

City of Fort Lauderdale

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



Meeting Minutes - DRAFT

Wednesday, January 21, 2015

12:00 PM

Development

City Commission Conference Room

CITY COMMISSION WORKSHOP

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 12:04 p.m. by Mayor Seiler.

ATTENDANCE ROLL CALL

Present: 5 - Mayor John P. "Jack" Seiler, Vice-Mayor Romney Rogers, Commissioner Bruce G. Roberts (arrived momentarily), 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 and City Attorney Cynthia A. Everett

PRESENTATIONS

CITYWIDE DEVELOPMENT TRENDS

The City Manager introduced the City's real estate experts to discuss the downtown market..

Ken Krasnow and Richard Tarquino of CBRE provided and reviewed slides related to the downtown. A copy of the slides is attached to these minutes.* Commissioner Roberts arrived at approximately 12:08 p.m. *CBRE presentation needs to go into Empower

Urban Design and Development Manager Ella Parker reviewed slides titled, Development Patterns (Exhibit 1 to Commission Agenda Memorandum 15-0037). A copy of the slides is attached to these minutes.* *slides in Granicus are not what was used

Commissioner Trantalis pointed out that the Commission must now determine whether it wants more development, where they want it and what kind. The County has impact on the City's rate of growth. In response to his question, the City Manager advised that about 772 units remain in the downtown. An application is pending before Broward County for 5,000 additional units. Planning Council meeting is scheduled for tomorrow, which will be the first public hearing on those units. The City proposes to commit 15 percent or 750 of the 5,000 units to affordable housing. The Planning Council has asked those units be phased in, which is different from what has occurred in the past. Additionally they raised an issue of the potential impact on the transportation network. The City uses a different methodology than the County for internal trip capture. The City believes there is about 47 percent internal trip capture downtown; the County only gives credit for 21 percent. If residential units are placed downtown, City staff believes occupants are more likely to also work downtown. He was unsure how the County determines trip counts; to some extent it is a negotiated number. The County's first number was around 7 percent. Principal Planner Todd Okolichany confirmed that the City's trip count percentage is based on the mixed-use nature of downtown. Generally 5 to 10 percent of the residents will stay downtown rather than driving somewhere else. The City can also get credits for things such as the Wave streetcar, All Aboard Florida, trolley system or other transit methods. The County disagrees. The County staff is requesting mitigation for what they feel is a reduction in the level of service of 12 transportation systems that serve the downtown. He pointed out that the County already collects a transportation concurrency fee from every development, which he believes provides mitigation. The County has not yet identified what specific mitigation they want. Commissioner Trantalis felt the City should focus on securing representation on the Planning Council.

Commissioner Trantalis wanted to steer discussion to where the units should go. Mayor Seiler indicated that he would like to hear from each district commissioner.

Commissioner Roberts drew attention to the Uptown area that is slated for economic development. He wanted better marketing of the area. He referred to the Federal Highway corridor and the master plan that was discussed in 2008, indicating it may need to be revisited. Commissioner Roberts indicated

that Sunrise Boulevard to Davie Boulevard and 7th Avenue to the Intracoastal should be urbanized. The Metropolitan Planning Organization (MPO) is willing to perform a Sunrise Boulevard traffic study if the City requests it. Federal Highway from Searstown to the city limits should be included. He wanted to continue working with businesses in the North Beach area north of Oakland Park.

Mayor Seiler suggested holding more workshops to reach solutions by April. The next workshop would be devoted to public input.

Commissioner Trantalis said that the key is to move forward with development while maintaining neighborhood integrity. The Commission should be careful about how new development is imposed into the infrastructure and existing neighborhoods. The most intense investment dollar interest will likely be on the beach. It is great that there is interest but he questioned whether it would crush the infrastructure. The downtown also is appealing. Flagler Village is taking shape just as it has been planned. Because it was planned, resources have not been overwhelmed, and that should be done throughout the city. He did not think the City can absorb all of the interest there is.

Commissioner McKinzie was satisfied with current plans for rezoning changes along the Sistrunk corridor. District III wants density but not in the form of height. One concern is how it will impact the neighborhoods. There are about 104 infill vacant lots that he would like to see developed in quality housing to attract more young professionals and create an economic engine. Retail is coming to Broward Boulevard and 27 Avenue. He would like to see more. He would also like to stabilize the Davie Boulevard area. * Discussion briefly turned to density and height.

Vice-Mayor Rogers noted there is a focus on density. The major intersections in the downtown core, such as Andrews and 3 Avenue, are not that dense. Density should be along the corridors that have transit. He did not think there has been sufficient concentration on encouraging development south of the river. Once a development secures units, they are locked in, even though the development may take some time to be built. The City Manager pointed out that the Unified Land Development Regulations (ULDR) state that construction must commence within a certain period of time from development approval. During this Commission's tenure the State has passed several automatic extensions.

Commissioner Roberts suggested it may be time to re-examine the flex zones to allow for more flexibility. Vice-Mayor Rogers commented that it has been first-come, first-served policy. However, he felt there is a more strategic approach. Commissioner Roberts felt that as the times change, allocation may no longer be applicable based on the economic status.

The City Manager advised that the County is using the Broward Next program to re-examine their land use regulations over cities. They have identified a need to address flex units. It is difficult to put this subject into context because the City operates under a two-layer system which is not used elsewhere in Florida. The City must operate under its own ULDR but to some degree they may be inconsistent with the County's vision.

Commissioner Trantalis pointed out that some of the City's master plans are being fulfilled by development dollars, such as Flagler Village, but in some cases they are not, such as South Andrews Avenue. He questioned how to incentivize people to invest and develop in these areas. Developers want to invest where they see people want to be. People want to be on the beach and the downtown. The City needs to decide how to make a certain area desirable. A lot of development dollars end up on the beach because they can make a lot of money there and that is the most appealing part of the city. Putting the Las Olas riverfront downtown attracted more people to the downtown. More amenities to the downtown experience will retain people. The City needs to find ways to create a pedestrian, family-friendly, neighborhood-friendly environment that makes people want to live downtown. This will likewise be the future of Sistrunk Boulevard. As to the South Andrews RAC, Vice-Mayor Rogers felt that South Side would be an important piece. There is activity on 7 Street

between Andrews Avenue and the railroad tracks. He believed this area has the right formula. Commissioner Roberts emphasized that multi-modal transportation is key to extending the downtown. Mayor Seiler felt transportation should be examined for every project review. Vice Mayor Rogers spoke of the water trolley's convenience. Commissioner Roberts pointed out that areas such as the executive airport may need further marketing to take advantage of the technology businesses there, for example. There are different methodologies for different economic areas. He wanted to continue working with Envision Uptown Fort Lauderdale and stress the educational and technology aspects.

In response to Mayor Seiler, Commissioner Trantalis commented that 13 Street is complicated because it includes residential and business uses. He noted the street redevelopment grant is moving forward.. The City Manager said that applications for a second round has not yet been opened. Staff is poised to submit the City's application when it is opened. Commissioner Trantalis went on to say that nothing significant can be built along the main corridor because the zoning is only one lot deep. Rezoning is needed to add depth around Dixie Highway and 13 Street.

Commissioner Roberts brought attention to Oakland Park Boulevard and Commercial Boulevard corridors that are similar to Federal Highway. There seems to be interest in redevelopment along Commercial Boulevard. He believed the current zoning is appropriate. He wanted to revisit the 2008 Federal Highway Master Plan. Commissioner Trantalis felt it should be codified. Mayor Seiler asked that the plan be put on District I's front burner. Commissioner Roberts felt it should be included in the MPO's previously-mentioned traffic study.

Mayor Seiler noted there is consensus for density in the downtown along the transportation corridors for the Wave and trolleys. He wanted to maintain the trolley system in addition to the Wave. He asked about the downtown boundaries from a district perspective as it relates to density. Commissioner Roberts wanted to examine expanding the Sunrise Boulevard corridor. Commissioner Trantalis was not convinced of expansion to that extent. He would agree to extend to 7th Avenue on the west. He felt it would impose a great burden on the residential if the boundary was expanded to the Intracoastal. Commissioner Roberts indicated there are several contingencies. For example, the MPO's traffic study is key. Commissioner McKinzie also agreed with 7th Avenue. Vice-Mayor Rogers felt the eastern border of 8th Avenue is sufficient. He went on to comment on the area of Davie Boulevard between Federal Highway and Andrews Avenue. If density is to be encouraged, thought should be given to the types of permitted development in the downtown. Thought should be given to extending the southern border. Las Olas Boulevard, between the residential and the tunnel was raised wherein Vice Mayor Rogers felt that it should also be studied. Mayor Seiler did not think there should be any extension into Victoria Park and so forth. He referred to the area around the hospital and pointed out it is one of the fastest growing industries.

Commissioner Roberts clarified that he agrees with the downtown discussion. His previous comments had to do with study of corridors that would be separate.

Vice Mayor Rogers noted that expansion of the Downtown Development Authority is an issue because it has taxing authority.

For future discussion, Mayor Seiler wanted to build consensus concerning the 1) south side of the river, the beach, and corridors of Sunrise, Oakland Park, Cypress Creek, and 17th Street. He anticipated there would be public comment at the next workshop. He hoped to reach consensus by mid-year. Commissioner Trantalis wanted to hear from CBRE about the marketability of the consensus that is reached. Mr. Krasnow added that K-12 education should be another consideration. Transportation and education are important to businesses considering relocating. Marilyn Mammano of the Fort Lauderdale Council of Civic Associations commented on the importance of smart growth.

There being no other matters to come before the Commission, the meeting adjourned at 1:40 p.m.