

# City of Fort Lauderdale

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## Meeting Minutes

Tuesday, October 15, 2024

1:30 PM

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

### **City Commission Conference Meeting**

*FORT LAUDERDALE CITY COMMISSION*

*DEAN J. TRANTALIS Mayor*

*STEVEN GLASSMAN Vice Mayor - Commissioner - District II*

*JOHN C. HERBST Commissioner - District I*

*PAM BEASLEY-PITTMAN Commissioner - District III*

*WARREN STURMAN Commissioner - District IV*

*SUSAN GRANT, Acting City Manager*

*DAVID R. SOLOMAN, City Clerk*

*THOMAS J. ANSBRO, City Attorney*

*PATRICK REILLY, City Auditor*

## CALL TO ORDER

Mayor Trantalis called the meeting to order at 1:37 p.m.

## COMMISSION QUORUM ESTABLISHED

**Commission Members Present:** Commissioner John C. Herbst, Vice Mayor Steven Glassman, Commissioner Pamela Beasley-Pittman, Commissioner Warren Sturman, and Mayor Dean J. Trantalis

**Also Present:** Acting City Manager Susan Grant, City Clerk David R. Soloman, City Attorney Thomas J. Ansbro, and City Auditor Patrick Reilly

## COMMUNICATIONS TO THE CITY COMMISSION

[24-1004](#)

Communications to the City Commission - (Commission Districts 1, 2, 3 and 4)

***Sustainability Advisory Board (SAB)  
September 23, 2024***

***A copy of the SAB Communication to the Commission is part of the backup to this Agenda item.***

Mayor Trantalis recognized Glen Hadwen, Public Works Department Sustainability Manager. Mr. Hadwen explained the SAB communication. Mayor Trantalis agreed with the SAB's recommendation that the Commission appoint a non-voting youth member to the SAB Board and remarked on his viewpoint.

Commissioner Beasley-Pittman concurred. In response to Commissioner Beasley-Pittman's question about allowing a maximum of six (6) one-year terms for a non-voting youth member on the SAB Board, Mr. Hadwen explained his understanding and noted that this could be modified.

In response to Mayor Trantalis' question, Mr. Hadwen confirmed the SAB Communication requests the Commission approve the non-voting position and appoint Fort Lauderdale Pine Crest School Student Parker Jacobson-Bertanzetti. Mayor Trantalis suggested the Commission meet Ms. Jacobson-Bertanzetti.

In response to Commissioner Sturman's question regarding shorter terms for the non-voting SAB member, Mr. Hadwen confirmed other

options.

Mayor Trantalis reiterated that the Commission should meet the non-voting SAB member. The Commission should be made aware of a non-voting SAB member's qualifications, and the minimum age should be at the Commission's discretion. Further comment and discussion ensued.

Mayor Trantalis suggested that Ms. Jacobson-Bertanzetti meet the Commission on November 7, 2024, at the Commission Conference or Regular Meeting.

### OLD/NEW BUSINESS

**BUS-1** [24-1000](#)

Presentation on the City of Fort Lauderdale's Development Review Process and Florida Statute 166.033 - (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis remarked on his understanding of this Agenda item.

Mayor Trantalis recognized Alfred Battle, Development Services Development (DSD) Acting Director. Mr. Battle provided an overview of this Agenda item as requested at the Commission Regular Meeting on October 1, 2024. Staff will present recommended policy and process improvements to address Commission concerns.

Mayor Trantalis recognized Ella Parker, DSD Acting Deputy Director. Ms. Parker narrated a presentation entitled *Development Review Committee (DRC) Process and Statute Timeline*.

***A copy of the presentation is part of the backup to this Agenda item.***

Mayor Trantalis recognized Chris Cooper, Acting Assistant City Manager, who continued narrating the presentation.

In response to Mayor Trantalis' question, Mr. Cooper said that a pre-development meeting for a quasi-judicial application is not currently required before submission to the DRC.

In response to Mayor Trantalis' question regarding his understanding of the Site Development Application (Application) completion date was when the DRC concludes its review, Mr. Cooper explained that currently, the completed review of the Application is when the timeline for call-up begins and is consistent with the Statute. Mr. Cooper expounded on

related information, stating that if the Application meets all the Unified Land Development Regulations (ULDR) criteria and includes other specific details and criteria for full project review by DRC, it is considered a complete Application.

In response to Mayor Trantalis' question regarding a Staff error in not denying an Application when there is not adequate time to complete the full Application process and having an automatic alert in place to deny the Application, Mr. Cooper explained that Staff will work with the Office of the City Attorney to modify the ULDR, which will require review and approval of the Planning and Zoning Board.

Commissioner Sturman remarked on his perspective regarding residents' confusion about the approval process of various Site Plan Levels and cited examples. In response to Commissioner Sturman's questions, Mr. Cooper explained Site Plan Application levels, expounded on approval requirements of Site Plan Levels I through IV, and cited examples. Mr. Cooper said the pickleball project in Snyder Park (Snyder Park Project) was a Site Plan Level II and not subject to Commission call-up because it was a permitted use in the Park Zoning District, which complied with Code requirements.

In response to Commissioner Sturman's question, Deputy City Attorney D'Wayne Spence clarified that the Snyder Park Project was not subject to Commission Call-Up as it was outside the Downtown Regional Activity Center.

In response to Commissioner Sturman's questions, Mr. Cooper reiterated information related to Application completion dates and the one hundred eighty (180) day timeline illustrated in the presentation, expounded on related information, and cited examples. Mr. Cooper explained Staff's recommendation to modify the Code by extending an Application's completion date from five (5) to thirty (30) days to align with the Statute and allow for DRC input, which is when the one hundred eighty (180) day timeline would begin. Further comment and discussion ensued.

Mr. Cooper explained additional Staff recommendations that would be a decision point for Staff to determine whether an Application would be deemed withdrawn, denied, or have the timeline adjusted.

In response to Commissioner Sturman's question regarding the ability of the Commission to deny an Application when there is not adequate time within the Statute's one hundred eighty (180) days for the scheduling of a

de novo hearing, Mr. Spence explained that the Office of the City Attorney reviewed the Statute and explained related information and requirements. Staff needs to formalize the process of authorizing Staff to deem that an Application does not meet the requirements of the ULDR within a specific time frame and would be denied. This process needs to be formalized in the Code to provide Staff an alternative when an applicant needs to agree to an adequate time extension to complete the Commission review process.

In response to Commissioner Sturman's question regarding liability should an Application be denied due to lack of an adequate timeline for a Commission call-up, Mr. Spence confirmed the likelihood that the City would be challenged. Mr. Spence explained that the alternative is to completely revamp the application review process and explained the related information. Mr. Spence recommended the Commission consider the Staff recommendation listed in the presentation: *If an Application is 45 days from the 180-day deadline, bypass approval by the Planning and Zoning Board and present the Application to the City Commission, except for rezoning and land use amendment applications.*

In response to Commissioner Sturman's question, Mayor Trantalis confirmed the need to remove the possibility of human error from the process, explained related information, and cited examples.

Mayor Trantalis remarked on denying an incomplete application, and Mr. Spence commented that the City would need to cite specific reasons for the denial. Mayor Trantalis remarked on possible schedule-related scenarios related to the approval of an Application by the P&Z Board and the one hundred eighty (180) day timeline. He said that an Applicant's extension should not be at the discretion of a Staff member. Any extension must automatically include an additional one hundred eighty (180) days or a specific number of days to allow adequate time for the Commission to call-up an Application and set a de novo hearing, whichever is less. Mayor Trantalis emphasized the importance of removing the possibility of human error and strict timeframes.

Mr. Cooper said that Mayor Trantalis' comments could be used by Staff to codify how Application extensions are considered and granted.

Commissioner Sturman concurred with Mayor Trantalis' recommendations and expounded on his viewpoint, noting that they would incentivize applicants to work with Staff. Further comment and discussion ensued regarding the Commission's viewpoint to not bypass

the P&Z Board.

In response to Commissioner Beasley-Pittman's question regarding the public participation portion of the Application process, Mr. Cooper explained information regarding the three (3) opportunities for public participation, including outreach to applicable civic associations, first-class mail notice to residents within three hundred feet (300') of the proposed development, and the required public advertisement by the Applicant before the P&Z Board Meeting. Mr. Cooper explained that the Applicant is required to sign an affidavit certifying its compliance with required public outreach efforts.

Mayor Trantalis recommended that public notices be sent via certified mail/return receipt to the owner of record for properties within three hundred feet (300') of a proposed development project informing them of the date, time, and location of the P&Z Board Meeting where the Application will be reviewed for approval.

Mr. Spence commented on information in the Code's public notice requirements and explained related information. Further comment and discussion ensued regarding notice for proposed projects. Commissioner Beasley-Pittman remarked on the need to ensure neighbors are informed promptly.

Commissioner Herbst remarked on his perspective and experience regarding receiving public notice. Further comment and discussion ensued. Mr. Cooper suggested sending public notices via first-class mail and certified mail/return receipt.

In response to Commissioner Sturman's question, Mr. Cooper confirmed any civic association or homeowner's association within a three-hundred-foot (300') radius of a proposed development project would receive public notice.

In response to Commissioner Herbst's question regarding the Applicant reimbursing the City for costs associated with public notice, Mr. Cooper confirmed this is an option that Staff could present to the Commission. Further comment and discussion ensued.

In response to Commissioner Beasley-Pittman's question about utilizing Alert FTL, Mr. Cooper explained that it was not an option for public notice as it is for emergency purposes.

Mayor Trantalis recognized Abby Laughlin, 1050 Seminole Drive. Ms.

Laughlin discussed her perspective regarding the approval of the project located at 900 Intracoastal Drive (Project), remarked on other recommendations, and cited examples.

In response to Commissioner Sturman's questions, Mr. Cooper discussed aspects of the Code applicable to a significant change in a project's building height. He said that the Application was presented as a conditional use in excess of one hundred fifty feet (150') in height and said that the Code could be modified to address this.

Mayor Trantalis remarked on the need for the process to include triggering mechanisms to address significant changes to a project's height and setbacks. Mr. Cooper explained the Statute's impact on the previous process and acknowledged that Staff needs to modify it.

In response to Commissioner Herbst's question, Mr. Cooper confirmed the height limit associated with the Staff process is three hundred feet (300'). Further comment and discussion ensued. Mayor Trantalis remarked on his perspective and said that allowing a significant increase for a conditional use building height should be a community decision versus a Staff decision and should include input from both the P&Z Board and Commission.

Mayor Trantalis recognized Suzi Burstein, 707 Intracoastal Drive. Ms. Burstein discussed her perspective regarding the Project and neighborhood compatibility and made recommendations about ways to improve public notice to the community. Commissioner Sturman remarked that the neighbor compatibility aspect of this Project would have allowed the Commission call-up of this Agenda item if there had been sufficient time.

Commissioner Herbst discussed the controversial nature of neighborhood compatibility and cited examples. In response to Commissioner Herbst's question, City Attorney Ansbro remarked on including criteria to address the topic of neighborhood compatibility. Commissioner Herbst remarked on the prior use of structured zoning, the recent use of interpretive zoning, and the opportunity to return to structured zoning. Further comment and discussion ensued.

Mr. Cooper confirmed that the Code includes neighborhood compatibility criteria, expounded on related information, cited an example, and explained mitigation efforts of a conditional use Application to reduce the impact on the surrounding community.

Mayor Trantalis remarked on feedback from Flagler Village in the early 2000s, the neighborhood's development of a Flagler Village Master Plan, remarked on their viewpoint regarding its aspirational vision for the neighborhood, and expounded on related details. He noted the need to consider future neighborhood visions for their communities. Further comment and discussion ensued.

Commissioner Herbst remarked on ensuring neighborhood compatibility, each neighborhood defining neighborhood compatibility, the City having a defensible standard of neighborhood compatibility, and cited an example that was litigated to the State Supreme Court.

Mr. Cooper remarked on Staff efforts to develop a form-based Code for mixed-use development along primary corridors and encouraged public participation in related town halls.

Mayor Trantalis recognized Jim Concannon, 2427 NE 7th Place, Sunrise Intracoastal Homeowner's Association President. Mr. Concannon made recommendations regarding a clear understanding of when the one hundred eighty (180) day timeline commences, the process for public notice, and instituting triggering mechanisms in the approval process to address significant changes to project design and the timeline. Further comment and discussion ensued.

Commissioner Herbst discussed the need to reconcile neighborhoods' existing character with residents' new, aspirational visions for their communities and commented on related details. Mr. Concannon recommended holding neighborhood charrettes to reconcile and address that topic.

Commissioner Herbst remarked on complex, competing issues, including the need to be sensitive to gentrification and its impact on affordability for existing neighborhood residents. Further comment and discussion ensued. Commissioner Herbst noted the need for holistic code changes to address numerous concerns.

Commissioner Sturman remarked on instituting a mechanism that would kick in and trigger an automatic denial of an Application when a building doubles in size or makes significant changes to the neighborhood.

Mr. Cooper confirmed that Staff would take the comments discussed today and incorporate them into recommended Code changes for Commission consideration.



## CONFERENCE REPORTS

CF-1 [24-0971](#)

Audit of Internal Controls of Fuel Operations - (Commission Districts 1, 2, 3 and 4)

City Auditor Patrick Reilly reviewed the audit findings of the Internal Controls of Fuel Operations Audit and Management's response, which are included in the backup to this Agenda item.

In response to Mayor Trantalis' question, City Auditor Reilly explained that there was no indication of fuel activity abuse and confirmed the need to strengthen internal controls to monitor fuel activity accurately.

In response to Mayor Trantalis' question about what triggered this audit, City Auditor Reilly explained that it is part of this year's Office of the City Auditor's Audit Plan to examine areas that have yet to be reviewed over a significant period and cited examples.

In response to Commissioner Beasley-Pittman's question regarding the financial impact of the Audit, City Auditor Reilly noted that it would be difficult to identify a dollar amount. He said that the software would determine the amount and how fuel was dispensed to make necessary adjustments and cited examples.

## CITY COMMISSION REPORTS

***Members of the Commission announced recent and upcoming events.***

Commissioner Herbst remarked on the reopening of Dottie Mancini Park in District 1 and confirmed discussions with Acting City Manager Grant to coordinate a reopening event.

Commissioner Beasley-Pittman remarked on attending two (2) community organization events recognizing, influencing, and encouraging young women to meet their potential. She remarked on additional District 3 events.

Vice Mayor Glassman noted the ribbon cutting related to the Las Olas Undergrounding Project. Mayor Trantalis commented on a conversation with a Shady Banks neighbor related to Florida Power and Light outreach to discuss utility undergrounding in Shady Banks. In response to Mayor Trantalis' question, Staff and other Commission Members discussed similar information. Further comment and discussion ensued.

Vice Mayor Glassman commented on attending District 2 meetings and events, including the State of the City Address. He remarked on the renovation of the War Memorial Auditorium and upcoming District 2 events and groundbreakings, including the annual Boat Show. He welcomed the South Florida Symphony Orchestra to Flagler Village, having recently relocated from the City of Wilton Manors.

Vice Mayor Glassman remarked on his June 18, 2024, correspondence to Acting City Manager Grant, which discussed flooding and climate change as significant areas of concern, and requested that Staff provide periodic updates to Commission Members.

Commissioner Sturman acknowledged the efforts of Management and Staff related to hurricane preparedness. He reminded District 4 constituents to sign up on the City website to receive text alerts about road and traffic issues and other essential issues that may arise. Commissioner Sturman acknowledged the Police Department and Fire-Rescue Department Staff for their deployment to areas impacted by recent hurricanes.

Mayor Trantalis remarked on attending various District events and acknowledged Staff for their efforts to ensure the success of the State of the City Address and noted input from the Downtown Development Authority. He commented on the importance of cultural aspects throughout the City, noted the relocation of the South Florida Symphony to Flagler Village, and acknowledged the artistic contributions of the Broward Center for the Performing Arts. Mayor Trantalis noted his upcoming attendance at the Tri-City Mayor's Panel in Wilton Manors to discuss economic development and the Florida Recycling Partnership Foundation at the IcePlex. Mayor Trantalis recommended that a Commission Member attend the upcoming Greater Fort Lauderdale Alliance Dinner at the War Memorial Auditorium and remarked on the upcoming Boat Show and related activities.

### **CITY MANAGER REPORTS**

**MGR-1** [24-1002](#)

City Commission Follow up Action Items - (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis recognized Dr. Nancy Gassman, Public Works Department Deputy Director. Dr. Gassman provided an update on the October 14 -22, 2024, King Tides and explained related information, including anticipated rainfall on Friday, October 18, 2024. Acting City Manager Grant confirmed that Staff would message community

members as necessary.

In response to Commissioner Beasley-Pittman's question, Dr. Gassman discussed areas that could be impacted by anticipated rainfall coinciding with the King Tides and measures private property owners located adjacent to the Intracoastal Waterway could take.

## **ADJOURNMENT**

Mayor Trantalis adjourned the meeting at 3:32 p.m.