

# City of Fort Lauderdale

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



## Meeting Minutes - DRAFT

Tuesday, February 3, 2015

1:30 PM

City Commission Conference Room

## City Commission Conference Meeting

***FORT LAUDERDALE CITY COMMISSION***

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

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

Meeting was called to order at 1:31 p.m. by Mayor Seiler.

## ATTENDANCE ROLL CALL

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

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

No public comments were submitted by email for this meeting.

## CITY COMMISSION REPORTS

### Events and Matters of Interest including Update on Status of Beach Renourishment

Members of the Commission announced recent and upcoming events and matters of interest. During an update from Commissioner Roberts on beach renourishment, Vice Mayor Rogers asked the City Manager to ensure that donated sand is included in the permit approval. There was also a brief discussion about a recommendation coming forward to lease Bryan Homes and CBRE.

### Housing Opportunities for Persons with Aids (HOPWA) Program Administration

Commissioner Trantalis questioned if the City Manager is considering recommending the City discontinue administering the HOPWA Program. The City Manager highlighted information about program administration and noted three options. A general discussion ensued about cost recovery and the fact that the City would be increasingly subsidizing the program. Additionally, Commissioner Trantalis was concerned about quality of service.

### Road Closing; 17th Street between Andrews Avenue and 3<sup>rd</sup> Avenue

Vice Mayor Rogers asked the City Manager to followup on this road closing in that there was no notification to the City. Mayor Seiler felt the City needs to have advance notice.

### Shippey House

Mayor Seiler inquired about the status of the Shippey House. Commissioner Trantalis indicated that he would followup and report at the February 17 conference meeting.

## CONFERENCE REPORTS

**CF-1 15-0139 LIEN REDUCTION -1600 SW 17 Avenue**

Mayor Seiler opened the floor for public comment.

Raymond Cox, no address provided, expressed concern about changing the threshold level of authority for the City Manager with respect to lien reductions.

There was no one else wishing to speak.

There was no discussion.

**CF-2 15-0100 SOUTH SIDE SCHOOL UPDATE**

Vice-Mayor Rogers advised that work is progressing on the new market tax credit proposal. The City Manager estimated it would be on a Commission meeting agenda in March.

**BUS-1 15-0025 INFORMATION TECHNOLOGY SERVICES DEPARTMENT - INFORMATIONAL PRESENTATION**

Chief Technology Officer Mike Maier provided introductory remarks. A copy of slides used during the presentation is attached to these minutes.

Manager of Technical Services Jay Stacy reviewed slides related to the improved LauderServ application that interfaces with Queue Alert. He went on to note upcoming additions.

Carl Maglietta reviewed slides related to security cameras and license plate recognition, automatic vehicle location (AVL)

Commissioner Roberts noted that there are neighborhoods in District I interested in having security cameras installed at various locations. Maglietta advised that that staff has been contacted and is in the process of consulting legal staff in the Police Department. Commissioner Roberts felt that the standards may be different if the neighborhood bears the cost. Mayor Seiler supported the idea and encouraged expansion in this direction.

There was some discussion about integration of systems.

Mayor Seiler opened the floor for public comment.

Raymond Cox, no address provided, expressed concern about implementing license plate readers being used against African Americans. He raised concerns also about police accountability.

Charles King, 105 North Victoria Park Road, supported the security camera program and cameras for the police officers themselves.

L.F. Rosenthal, 1237 NW 4 Avenue, advocated for the police in general.

There was no one else wishing to speak.

**BUS-2 15-0154 DOWNTOWN REGIONAL ACTIVITY CENTER LAND USE PLAN AMENDMENT UPDATE**

Director of Economic and Sustainable Development Jenni Morejon highlighted chronological information contained in Commission Agenda Memorandum 15-0154, including noting three conditions the Broward County Planning Council has recommended.

Mayor Seiler opened the floor for public comment.

Former Commissioner Charlotte Rodstrom, 66 Nurmi Drive, stressed as the city grows and development comes to the Commission, they be mindful of issues relating to parking, transportation and density. There should be extra oversight.

Chris Wren, representing the Downtown Development Authority, suggested the Commission consider working to have more Fort Lauderdale representation on the Planning Council. He commented on the importance of having a healthy pool of units downtown so as to provide housing for a broad social structure. He responded to Commissioner Trantalis' questions about the amount of affordable housing in the downtown. He felt it should be achieved with incentives. He also elaborated upon advantages of the Wave Streetcar. He emphasized that more units are needed.

Charles King, 105 North Victoria Park Road, felt affordable housing should be included in developments. He felt there should be more Fort Lauderdale representation on the Planning Council.

Raymond Cox, no address provided, advocated for the homeless. The police are violating the civil rights of the homeless.

There was no one else wishing to speak.

Vice-Mayor Rogers stressed the importance of encouraging transit-oriented development with incentives. He suggested starting south of the river (South Andrews Avenue). He distributed the affordable housing ordinance of Pinellas County that was made a part of the record. He expanded on the need to be sensitive to timing in relation to the market window. He did not think affordable housing should be mandated but handled with an incentive plan. Mayor Seiler suggested a percentage of affordable within a market rate project. Commissioner Roberts felt the City agrees with the Planning Council in concept, but there are issues with timing, flexibility and phasing. Commissioner Trantalis pointed out that the incentives should help the City direct placement. Commissioner McKinzie agreed with the incentive approach. Terminology is important. Vice Mayor Rogers like the term, workforce housing. Commissioner Trantalis felt the conversation is more about disbursal as opposed to concentrating in one area.

Discussion turned to the three conditions of the Planning Council. Mayor Seiler agreed with Condition 1, transportation mitigation depending on the definition. As to Condition 2, the order in which affordable housing takes place, he did not agree it should be dictated by the County. Concerning Condition 3, he did not favor increasing the impact fee for education. Additional discussion ensued about mitigation - impact fees.

There was consensus to proceed with the City's position as presented to the Broward Planning Council.

## **OLD/NEW BUSINESS**

### **BUS-3 15-0109 AFFORDABLE HOUSING ADVISORY COMMITTEE'S RECOMMENDATIONS FOR AFFORDABLE HOUSING**

The City Manager made introductory remarks explaining how the information presented in Commission Agenda Memorandum 15-0109 is organized and his recommended approach. He expressed the viewpoint that the City should not use its inventory to create rental units. Both Mayor Seiler and Commissioner Trantalis concurred. Mayor Seiler emphasized the process should be simplified and the property into private sector hands and on the tax rolls. He did not agree with the Manager's idea of assembling or linking properties and trying to anticipate what would be best for the private sector. Commissioner McKinzie elaborated upon precautions that need to be taken to achieve a good product and enhance a neighborhood. Commissioner Trantalis mentioned the Front Porch Program from years ago. Commissioner McKinzie indicated it was a great concept. There was consensus agreement.

Mayor Seiler opened the floor for public comment.

L.F. Rosenthal, 1237 NW 4 Avenue, suggested the public relations staff should get the message out as to the City's work for affordable housing and homelessness issues.

There was no one else wishing to speak.

Affordable Housing Advisory Committee (AHAC) Chair Mandy Bartle brought attention to the Committee's recommendations dating back to 2011. One problem is that there is no overarching strategy. The Committee recommends lots already zoned residential and are buildable (greater than 5,000 square feet) automatically be used for affordable housing. Mayor Seiler explained his thinking of having a healthy balance of affordable and market rate. Chair Bartle felt the strategy would disburse it throughout all neighborhoods. The Committee felt they should either be donated for affordable housing or if it did not make sense, the property should be sold and those dollars be used for affordable housing, a trust fund. Mayor Seiler felt the money in some cases should go to the general revenue because general revenue is tied up in those cases. He does not believe that every surplus property should be used for affordable housing. He was concerned about negatively impacting property values. He was opposed to the Committee's first recommendation that all residential lots over 5,000 feet and all adjacent properties in which the total combined square footage is larger than 5,000 square feet be used for affordable housing. It should be a percentage. Fort Lauderdale would be providing all of the affordable housing for the county. Chair Bartle did not think providing affordable housing devalues a neighborhood. Studies have shown that it helps neighborhoods if it is not concentrated and the product is high-quality. There are lots scattered throughout the city now. It is also a way to not tax the taxpayers yet come up with a local source of money. She went on to reiterate the Committee's advocacy for a trust fund.

In response to Mayor Seiler, Chair Bartle said that her personal view is that the City has not met its needs. Vice Chair Roosevelt Walters pointed out that if other communities do not address the issue, the supply and demand in Fort Lauderdale will be impacted. Fort Lauderdale should pursue this deficiency with the County. Mayor Seiler agreed with the concept of fair share. Vice Chair Walters supported infill single family homes. It will help a neighborhood. Commissioner Roberts agreed with Vice Chair Walters as well as Mayor Seiler. Chair Bartle indicated that the Committee's recommendation specified should. Vice Chair Walters did not object to the word, may.

Commissioner Trantalis wanted consensus to direct the City Manager to conduct an analysis of the type of housing within the downtown regional activity center (RAC).

Chair Bartle drew attention to the Committee's recommendation to create a trust fund. In response to Vice Mayor Rogers, Chair Bartle explained the reasoning for the recommendation to use or sell the properties along with establishing a trust fund was so that there would be a source of dollars. Vice Mayor Rogers agreed with the concept, but needed more data. He agreed with Commissioner Trantalis about an analysis.

Concerning Recommendation 1, there was agreement to change the language to specify all residential lots over 5,000 square feet and all adjacent properties in which the total combined square footage is larger than 5,000 square feet be evaluated for affordable housing. Chair Bartle drew attention to Recommendation 4 and asked if the decision is made to sell a property at market rate, where would that money go. Vice Chair Walters indicated the money could be used to subsidize a development or a buyer. Both Mayor Seiler and Commissioner Roberts was agreeable to a percentage of a sale to a trust fund. Mayor Seiler supported a percentage of fifty for residential but nothing with respect to

commercial. Vice Chair Walters suggested 100 percent for single family residential, it nothing would be contributed for commercial. Mayor Seiler emphasized that property values have not risen in areas where there is a higher concentration of affordable housing. Many times developers find the simplest route is to build low income which results in suppressed values for others. Vice Chair Walters did not want to exclude anyone from being able to live in Fort Lauderdale. Mayor Seiler pointed out that until the study is completed, it is unknown whether anyone is being excluded.

Mayor Seiler agreed that the recommendations as revised today could go forward for the Commission to adopt as policy. However, the issue of the percentage from the residential pool that the City would allocate to a trust fund needs to be worked out. Mayor Seiler asked the City Auditor to follow up on whether the trust fund that exists could be used for this purpose.

**BOARDS AND COMMITTEES**

**BD-1 15-0114** MINUTES CIRCULATED - period ending January 29, 2015

None.

**BD-2 15-0115** BOARD AND COMMITTEE VACANCIES

Please see regular meeting item R-3.

The City Commission convened the Executive Closed Door Session at 4:54 p.m. and adjourned at the end of the session.

**15-0168 EXECUTIVE CLOSED DOOR SESSION**

THE CITY COMMISSION WILL MEET PRIVATELY PURSUANT TO SECTION 286.011(8) OF THE FLORIDA STATUTES FOR THE FOLLOWING CASES:

- Gluck v. John Hospodavis and City of Fort Lauderdale  
Case No.: 14-61385
- City of Fort Lauderdale v. Arnold Abbott, et al., 4th DCA  
Case No.: 4D14-4928
- Debra Spengler and Arthur Spengler, Jr. v. City of Fort Lauderdale  
et al. Case No. 12-035645
- Thelma Barrett Hoffman v. City of Fort Lauderdale Case No.: 13-16723
- State Farm Mutual Automobile Insurance Company a/s/o Alexander  
Cherba v. City of Fort Lauderdale Case No.: 13-009020
- Debra Larue v. City of Fort Lauderdale and State Farm Mutual  
Automobile Insurance Company Case No.: 13-020574
- Harold Chambers V. B & L Service, Inc., d/b/a Yellow Cab, et al v. City of  
Fort Lauderdale Case No.13-004307

**CITY MANAGER REPORTS**

None.