

# City of Fort Lauderdale

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



## Meeting Minutes

**Tuesday, April 16, 2019**

**12:00 PM**

**Joint Workshop with Council of Fort Lauderdale Civic  
Associations  
City Commission Conference Room**

## **CITY COMMISSION WORKSHOP**

***FORT LAUDERDALE CITY COMMISSION***

***DEAN J. TRANTALIS Mayor***

***ROBERT L. McKINZIE Vice Mayor - Commissioner - District III***

***HEATHER MORAITIS Commissioner - District I***

***STEVEN GLASSMAN Commissioner - District II***

***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 12:26 p.m.

**ROLL CALL**

**Commission Members:** Commissioner Heather Moraitis, Commissioner Steven Glassman, Vice Mayor Robert L. McKinzie, Commissioner Ben Sorensen, and Mayor Dean J. Trantalis

**Council of Civic Associations Members (CFLCA):** President Colleen Lockwood, 1st Vice President Stan Eichelbaum, 2nd Vice President, Deborah Rosenbaum, Corresponding Secretary Mary Peloquin, Recording Secretary Christina Currie, District 1 Representative Jim Concannon, District 2 Representative Michael Albetta, Chair of Committees Dennis Ulmer, Immediate Past President Marilyn Mammano, Former CFLCA Board Member Betty Shelley, Former CFLCA Board Member Steve Buckingham

**QUORUM ESTABLISHED**

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

**PRESENTATIONS**

**PRES-** [19-0425](#)  
**1**

Acknowledgement of City Leadership and Positive Progress Since 2018 Election - Presented by the Council of Fort Lauderdale Civic Associations

Each attendee introduced themselves. Colleen Lockwood, President, Council of Fort Lauderdale Civic Associations (CFLCA) said that the purpose of this meeting is to achieve a closer working relationship with the Commission and a more formalized, collaborative interaction. Chair Lockwood expounded on the positive work of Mayor Trantalis, each District Commissioner, City Manager Chris Lagerbloom, Leadership Academy Administration and Staff's Neighbor Support Night efforts.

Ms. Lockwood gave a presentation focused on the unique nature of each neighborhood's identity, expounding on related details and noting that several items listed in the presentation are underway. She noted the desire for improved citizen and community leadership and the importance of neighborhoods being active participants.

Ms. Lockwood commented on the need for effective, efficient data flow between Staff and neighborhoods. She acknowledged appreciation of the Commission's open-door style for neighbor input. Ms. Lockwood discussed how the CFLCA could communicate directly and effectively with the Commission. Ms. Lockwood reviewed additional discussion topics, commenting on the unique nature of the CFLCA and its ability to elevate its function as a conduit to the City.

Ms. Lockwood explained the goals of the CFLCA moving forward, including having quarterly or bi-annual meetings with the Commission. She expounded on the concept of mapping of neighborhoods as illustrated in the presentation and the goal of highlighting the unique aspects of each neighborhood. Ms. Lockwood commented on additional items in the presentation for discussion.

***A copy of the slide presentation is attached to these minutes.***

## **OLD/NEW BUSINESS**

### **BUS-1 [19-0426](#)**

Discussion - Mechanisms for Stronger Connection and Engagement with Neighborhoods and the Council

Ms. Lockwood commented on the CFLCA's desire to address flex unit allocation during this meeting.

Mayor Trantalis and Ms. Lockwood commented on including good urban design in the Code. Mayor Trantalis confirmed the CFLCA's desire to maintain consistent communications with neighborhoods and residents regarding ideas and feedback on how to move forward. He acknowledged current District Commissioner's effort toward this goal, citing examples and discussing details. Mayor Trantalis concurred with the CFLCA's recommendation to meet with the Commission on a quarterly or bi-annual basis.

In response to Ms. Lockwood's comment, Mayor Trantalis discussed improvements to the permitting process. Ms. Lockwood raised the topic of what could be done to incentivize various aspects of the Urban Planning process, citing examples. Mayor Trantalis confirmed the Commission's positive position regarding this topic, commenting on aspects of the current Urban Planning process and ULDR. He cited instances which constrained the Commission from participation and incorporating neighbor input. He expounded on details regarding the current dynamic. Further comment and discussion ensued on changing the current Urban Planning process. Christina Currie, CFLCA Recording Secretary, asked what the CFLCA could do to assist with this goal. Mayor Trantalis confirmed the mandate given to City Manager

Lagerbloom regarding making initial changes to the Urban Planning process prior to the Commission's Summer Recess and the year-end goal of modifying the ULDR. Mayor Trantalis confirmed a consensus from all attendees. Marilyn Mammano, Immediate CFLCA Past President, confirmed the urgency of updating the ULDR, stating it should precede other efforts. City Manager Lagerbloom confirmed Staff is working towards meeting Mayor Trantalis' timeline, acknowledging the significant amount of public involvement needed to move ULDR changes forward for approval.

Ms. Mammano recommended revisiting and reassessing the City's Vision Plan, expounding on details. Further comment and discussion ensued. Ms. Mammano commented on the need for a laser-focused Vision Plan, expounding on details and acknowledging the difficult nature of making decisions regarding competing goals and goals not currently addressed in the Vision Plan.

Commissioner Sorensen commented on the need to codify goals in the Vision Plan. Ms. Mammano concurred. Further comment and discussion ensued on including revised Vision Plan goals in the Urban Planning process. Ms. Mammano commented on her involvement with Comprehensive Plan modification.

Commissioner Moraitis recommended tying this recommendation into next year's Vision Plan, commenting on the need to make it a Staff priority and the amount of necessary Staff resources. Ms. Lockwood said it is not the CFLCA's intent to add to Staff's workload. The CFLCA would like to cull through the Vision Plan and return to the Commission with recommendations. Mayor Trantalis confirmed a Commission consensus on this suggestion. Ms. Lockwood confirmed the CFLCA's upcoming review of the Comprehensive Plan with Staff in the May-June 2019 timeframe, suggesting that the Vision Plan could be included in that review.

Commissioner Moraitis suggested that CFLCA representatives participate in Pre-Agenda District Meetings. Ms. Lockwood concurred, discussing tactical communication recommendations and expounding on related details. Further comment and discussion ensued on effective communication efforts.

***A copy of CFLCA recommendations submitted by Ms. Lockwood are attached to these minutes.***

Commissioner Moraitis noted the importance of District Commissioners being included in neighbor community association meetings and

community associations participating at Pre-Agenda District Meetings. Ms. Mammano noted the responsibility of the CFLCA to educate their membership on the importance of interfacing with the Commission in an effective manner.

Commissioner Sorensen recommended channeling neighbor concerns to the president of the respective neighborhood associations. Ms. Mammano concurred, expounding on the concept of the CFLCA and the important dynamic created when neighbors work together.

In response to Mayor Trantalis's question, Ms. Lockwood explained that the CFLCA needs to be a Commission resource for neighbor concerns and vice versa. Ms. Lockwood discussed the need for important information and accessible data being brought forward in a more visualized manner, citing examples and expounding on details. Ms. Mammano stated the importance of presenting information in a manner easily understood.

## **BUS-2** [19-0427](#)

### **Conclusion - Focused Deliverables**

Mayor Trantalis confirmed the three deliverables resulting from this meeting: 1) maintaining a line of communication between the CFLCA and the Commission; 2) modifying the Urban Planning process and codifying those changes based upon the mutual exchange of ideas and feedback; and 3) revisiting the Vision Plan and the Strategic Planning process.

Mayor Trantalis confirmed that the CFLCA would review and distill the essential elements of the Vision Plan/Strategic Planning process and present community goals in transparent layman's terms, expounding on details.

Ms. Currie requested discussion regarding a previous memorandum to the Commission. Mayor Trantalis explained it addresses the topic of flex units on the barrier island and associated boundaries, expounding on details regarding the understanding of flex unit area mapping. He confirmed the Commission can modify flex unit mapping, but this topic has not yet been discussed.

Ms. Mammano discussed the flex unit map presentation made to the CFLCA that removed allocated flex units from the barrier island. She confirmed the CFLCA's unanimous support of that presentation, explaining details. Ms. Lockwood discussed subsequent action by the former Commission on this topic, confirming that CFLCA approval was predicated on the presentation made to the CFLCA. A primary reason for this meeting with the Commission was to address this concern.

Mayor Trantalis confirmed this topic would be discussed by the Commission and addressed. He commented on the impact of flex unit allocation on the barrier island in relation to allocated trip units, expounding on details. Mayor Trantalis confirmed this would be discussed at an upcoming Conference Meeting. He requested Staff come back to the Commission and identify the number of sites on the barrier island in need of redevelopment, commenting on related details. Ms. Lockwood requested an explanation of the flex unit map change to convey to neighbors. Mayor Trantalis explained the desire to move forward, actions to revisit flex unit allocation on the barrier island and its impact on the trip unit allocation count. Ms. Currie requested that the CFLCA be notified when the Conference Meeting discussion is scheduled on this topic. Mayor Trantalis confirmed.

Ms. Lockwood noted that other items on the CFLCA's tactical list would be addressed with City Manager Lagerbloom. She confirmed a more exact and prescribed list of deliverables would be shared at the next meeting with the Commission. Ms. Mammano and District 2 CFLCA Representative Michael Albetta asked what the Commission would like to receive from the CFLCA. Mayor Trantalis reiterated the three deliverables confirmed earlier. He confirmed the Commission's reliance on the community for information and the desire for this to continue.

Vice Mayor McKinzie requested the CFLCA's input on the topics of Affordable Housing and Underserved Neighborhoods. Ms. Lockwood commented on the increasing number of people addressing Affordable Housing across the community which includes the County, expounding on details and commenting on the previous success of Dr. Kennedy Homes. Vice Mayor McKinzie commented on specifics that made that development possible and other details allowing the Housing Authority to deliver Affordable Housing units. He confirmed the Commission's desire to spread Affordable Housing units in the downtown area and throughout all areas of the City, commenting on resistance from the development community and their desire to *pay in lieu of* rather than provide Affordable Housing units. He noted the need to do better, expounding on details regarding the need to provide Affordable Workforce Housing and noting the need for accountability.

Ms. Mammano concurred, stating that Affordable Housing should be the first priority on the CFLCA's tactical recommendations. She said that this is the answer to homelessness. Mr. Albetta thanked City Manager Lagerbloom for addressing this at a recent CFLCA meeting. Further comment ensued. Commissioner Sorensen confirmed the ongoing development of an Affordable Housing Plan (Plan), expounding on

details relative to City-owned land. Mayor Trantalis said this Plan would be included in the ULDR. Comment and discussion ensued.

Commissioner Glassman recommended utilizing the Structural Innovation Division to streamline the communication of information. There was a consensus to include this division in meetings. Commissioner Glassman also suggested that Agenda items list the District directly impacted.

Ms. Currie discussed the lack of CFLCA representation from underserved neighborhoods and expounded on recommendations. Ms. Lockwood discussed the need for a thoughtful, strategic process to address the needs of underserved neighborhoods. All communities must thrive in order to be a successful City. Ms. Lockwood confirmed the meeting goal to be more connected had been achieved.

## **ADJOURNMENT**

Mayor Trantalis adjourned the meeting at 1:30 p.m.



# CFLCA Joint Workshop with the City of Fort Lauderdale

Connect, Curate, Change





**"While the specific approach of each city is unique, all build on the fact that our nation only succeeds when our cities succeed; and our cities only succeed when all of their communities succeed."**

**Keep “Nothing about us, without us” in mind.**



When neighborhoods are not in the driver's seat and in control of their change process, efforts will likely fail to achieve their intended impacts. Treat neighborhood members as producers and actors, rather than subjects or passive service recipients.



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Connect, Curate, Change





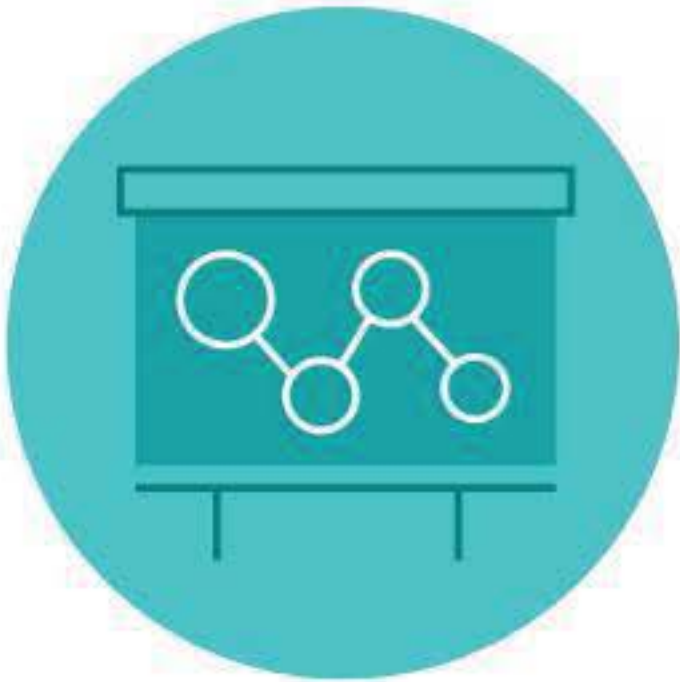
**Working  
Together**





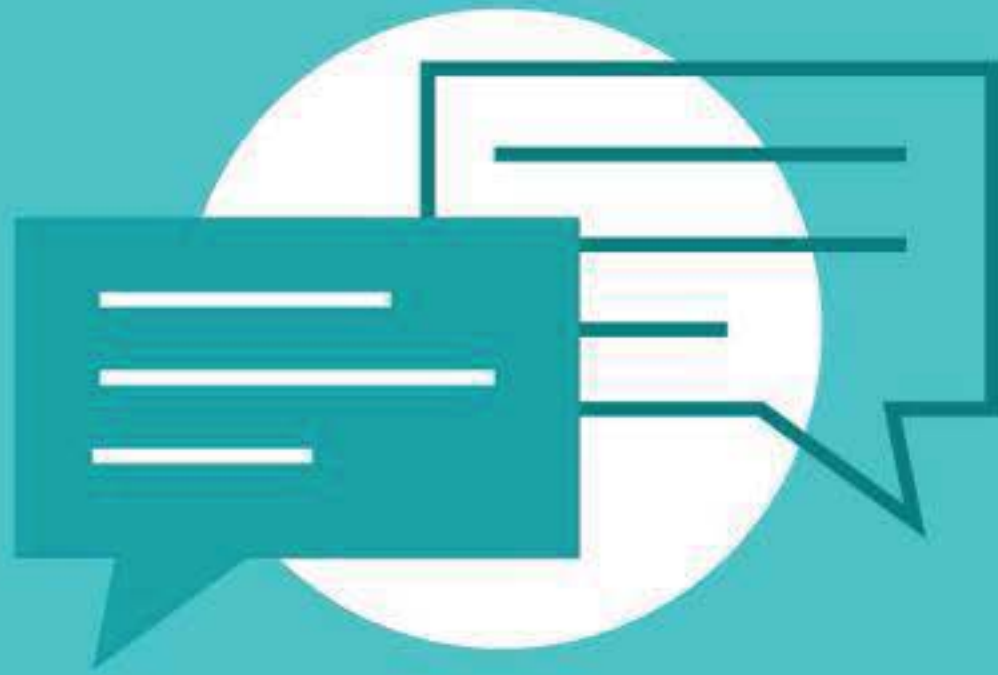


# **One-on-one and group Communication**





We appreciate your open door policy and accessibility; this is a two-way street



How do we pull up, act as a team and communicate more effectively? What can we do; what can you do?





Being clear about our brand identity and vision for our future with concentrated areas of focus: Handling growth, smart urban design, public space, managing traffic congestion, protecting our rights to govern locally and donor city position, and being fiscally responsible with allocation of resource for infrastructure and global climate resiliency.





We are suggesting more formalized interaction to strengthen our relationship - a partnership where we act as your eyes and ears.



# **Progress is being made**

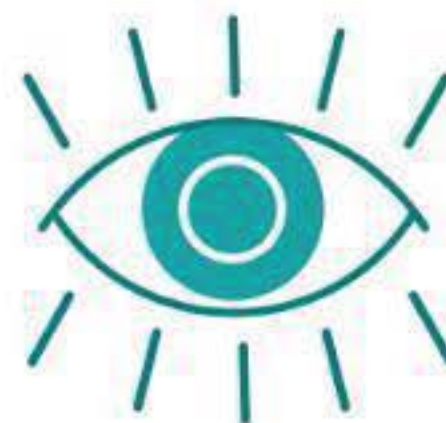
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**Perception:** Transparency is lacking



**Reality:** City: Substantial progress toward stronger connection, significant advances on large issues

**Reality:** CFLCA: Has a growing influence and a stronger braintrust than ever before





# CFLCA Joint Workshop with the City of Fort Lauderdale

Connect, Curate, Change







# Being Specific and Accountable

## Annual Report Card

### Community Matrix



### Strategic Progress



Work on both ends

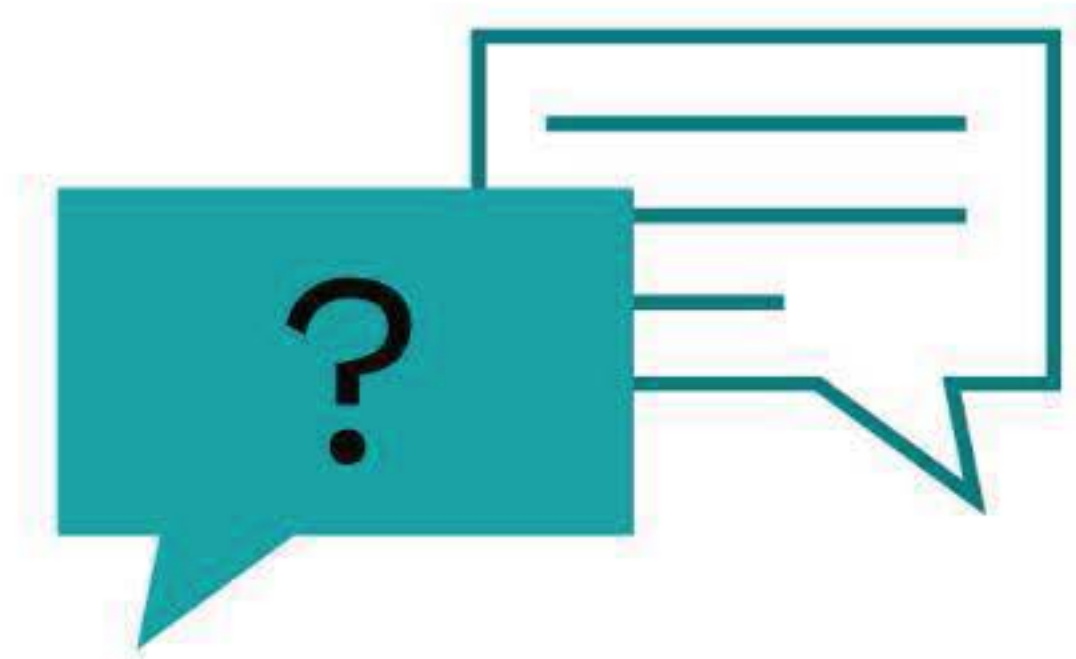




# Being Specific and Accountable

## Annual Report Card

- **Urban Planning**
- **Affordable Housing**
- **Public Space**
- **State and County Priorities**
- **Data**
- **Under-served Neighborhoods**
- **Public Schools**
- **Transportation**
- **Climate Resiliency**



**Let's discuss details**

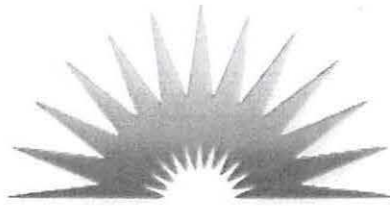


# CFLCA Joint Workshop with the City of Fort Lauderdale

Connect, Curate, Change





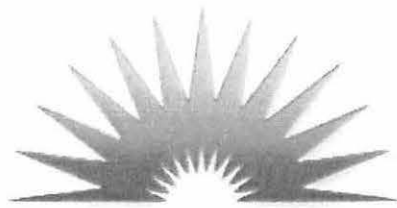


4/16/2019  
Joint Meeting w  
Council of Fort Lauderdale  
Civic Associations  
BUS - 1  
Provided by Colleen  
Lockwood

#### **Tactical Recommendations for the City:**

- **Streamlined, Improved and Inclusive Communication**
  - Update on Flex Unit concerns
  - Tag CFLCA on City-wide communication (Twitter, Facebook, E-mail)
  - Centralized web page or other for District-specific meetings and agenda items. Make communication more meaningful – District web page and make it a staff function.
  - Organized DRC, P&Z, BOA, Special Event meeting notices to neighborhood leaders & CFLCA president & CFLCA district rep. (Notices are going out but are not organized by District or neighborhood. Multiple email blasts.). Possible solution: Have District commissioners incorporate any district-related item in upcoming advisory/board meetings in their pre-agenda. In other words cull out district-specific agenda items in each Commissioner pre-agenda notice.
  - Meeting Notices- I saw an example about a month ago where neighborhood leaders were left off of Notice emails. There maybe be too many versions of email lists of leaders floating around. Solution: Constant editing of this page and education to departments to use that list as it relates to leaders  
<https://www.fortlauderdale.gov/neighbors/civic-associations>
  - Utilize CFLCA for communication & solution finding
    - Communication of multi-neighborhood matters
    - Communication of neighborhood matters reported to commission and vice versa
    - Soliciting feedback prior to launching initiative
    - Updating on City advocacy/lobbying for residents with County/State
- **Tackling of larger issues** – assign us one to work on or we can pick one
  - ULDR/Codes
  - Secondary to primary offense for texting and driving – including racial bias training
  - Adoption of continuous improvement models
  - Research and vetting of new ideas





## **CFLCA:**

### **Our Commitment:**

- Continued neighborhood engagement
- Increased District-specific communication
- Development of resource library for neighborhoods: bylaws, liability insurance, special events
- Be a united voice for the (mosaic of) neighborhoods we represent
- Define a neighborhood identity matrix / report card (Prioritization of the needs of the neighborhoods)
- Define Culture/Values: e.g., "Always do the right thing", "Give back/Pay it forward", "Always think big and think forward" and "Embrace change".