

City of Fort Lauderdale



Meeting Minutes

Wednesday, December 2, 2020

6:00 PM

City Hall - City Commission Chambers
100 North Andrews Avenue, Fort Lauderdale, FL 33301

Meeting Access Via:

<https://fortlauderdale.legistar.com/Calendar.aspx>

www.fortlauderdale.gov/fltv

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City Commission Regular Meeting

FORT LAUDERDALE CITY COMMISSION

DEAN J. TRANTALIS Mayor

STEVEN GLASSMAN Vice Mayor - Commissioner - District II

HEATHER MORAITIS Commissioner - District I

ROBERT L. McKINZIE Commissioner - District III

BEN SORENSEN Commissioner - District IV

CHRIS LAGERBLOOM, City Manager

JOHN HERBST, City Auditor

JEFFREY A. MODARELLI, City Clerk

ALAIN E. BOILEAU, City Attorney

CALL TO ORDER

Mayor Trantalis called the meeting to order at 6:04 p.m.

Pledge of Allegiance

Mayor Dean J. Trantalis

ROLL CALL

Present: 5 - Commissioner Heather Moraitis, Vice Mayor Steven Glassman, Commissioner Robert L. McKinzie (participated telephonically), Commissioner Ben Sorensen (participated telephonically) and Mayor Dean J. Trantalis

QUORUM ESTABLISHED

Also Present: City Manager Chris Lagerbloom, City Clerk Jeffrey A. Modarelli, City Attorney Alain E. Boileau and City Auditor John Herbst (participated telephonically)

ANNOUNCEMENTS

Mayor Trantalis announced details regarding the virtual format of this meeting, including how members of the public can view and participate.

Mayor Trantalis announced the following modifications to the Agenda:

CM-1 Removed from Agenda

R-2 Revision District listed in the Commission Agenda Memo. ***A copy of this document is attached to these minutes.***

Approval of MINUTES and Agenda

[20-0934](#)

Minutes for November 5, 2020 Commission Conference Meeting, November 5, 2020 Commission Regular Meeting, November 17, 2020 Commission Conference Meeting and November 17, 2020 Commission Regular Meeting - (Commission Districts 1, 2, 3 and 4)

Vice Mayor Glassman made a motion to approve this item and was seconded by Commissioner Sorensen.

APPROVED

Aye: 5 - Commissioner Moraitis, Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen and Mayor Trantalis

PRESENTATIONS

PRES- [20-0950](#)

1

Commissioner Sorensen will present a Proclamation declaring December 2, 2020 as Rick Case Bikes for Kids Day in the City of Fort Lauderdale

Commissioner Sorensen presented a Proclamation to Mrs. Rita Case declaring *December 2, 2020 as Rick Case Bikes for Kids Day in the City of Fort Lauderdale*, reading the Proclamation in its entirety.

Commissioner Sorensen extended condolences on behalf of Mayor Trantalis and Commission Members regarding the passing of her husband, Rick Case. He acknowledged the Case's outstanding, long-time community service.

Mrs. Case accepted the Proclamation, thanking Commissioner Sorensen, Commission Members and Mayor Trantalis for their expression of sympathy and this recognition. She thanked members of the community for their condolences. Mrs. Case expounded on their civic contributions, confirming she would continue civic efforts in service to the community.

PRESENTED

CONSENT AGENDA PUBLIC COMMENT

Mayor Trantalis explained the procedure and details regarding the manner in which members of the public could speak on Consent Agenda items.

Mayor Trantalis confirmed the following item was pulled for separate discussion:

CR-8 Vice Mayor Glassman

CONSENT AGENDA

CR-8 [20-0687](#)

Resolution Approving the Consolidated Budget Amendment to Fiscal Year 2021 - Appropriation - (Commission Districts 1, 2, 3 and 4)

Commissioner Moraitis left the meeting at 6:14 p.m.

In response to Vice Mayor Glassman's questions, City Manager Lagerbloom clarified the Fire Station referenced in *Budget Amendment Item "U" (Item "U")* is not the last Fire Station in the ten-year (10) cycle. This item completes *Fire Station Eight* (8), located near the railway

tracks on SE 17th Street. *Fire Station Thirteen* (13) remains and would close out the *Fire Bond*. City Manager Lagerbloom explained budgeted funds represent construction costs at the time the *Fire Bond* was issued. The funds for *Item "U"* represent capital funds. There is approximately \$3,700,000 remaining in the *Fire Bond*. Laura Reece, Budget, CIP and Grants Division Director, confirmed. Ms. Reece said the \$200,000 in *Item "U"* represents a Change Order for unanticipated items, i.e., furniture, sensors and a water line.

In response to Vice Mayor Glassman's comment regarding the implementation of a Fire Emergency Rescue Advisory Board addressing items such as Emergency Response times and additional needs, City Manager Lagerbloom requested an opportunity to review this recommendation. Vice Mayor Glassman said he would contact community members knowledgeable on this topic.

In response to Commissioner Sorensen's questions regarding *Fire Station Eight* (8), Fire-Rescue Chief Rhoda Mae Kerr said she expects the issuance of a Certificate of Occupancy soon. *Fire Station Eight* (8) will be an Engine Company and Fire-Rescue Company. One Battalion Chief from *Fire Station Two* (2) is being relocated to *Fire Station Eight* (8). There would be additional relocations to ensure an improved travel coverage area. Chief Kerr explained details regarding the Change Order that includes synching traffic lights with *Florida East Coast (FEC) Railway* near *Fire Station Eight* (8).

In response to Commissioner Sorensen's question, City Manager Lagerbloom explained details regarding a portion of the site is being used for *Poinciana Crossing*, an affordable housing multi-family project.

Vice Mayor Glassman introduced this Resolution which was read by title only.

ADOPTED

Aye: 4 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner Moraitis

Approval of the Consent Agenda

Commissioner Sorensen made a motion to approve the Consent Agenda and was seconded by Vice Mayor Glassman.

Approve the Consent Agenda

Aye: 4 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner Moraitis

CONSENT MOTION

CM-1 [20-0936](#) Motion Accepting a Grant of up to \$400,000 from the Florida Inland Navigation District (FIND) for George English Park Boat Ramp Renovation Ph-II Replacement (BR-FL-20-147) - (Commission District 1)

REMOVED FROM AGENDA

CM-2 [20-0848](#) Motion Approving Grant Application - Broward County Enhanced Marine Law Enforcement Grant - \$145,255 - (Commission Districts 1, 2, 3 and 4)

APPROVED

Aye: 4 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner Moraitis

CM-3 [20-0821](#) Motion Accepting FY2020 Bulletproof Vest Partnership Program Grant - \$14,039.05 - (Commission Districts 1, 2, 3 and 4)

APPROVED

Aye: 4 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner Moraitis

CM-4 [20-0906](#) Motion Approving Acceptance of Donation of All-Terrain Vehicle from the Lauderdale Beach Homeowners' Association - \$7,798.00 - (Commission Districts 1, 2, 3 and 4)

APPROVED

Aye: 4 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner Moraitis

CM-5 [20-0786](#) Motion Approving a Second Amendment to Subrecipient Agreement between the Broward Metropolitan Planning Organization and the City of Fort Lauderdale for Downtown Fort Lauderdale Mobility Hub Project - (Commission District 2)

APPROVED

Aye: 4 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner Moraitis

CM-6 [20-0886](#) Motion Authorizing Execution of a Revocable License with MQMF LAS OLAS OWNER LLC to Install and Maintain Private Improvements in the SE 2nd Street Right-of-Way, in Association with the Eden Las Olas Development Located at 419 SE 2nd Street - (Commission District 4)

APPROVED

Aye: 4 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner Moraitis

CONSENT RESOLUTION

CR-1 [20-0960](#) Resolution Urging the Florida Legislature to Enact Legislation to Prohibit the Smoking of Tobacco on Public Beaches and Providing Counties and Municipalities Authority to Issue Civil Penalties and Citations - (Commission Districts 1, 2 and 4)

ADOPTED

Aye: 4 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner Moraitis

CR-2 [20-0926](#) Resolution Declaring Results of the 2020 Regular Municipal Election - (Commission Districts 1, 2, 3 and 4)

ADOPTED

Aye: 4 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner Moraitis

CR-3 [20-0942](#) Resolution Approving Fiscal Year 2021 Not-For-Profit Grant Participation Agreement with Hope South Florida, Inc. - \$40,000 - (Commission Districts 1, 2, 3 and 4)

ADOPTED

Aye: 4 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner Moraitis

- CR-4** [20-0831](#) Resolution Imposing Special Assessment Liens for Lot Clearing -
(Commission Districts 1, 2, 3 and 4)

ADOPTED

Aye: 4 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner Moraitis

- CR-5** [20-0832](#) Resolution for Imposition of Special Assessment Liens for Costs
Associated with the Securing of Multiple Properties - (Commission
Districts 1, 2 and 3)

ADOPTED

Aye: 4 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner Moraitis

- CR-6** [20-0907](#) Resolution Amending Resolution 20-141 Revising the Language in
Support of the Broward County Traffic Engineering Division posting
"NO THRU TRUCKS" signage at the intersections of SE 7th Street,
SE 9th Street, and SE 12th Street at South Federal Highway -
(Commission District 4)

ADOPTED

Aye: 4 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner Moraitis

- CR-7** [20-0909](#) Resolution Approving a Fiscal Year 2021 Not-For-Profit Grant
Participation Agreement with United Way of Broward County, Inc.,
for Homelessness - \$710,000 - (Commission Districts 1, 2, 3 and 4)

ADOPTED

Aye: 4 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner Moraitis

MOTIONS

- M-1** [20-0865](#) Motion Authorizing Execution of a Revocable License with Bodega
FLL, LLC to Install and Maintain Private Improvements in the West
Las Olas Boulevard and SW 1st Avenue Right-of-Way -
(Commission District 4)

In response to Vice Mayor Glassman's questions, Trisha Logan,

Department of Sustainable Development Historic Preservation Planner, explained this item is before the Commission prior to Development Review Committee (DRC) approval because it requires a revocable license for the proposed sign that extends into a right-of-way and over a pedestrian path. She confirmed the sign has no neon lighting and commented on related details. Further comment and discussion ensued.

Commissioner Sorensen made a motion to approve this item and was seconded by Vice Mayor Glassman.

APPROVED

Aye: 4 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner Moraitis

NEIGHBOR PRESENTATIONS

NP-1 [20-0955](#) Erin Kozlowski - Special Olympics

Mayor Trantalis recognized Erin Kozlowski, 3111 College Avenue and representative of *Special Olympics Florida*. Ms. Kozlowski gave a Neighbor Presentation requesting City funding of athletes residing in the City and participating in *Special Olympics Broward County Florida Sports and Health Programs*.

A copy of this presentation can be found in the backup to these minutes.

In response to Mayor Trantalis, Ms. Kozlowski confirmed *Special Olympics* events are ongoing in small pods, citing examples and related safety precautions. Further comment and discussion ensued on possible future funding. She confirmed overlap with *Best Buddies* and explained the cost of sponsorships.

Commissioner McKinzie confirmed he would sponsor three participants.

Mayor Trantalis confirmed this request would be addressed at an upcoming Conference Meeting. City Manager Lagerbloom confirmed Staff would work to find funding for Ms. Kozlowski's request.

PRESENTED

RESOLUTIONS

R-1 [20-0945](#) Appointment of Board and Committee Members - (Commission

Districts 1, 2, 3 and 4)

City Clerk Jeffrey Modarelli read the names of the Board and Committee nominees for appointment and/or reappointment at the upcoming December 15, 2020 Commission Regular Meeting.

City Clerk Modarelli read into the record the names of Board and Committee appointments and/or reappointments for Agenda item R-1.

Commissioner McKinzie introduced this Resolution which was read by title only.

ADOPTED

Aye: 4 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner Moraitis

R-2 [20-0878](#)

Quasi-Judicial Resolution Approving a Site Plan Level IV Development Permit for 124-Room Hotel and 6 Multi-family Residential Units - 3001-18 Harbor Drive, LLC. - Case No. PLN-SITE-20040008 - (Commission District 2)

Anyone wishing to speak must be sworn in. Commission will announce any site visits, communications or expert opinions received and make them part of the record.

Each Commission member disclosed verbal communications, written communications, site visits and expert opinions received.

In response to Vice Mayor Glassman's questions regarding a crosswalk adjacent to the Fire Station, Robert Lochrie, Esq., Lochrie & Chakas, on behalf of 3001-18 Harbor Drive, LLC (Applicant) explained there are two (2) protected crosswalks, one adjacent to the Fire Station located next to the hotel project and one (1) at the ocean location further south. Addressing crosswalks along Harbor Drive, a/k/a State Road A1A is under the jurisdiction of the Florida Department of Transportation (FDOT) and requires an FDOT process. Mr. Lochrie said these crosswalks are protected due to traffic lights in place and is not sure if they could be modified.

Vice Mayor Glassman noted adequate capacity indicated in the water and wastewater infrastructure (Infrastructure) Capacity Letter, questioning its age and condition. Mr. Lochrie explained his understanding of this subject. The force main on Seabreeze Boulevard at the Project location is in good condition. The condition and age of the pipe circling Harbor Drive which the *Bahia Cabana*, a 124-Room Hotel and 6 Multi-family

Residential Unit Project (Project), would be connecting to is unknown. He noted adequate water pressure. During the permitting process for the Project's Infrastructure connections, the Applicant will be contributing approximately \$200,000 after credits towards the capital improvements fund to assist with items in need of repair in this area.

In response to Vice Mayor Glassman's questions, Raj Verma, Public Works Department Director, explained the condition of infrastructure at the Project site is not known. Staff was not requested to study this location. Mr. Verma said the position of Staff is if repair of this area's infrastructure is scheduled out three (3) or four (4) years, it is expected the Applicant would provide financial assistance as done with other projects. Staff can determine the condition of the Infrastructure and will advise the Applicant before permitting. Vice Mayor Glassman said this is a prudent step, acknowledging the Applicant's willingness to work with the City and expounding on his perspective.

Mayor Trantalis questioned the condition of Infrastructure as a condition for issuing a building permit. Mr. Lochrie said if the Infrastructure condition is not adequate, the Applicant would voluntarily assist the City in addressing necessary improvements.

Mayor Trantalis expounded on his perspective. He noted other previous projects negatively impacting infrastructure and the need to ensure the community that the infrastructure condition is adequate to sustain this Project.

City Attorney Alain Boileau explained the condition of Infrastructure is not a consideration in the Code and approval or denial of this Project cannot rest on that issue. The Code would need to be amended. Further comment and discussion ensued.

In response to Mayor Trantalis' concerns, Mr. Lochrie confirmed the Applicant would work with Staff as a condition of final Development Review Committee (DRC) approval, provided it is reasonable. It could be a condition of approval before the issuance of building permits. Should necessary Infrastructure improvements exceed the Applicant's budget, the Applicant would need to return to ascertain how to proceed. Further comment and discussion ensued.

Vice Mayor Glassman recommended addressing the Code as it relates to City Attorney Boileau's earlier comments. Mayor Trantalis concurred, explaining his perspective and citing examples of previous projects. Further comment and discussion ensued.

In response to Vice Mayor Glassman's inquiry regarding including historical recognition within the Project, Mr. Lochrie confirmed, commenting on related discussions and noting it could be incorporated into the *Bahia Cabana's* hotel lobby. The Applicant will work with Trisha Logan, the Fort Lauderdale Historical Society and others. Further comment ensued.

Commissioner Sorensen introduced this Resolution which was read by title only.

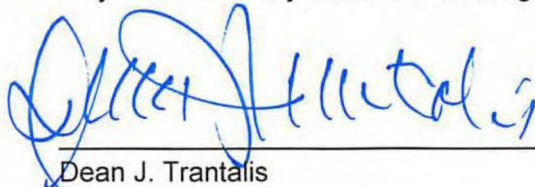
ADOPTED

Aye: 4 - Vice Mayor Glassman, Commissioner McKinzie, Commissioner Sorensen and Mayor Trantalis

Not Present: 1 - Commissioner Moraitis

ADJOURNMENT

Mayor Trantalis adjourned the meeting at 6:56 p.m.



Dean J. Trantalis
Mayor

ATTEST:



Jeffrey A. Modarelli
City Clerk



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING


#20-0878

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: December 2, 2020

TITLE: **REVISED R-2** - Quasi-Judicial Resolution Approving a Site Plan Level IV Development Permit for 124-Room Hotel and 6 Multi-family Residential Units – 3001-18 Harbor Drive, LLC. – Case No. PLN-SITE-20040008 – **(Commission District 2 4)**



Recommendation

Staff recommends the City Commission consider approving a Site Plan Level IV Development Permit for a 124-Room Hotel and six (6) Multi-family Residential Units proposed at 3001 Harbor Drive.

Background

The applicant, 3001-18 Harbor Drive, LLC., is proposing redevelopment of a parcel of land located at 3001 Harbor Drive for a mixed-use development project containing a 124-room hotel, with six residential units, and 4,790 square feet of accessory restaurant space. The subject site is located at the northwest corner of State Road A-1-A and Harbor Drive, adjacent to Fire Station 49, and across from the City's South Beach Parking Lot. The site has an underlying land use designation of Central Beach Regional Activity Center (Beach RAC) and is zoned as South Beach Marina and Hotel Area (SBMHA) District. A location map is attached as Exhibit 1. The application, proof of ownership, project narratives, and site plan are attached as Exhibit 2.

The Planning and Zoning Board (PZB) reviewed the application on October 21, 2020, and recommended approval by a vote of 8-0 subject to staff conditions. The October 21, 2020 PZB meeting minutes are attached as Exhibit 3. The October 21, 2020 PZB staff report is attached as Exhibit 4 and contains a detailed summary of the project including analysis of applicable criteria and conditions of approval. The exhibits, as presented to the PZB, are identified below and include:

- Water and Sewer Capacity Letter (Exhibit 5)
- Traffic Generation Statement, DC Engineers, Inc., August 4, 2020 (Exhibit 6)
- Transportation and Mobility Department Approval Letter (Exhibit 7)
- Public Participation Meeting Summary and Affidavit (Exhibit 8)
- Public Sign Notice and Affidavit (Exhibit 9)

If approved by the City Commission, the listed staff conditions, as presented to the PZB, apply:

1. Valet parking operations shall not be permitted on-site. The drop-off area, as depicted on the site plan, Sheets A-0.15 and A-0.16, shall be restricted for drop-off and pick-up only.
2. Prior to Final DRC, the applicant shall coordinate with staff on the appropriate pedestrian safety measures for Harbor Drive between the Bahia Cabana Hotel, Case PLN-SITE-20040008, and Bahia Cabana Apartments, Case PLN-SITE-20040006. Such measures shall be depicted on the site plan.
3. Prior to Final DRC, the applicant shall relocate the FPL utility pole five feet toward Harbor Drive so the pole is not located in the sidewalk area, in order to maintain a clear, unimpeded pedestrian wide path.
4. Prior to issuance of building certificate of occupancy, the applicant shall execute an off-site parking agreement, record the agreement at its own expense in the Broward County Public Records, and provide a copy of the recorded agreement to the City Department of Sustainable Development.
5. Prior to Final DRC, applicant shall provide the final School Capacity Availability Determination (SCAD) letter that confirms that school capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
6. Pursuant to ULDR Section 47-38A, Park Impact Fees, applicant will be required to pay Park Impact Fee for the proposed residential units prior to issuance of building permit.

Beach RAC Development Tracking

The City is required to monitor and track development entitlements in the Beach RAC per an Interlocal Agreement between the City and Broward County. The Beach RAC development limitations are based on residential units and PM peak hour vehicular trips. The applicant submitted a Traffic Generation Statement, dated August 4, 2020, prepared by the applicant's consultant, DC Engineers, Inc., identifying that the project will generate less trips than the previously existing use, resulting in a reduction of 22 PM peak hour trips. The previous existing use was also a hotel with accessory restaurant and was demolished in 2019.

Projects demolished in the Beach RAC may retain their vested trips for a period of 18 months. The site was demolished in May 2019 thereby vesting the trips until December 2020. The twenty-two PM peak hour trips will be added back into the City's available trip table for future allocation to projects in the Beach RAC. In addition, the project will be allocated six residential units from the Beach RAC pool of units.

If approved, there will be 404 residential units and 101 trips remaining for allocation in

the Beach RAC. Table 1 provides a summary of units and vehicular trips allocated to date based on the City's Central Beach RAC Development Monitoring Table.

Table 1 – Central Beach RAC Development and Vehicular Trips Summary

Residential Units		Vehicle Trips	
Total Residential Units Permitted	5,500	Total Peak Hour Trips Permitted	3,220
Built and Approved Units ⁽¹⁾	5,124	Built and Approved Trips ⁽¹⁾	3,191
Demolition Credits ⁽²⁾	34	Demolition Credits ⁽²⁾	50
Number of Available Units	410	Number of Available Trips	79
Allocation for Bahia Cabana Hotel	6	Allocation for Bahia Cabana Hotel	-22
Number of Trips Available if Proposed Bahia Cabana Hotel is Approved	404	Number of Trips Available if Proposed Bahia Cabana Hotel is Approved	101

(1) Includes built projects, approved not yet built, and pending litigation.

(2) Demolition credits for properties that demolition structures after 1989 and did not receive new approvals.

Resource Impact

There is no fiscal impact to the City associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale Strategic Plan 2024*, included within the Business Development Cylinder of Excellence, specifically advancing:

- The Business Development Focus Area.
- Goal 5: Build an attractive global and local economic community marketplace.
- Objective: Nurture and support existing local businesses.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Prosperous*.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application, Proof of Ownership, Project Narratives, and Site Plan

Exhibit 3 – October 21, 2020 PZB Draft Meeting Minutes

Exhibit 4 – October 21, 2020 PZB Staff Report

Exhibit 5 – Water and Sewer Capacity Letter

Exhibit 6 – Traffic Generation Statement, DC Engineers, Inc., August 4, 2020

Exhibit 7 – Transportation and Mobility Department Approval Letter

Exhibit 8 – Public Participation Meeting Summary and Affidavit

Exhibit 9 – Public Sign Notice and Affidavit

Exhibit 10 – Resolution Approving

Exhibit 11 – Resolution Denying

Department Director: Anthony Greg Fajardo, Sustainable Development