Federal Highway adjacent to Parker Playhouse. McShea advised that CBRE made a determination that certain properties are not sellable, however, those properties could be reevaluated. Mayor Seiler noted another example on Sunrise Boulevard that was previously considered for a dog park. A percentage of the sale price could be devoted to a dog park.

In response to Commissioner Trantalis' question about Las Olas Marina, McShea advised that the City received an unsolicited offer. Commissioner Trantalis noted that when the discussion of surplus properties was raised some time ago, Bryan Homes was a priority and it was decided that the methodology to attract investors was changed. Also, the City wanted to find a methodology for the other surplus properties. Unfortunately, it appears that no progress has been made. The list only identifies opportunities. The City Manager advised that the charter requires a certain methodology for the sale of property involving sealed bids. Surplus property is advertised in the legal section of *The Sun-Sentinel* and then there is word of mouth. Another process can be employed where the property would first be marketed nationally. Commissioner Trantalis supported retaining CBRE over the long term and the work CBRE has done, but he is frustrated with the status of the Bryan Homes and that there are no concrete recommendations that can be acted on today. McShea explained that once given direction, CBRE is prepared to act. The properties will be marketed globally. The City Manager explained there is an issue with how the City leases property. CBRE is being engaged to assist the City in this area. With regard to surplus property, staff will work with CBRE to identify what is the most marketable on the Recommended Surplus Property List (Appendix 5 of Exhibit 1). This will decide what should be pursued first. They will also review the list with the Affordable Housing Committee to determine which properties are suitable for infill housing. He pointed out that some lots are simply unbuildable.

In further response to Commissioner Trantalis, McShea explained the Bryan Homes property is difficult to develop because of its historic designation. CBRE studied this property along with all of the development options surrounding it. It will be difficult to have just a restaurant on the site. The previous proposals submitted required significant investment. CBRE thought both of the proposals were questionable. McShea advised that in discussions with the Mayor and City Manager, CBRE has been advised of the front-burner items. Commissioner Trantalis expressed frustration with moving on this work wherein Mayor Seiler noted there was difficulty completing the contract with CBRE and they could not start work until there was a signed contract on July 23. In response to Commissioner DuBose's question about expanding the scope, City Manager advised he will be reviewing those concerns one on one. The City Manager went on to advise that the City is using CBRE as subject matter experts on some initial analysis. For example, CBRE is furnishing hotel and residential experts for Las Olas Marina issue. This part of the relationship must be formalized.

The City Auditor commented that when his office scrubbed the data in 2009, the addresses were identified. The addresses are available. Mayor Seiler asked that CRA properties be identified.

Walters asked that those properties in the CRA recommended for infill housing be provided to the Affordable Housing Advisory Committee for their November 10 meeting.

Mayor Seiler opened the floor for public comment.

Joan Hinton, 713 NW 19 Avenue, said there are numerous vacant lots in the Durrs neighborhood. The City promised it would develop the land between 19 Terrace and Interstate 95. She asked what the plans are for this area. Commissioner DuBose believed some of that property is within the CRA. He believed

there are some environmental issues. Hinton acknowledged that is correct but the community was not informed. Also there is a lot of property that cannot be developed because the lots are too small. The homeowners would like the City to donate those lots to the adjacent property owners. Commissioner DuBose advised historically adjacent property owners have purchased the non-buildable lots. Mayor Seiler explained the City cannot give away real estate. It is done through a bidding process and the neighboring property owner has been successful. Commissioner DuBose agreed to follow up with Hinton. Hinton stressed that the neighborhood be notified which has not been the case.

Jana Gray Williams, representing Serenity Family and Children Services, said that Serenity Family and Children Services is a non-profit organization in Fort Lauderdale. Her home was destroyed by Hurricane Wilma. Insurance was not helpful and her family became homeless. She was able to move back into a home but it was destroyed by an electrical fire. She was unable to get shelter help. She advocated for some of these properties to be given back to the community for shelter assistance. Mayor Seiler asked that Williams follow up with Commissioner DuBose about any specific property. She requested that Commissioner DuBose's successor address this matter with the same level of intensity.

Charles King, 105 North Victoria Park Road, advocated for the properties to be listed for sale and the signage posted. He supported spreading affordable housing throughout the city. He drew attention to the referendum a couple of years ago concerning affordable housing that was rejected. He believed the voters want a reasonable amount of money and the properties put back on the tax rolls. He was skeptical of public-private partnerships from the City's standpoint. Some dialogue ensued between King and Commissioner DuBose concerning infill housing.

There was no one else wishing to speak.

Mayor Seiler requested CBRE look at the property fronting Federal Highway adjacent to Parker Playhouse to determine if there is any opportunity.

COMMUNITY REDEVELOPMENT AGENCY MEETING

BOARDS AND COMMITTEES

BD-1 14-1258 COMMUNICATIONS TO CITY COMMISSION AND MINUTES
CIRCULATED - period ending October 16, 2014

Deferred to November 4, 2014.

BD-2 14-1259 BOARD AND COMMITTEE VACANCIES

Please see regular meeting item R-1.

CITY MANAGER REPORTS


No discussion.

The City Commission reconvened the regular meeting agenda at 1:44 a.m. to address Item PH-4 in the City Commission meeting room on the first floor of City Hall.

REQUEST FOR CLOSED DOOR

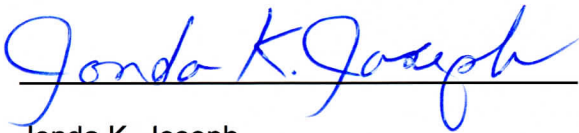
The City Attorney requested a closed door sessions for October 21, 2014 to discuss the matter of *Brandi Lynch and Sean Borden vs. City of Fort Lauderdale* [Case 13-014310(08)].

There being no other matters to come before the Commission, the meeting was adjourned at 3:37 a.m.



John P. "Jack" Seiler
Mayor

ATTEST:



Jonda K. Joseph
City Clerk



...WITH CONFIDENCE!

Dr. Brenda C. Snipes
Broward County
Supervisor of Elections

Elections Presentation
2014

Election Process:

- ▶ Voter Education and Outreach
- ▶ Voter Registration
- ▶ Candidate Qualifying
- ▶ Voter Services
- ▶ Election Day Operations
- ▶ Election Planning and Development
- ▶ Information Technology
- ▶ Voting Equipment Center Operations

Latest Election Statistics

Current Statistics as of October, 2014

Democrats.....	544,409
Republicans.....	235,941
Others.....	285,198
Total.....	1,065,548

Voter Turnout

January 29, 2008.....	38.33%	March 9, 2010.....	9.04%
August 26, 2008.....	11.41%	August 24, 2010.....	14.93%
November 4, 2008....	73.34%	November 2, 2010...	40.99%
January 31, 2012....		21.21%	
August 14, 2012.....		10.70%	
November 6, 2012...		66.85%	

2014 Election Dates

November 4, 2014 General Election

Voter I.D. Requirements



- Florida driver's license
- Florida identification card issued by the Department of Highway Safety and Motor Vehicles
- United States passport
- Debit or credit card
- Military identification
- Student identification
- Retirement center identification
- Neighborhood association identification
- Public assistance identification

2014 EARLY VOTING

November 4, 2014 General Election:

October 20, 2014 through November 2, 2014

Monday–Friday 9:00 a.m. to 7:00 p.m.

Saturday–Sunday 7:00 a.m. to 4:00 p.m.

Election Day Check In



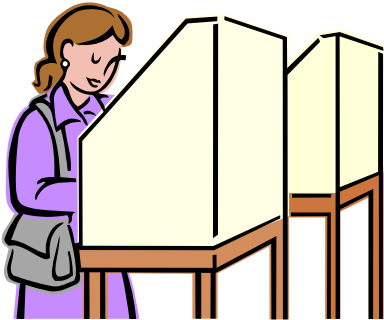
EVID **All-In-One**



- ▶ Serves as a check and balance to the voting process.
- ▶ Provides a complete paper trail for every step of the voter check-in process.
- ▶ Speeds up the voter check-in process, and voting experience as a whole.
- ▶ Easy-to-read touch screen keyboard
- ▶ Signature capture pad
- ▶ Magnetic stripe reader to read Florida driver licenses

Current Voting Process

Vote in privacy booth using writing utensil provided.



The voter will insert the ballot into the DS 200 optical scanning machine.

Two Ways to Vote on Election Day for the 2014 Elections

Paper Ballot



DS 200 Scanner

or

Touchscreen



ADA Compatible
iVotronic

Touchscreen Voting for ADA Voters



Step 2 B

**Thank You
for Voting**

**Step 1
Sign In**



EVID Machine



Step 2 A



Paper Ballot

(must complete in
privacy booth)

Step 3



Optical Scan

(voter will
scan ballot)

**Thank You
for Voting**

Election Day Operations

- ▶ Polling Places (FL Statutes 101.715) 577 Precincts
- ▶ Election Day Workers (FL Statute 102.012)

Clerk (\$200)

Voting System Techs (\$200)

Assistant Clerk (\$170)

Field VST Super Clerks (\$200 + mileage)

Poll Deputy (\$160)

Bilingual / Inspectors (\$165)

- ▶ Training of Election Day Workers (FL Statute 102.014)
- ▶ Poll Worker Recruitment
- ▶ Hispanic and Creole speaking poll workers needed

Absentee Ballot

- ▶ **Who's eligible?**

All Broward County registered voters

- ▶ **How to request an absentee ballot**

954-357-7055, 24 hours a day, 7 days a week

- ▶ **Deadline to request an absentee ballot**

Wednesday prior to an election

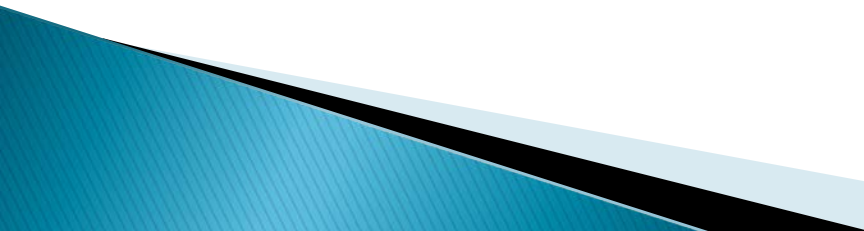
- ▶ **Absentee Ballot Rejected For:**

1. No signature

2. Late return

All ballots need to be returned to the Supervisor of Elections office by 7:00 p.m. on Election Day

Tracking Absentee Voting

- ▶ Registered voter requests an absentee ballot
 - ▶ Relia-Vote processes the absentee ballot
 - ▶ Ballot is delivered to the post office
 - ▶ Post office delivers ballot to the residence
 - ▶ Voter can mail or hand deliver the ballot to the Supervisor of Elections office by 7:00 p.m. on election night
 - ▶ Supervisor of Elections office receives and verifies
 - ▶ Ballot is tabulated on election night
 - ▶ Election night, the results are released
- 

Relia-Vote

Absentee ballot processing





VOTE

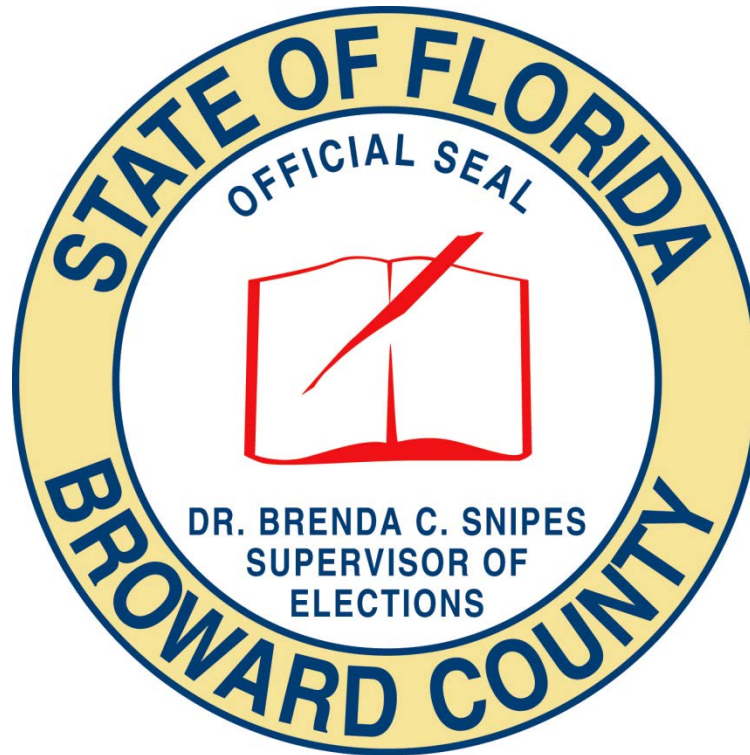
...WITH CONFIDENCE!

Dr. Brenda C. Snipes
Broward County Supervisor of Elections
www.browardsoe.org

Topics for Discussion

- ▶ Election Process
- ▶ Latest Election Statistics
- ▶ 2014 Election Dates
- ▶ 2014 Early Voting
- ▶ Election Day Check-In
- ▶ EViD Machine
- ▶ Three Ways To Vote On Election Day

What Motivates You?



CBRE



**CBRE Presentation
City of Ft. Lauderdale
Commission Hearing**

October 21, 2014



CBRE FIRM OVERVIEW

Founded in 1906, CBRE is the global leader in strategic consulting management, and implementation strategies for real property including:

- 42,050 employees
- 433 offices in 63 countries
- 300+ corporate client accounts
- 80% of Fortune 100
- 10 full-service offerings



CBRE Public Institutions

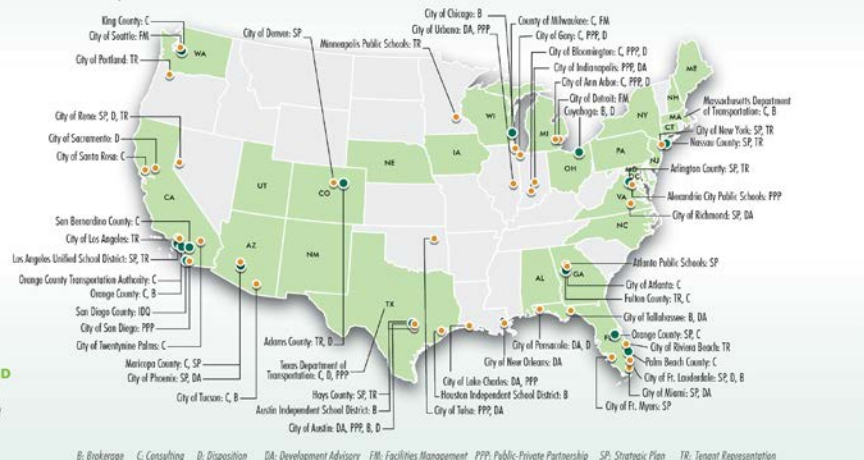
- 100+ Public Sector Clients
- Specializes in identifying assets and developing creative strategies to produce incremental cash flow, increased amenities, and synergistic development

CBRE STATE AND LOCAL GOVERNMENT PARTIAL CLIENT LIST

CBRE provides state and local government entities with comprehensive real estate solutions. The map below shows the entities with which we maintain current contracts or our team has had recent experience.

STATES

- Alabama: TR
- Arizona: SP, TR
- California: TR
- Colorado: SP, TR
- Connecticut: C
- Florida: TR, SP, DA, C
- Georgia: SP
- Hawaii: D
- Iowa: C
- Maine: D
- Maryland: SP, TR, DA, D
- Massachusetts: TR, C
- Michigan: SP, TR
- Nebraska: TR
- New Hampshire: D
- New Jersey: SP, C
- New Mexico: D
- New York: TR, SP, D
- North Carolina: SP, TR
- Ohio: FM
- Pennsylvania: SP, TR
- Texas: TR, D
- Virginia: TR
- Washington: TR
- Wash. D.C.: SP, TR, DA
- Wisconsin: TR, PPP, SP



LEGEND

- STATE
- COUNTY
- CITY

B: Brokerage C: Consulting D: Disposition DA: Development Advisory FM: Facilities Management PPP: Public-Private Partnership SP: Strategic Plan TR: Tenant Representation

CBRE Florida



900+ CRE professionals



150+ brokers



35+ years in market



\$4.2B total transaction value

PROJECT APPROACH

- Interviewed the Mayor and City Manager to understand goals for City real property
- Met with City Departments to understand how real estate supports their mission, current and future space needs
- Conducted site visits to assess the physical condition and utilization of operating real estate
- Collected empirical data for the real estate portfolio
- Mapped all leased and owned assets
- Abstracted income producing leases as assigned by the City to proactively manage

ELEMENTS OF THE STRATEGIC PLAN

1. Organization & Process
2. Operating Real Estate
3. Surplus Property
4. Priority Projects



KEY FINDINGS



KEY FINDINGS

Organization and Process

Observations

- Real Estate function currently managed by Parks & Recreation
- Dedicated and committed personnel

Conclusion

- Managing administrative real estate and disposition of surplus assets is not Parks & Recreation's core mission

Recommendation

- Engage real estate advisor to augment existing personnel

KEY FINDINGS

Real Estate Portfolio Technology Solution

Observations

- Lack of consistent or centralized database / repository of real estate property information
- Inability to monitor key dates or proactively manage collections / receivables
- Do not electronically store important documents:
 - Contracts/Leases
 - Title work
 - Surveys
 - Appraisals

Recommendation

- Acquire and implement inexpensive “off the shelf” technology platform

CBRE has abstracted a portion of the City’s income producing leases and catalogued electronically . Pending approval, CBRE will abstract and manage the remaining leases.

KEY FINDINGS

Workplace Standards

Observations

- No consistently applied workplace standards
- Space is generally poorly laid out, inefficiently used
- Not designed for modern office work functions

Recommendations

- Engage architect to establish workplace standards by job function
- Implement best practice workplace standards (telework, mobility, open floor plan)

Reduction in space by 10-20% or ability to house employees in same amount of space but in much better work environment

KEY FINDINGS

Forms / Processes

Observations

- No standardized forms or process
 - Contracts
 - Leases
- Every document individually negotiated by legal
- Documents not consistently drafted, stored

Recommendations

- CBRE to provide “best practice” forms
- Adopt and streamline consistent process across all City Departments
- Store documents electronically

OPERATING REAL ESTATE



OPERATING REAL ESTATE

City Hall

Observations

- 83,276 square feet built in 1967
- Inefficient floor plate and poorly designed
- IT department vulnerable to natural disaster and should be relocated
- Deficiency estimated at \$3,582,530 or 30% of Current Replacement Value

Conclusions

- Building has outlived its useful life and is functionally obsolete
- Capital improvements and repairs will continue to accumulate
- Existing City Hall site could be sold to help fund new development

Recommendations

- Engage architect to develop space program for appropriately sized City Hall
- Perform feasibility study including estimate of new construction on City owned land or alternative site
- Develop Broker Opinion of Value of existing City Hall site
- Present findings to City officials and Commission
- Identify funding sources
- If approved, issue RFP to Development Community



OPERATING REAL ESTATE

Police Department Headquarters

Observations

- 88,607 square foot facility constructed in 1958
- 2007 study recommended replacement and increase building to 240,000 square feet at cost of \$97,300,000

Conclusion

- Facility has outlived its useful life and is functionally obsolete

Recommendations

- Relocate Fleet Management and Service Center to a more appropriate, less valuable industrial site
- Engage architect to revisit the 2007 study
- Perform feasibility study that includes cost estimate of new construction for new Police Department Headquarters
- Present findings to City officials and Commission
- Identify funding sources
- If approved, issue RFP to Development Community



SURPLUS PROPERTY



SURPLUS PROPERTY

Observations

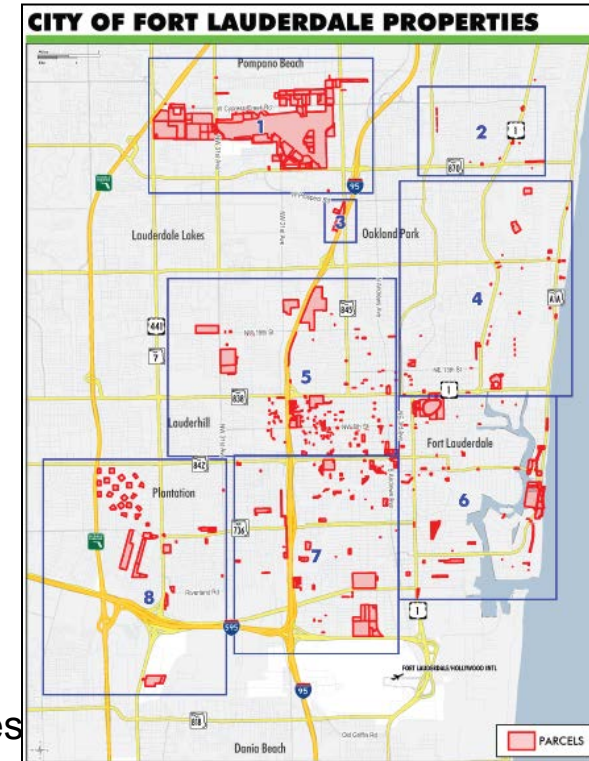
- City/CRA owns approximately 750 parcels of land
- Significant number of residential infill parcels
- Some very valuable commercial development opportunities
- Wide variety of property types – residential, industrial, marina, hospitality

Conclusions

- 135 smaller properties deemed to be surplus candidates with a total assessed value of \$20.05 Million
- Extremely valuable properties (One Stop Shop site, Las Olas Marina, Bahia Mar) could have combined value approaching \$100 million

Recommendations

- Develop Broker Opinion of Value for prioritized surplus properties
- Dispose of surplus property by one of three methods
 - Broker sale
 - Auction
 - Public Private Partnership



PRIORITY PROJECTS



PRIORITY PROJECTS

Bryan Homes

Observations

- 11,000 square foot vacant restaurant facility
- Experienced several failed concepts over the years
- Multiple adjacent properties designated historic

Conclusions

- Deteriorated Bryan Home structure and properties designated historic render the parcel expensive and difficult to redevelop
- Zoning and the Downtown and New River Master Plans will influence redevelopment potential

Recommendations

- Consider purchasing the adjacent parcels or partnering with private owners to create an assemblage
- Review zoning and historic designations to better understand their impact
- Identify master developer for the entire site

PRIORITY PROJECTS

Las Olas Marina

Observations

- 7.9 acres north and south of Las Olas Boulevard
- Current zoning is Planned Resort Development District
- City received unsolicited offer for a “Public Private Partnership”
- September 22, 2014 appraisal suggests value of \$39,000,000

Conclusion

- Unsolicited proposal does not reflect Fair Market Value

Recommendation

- Issue a request for proposal to the broader universe of developers and investors

PRIORITY PROJECTS

Bahia Mar

Observations

- 44-acre parcel 801 Seabreeze Blvd.
- Primarily utilized by a hotel and marina facility
- Home of Fort Lauderdale International Boat Show
- Recently purchased by Rahn Bahia Mar, LLC
- 50 years remaining on a ground lease
- New owner plans to redevelop entire facility to include hotel, commercial space and condo towers

Conclusion

- Ground lease is undervalued for planned new development

Recommendations

- Determine increased property value with improvements
- Renegotiate ground lease during approval process

PRIORITY PROJECTS

One Stop Shop

Observations

- Irregularly shaped City block of 3.469 acres of land
- Once the One Stop Shop for city permitting and licensing
- Building is currently vacant and fully secured
- Site has become a central gathering place for homeless citizens
- Proximate to the future All Aboard Florida Rail Station

Conclusions

- Site size and location renders property prime redevelopment candidate
- CBRE estimates value as multifamily residential of \$11- \$13 Million

Recommendations

- Consider sale or ground lease to a multi-family or senior living developer
- Evaluate maintaining the site for the construction of a new City Hall

Andrews Land
301 N Andrews Avenue
Ft Lauderdale, FL 33301



PROPERTY DESCRIPTION: The property consists of 3.469 acres of land located on the northwest corner of Andrews Avenue and NE 2nd Avenue which is two blocks north of Broward Boulevard, the major east west artery that leads into the city of Fort Lauderdale. The site is within walking distance to the current bus station and the future site of All Aboard Florida train station. It is also within easy walking distance to 1,028,955 square feet of office space which is a part of the inventory of the downtown office space. This parcel of land is ideally suited for multi-family or senior living facility due to the factors listed above.

Strengths <ul style="list-style-type: none">• Excellent Location• Site is large enough to do structured parking vs pedestrian parking for multi-family which equals to lower construction cost• City Planning Support• Best site for multi-family or senior living facility versus other sites already approved for similar development• On new Wave street car route	Weaknesses <ul style="list-style-type: none">• Competition of other new multifamily development in the area• Demolition Cost of vacant building at \$100,000 plus additional cost for asbestos removal if found in the building	Opportunities <ul style="list-style-type: none">• Develop multi-family or senior living facility
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PROPERTY OVERVIEW

Addresses:	301 N Andrews Avenue, Fort Lauderdale, FL 33301
Building Area:	±31,409 SF – Vacant
Land Area:	±3.469 AC
Year Built:	N/A
Occupancy:	Vacant
Parking:	TBD
Zoning:	RAC-CC
Traffic Counts:	21,500
Unit Mix:	TBD
Existing Use:	Zoned RAC-CC, City of Ft. Lauderdale. Contained building scheduled for demolition.

This valuation available or better position of value is not an appraisal and has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice. Neither you, nor any third parties, may rely on this analysis for any purpose, except for the purposes stated herein. CBRE and any other entities other than any CBRE client in connection with a contemplated transaction.

CBRE

OTHER PRIORITY PROJECTS

- City Park Garage
- Compost Site
- Oasis Café
- Transportation & Mobility
- Dania Beach





CBRE

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