

Draft
CITY OF FORT LAUDERDALE
SUSTAINABILITY ADVISORY BOARD
CITY HALL CONFERENCE ROOM
100 NORTH ANDREWS AVENUE – 8th Floor
FORT LAUDERDALE, FLORIDA 33301
March 28, 2016 - 6:30 PM

Cumulative Attendance					
1/2016 through 12/2016					
	MEMBERS	APPT BY	ATTENDANCE	PRESENT	ABSENT
1.	Alena Alberani, Chair	II	P	3	0
2.	Jason Liechty, Vice Chair	IV	P	3	0
3.	Lawrence Clark	I	P	3	0
4.	Jeffrey Huber	M	A	2	1
5.	Vacant	III	--	--	--
6.	Clarke Harlow	II	A	1	1
7.	Mate Thitisawat	C	P	3	0
8.	Enrique Vadiveloo	IV	P	1	2
9.	Cheryl Whitfield	III	P	3	0
10.	Brittany Storm	M	P	3	0
11.	Vacant	I	--	--	--

Staff Present

Sustainability Division of Public Works

Glen Hadwen, Sustainability Manager

Matthew Ferrer, Energy Analyst

Department of Sustainable Development

Jim Hetzel, Principal Planner

Guests Present

Judy Summers, City of Fort Lauderdale resident

Bill James, Harbor Inlet

Brett Wood, Harbor Beach

Mary Wood, Harbor Beach

Bill Cole, Harbor Inlet

Richard WhiteCloud, Sea Turtle Oversight Protection

Joseph Maus, The Maus Law Firm

Paul Chettle, Central Beach

Mary Fertig, City of Fort Lauderdale resident

Call of Order/Roll Call

The meeting was called to order by Chair Alberani at 6:30 p.m. The roll was called, and it was determined a quorum was present. Mr. Thitisawat and Ms. Whitfield arrived at 6:31 p.m. and 6:32 p.m., respectively.

Communication to the City Commission

The Sustainability Advisory Board (SAB) provides the following Communication to the City Commission:

The Sustainability Advisory Board (SAB) opposes the most recent public proposal (as discussed at the City Commission meeting on February 2, 2016) for redevelopment of the Bahia Mar Resort and Marina and urges the City to seek changes that address the following concerns:

- Increase of population on vulnerable barrier island. Development on the barrier island is threatened by sea level rise, higher storm surge, and beach erosion, and many have questioned the wisdom of continuing to add population to this area given these issues. Further, many of the "local, regional, and mega-regional plans" which the Press Play strategic plan pledges to incorporate into the City's plans and processes to improve climate change resiliency suggest focusing new development in areas better suited to long-term population growth and mobility, such as higher elevation areas, existing mixed-use neighborhoods, and corridors with public transit options.
- Traffic congestion. Increasing the population along the coastline will undoubtedly contribute to greater traffic congestion on A1A and adjacent arterial roadways, which may affect emergency response and hurricane evacuation times. While we commend City staff for recommending a suite of public transit, bicycle, and pedestrian improvements as conditions of approval, it is unlikely that these measures will meaningfully ameliorate the auto traffic generated by the development. The proposed supermarket alone will likely generate far more auto trips than the residential units on the site.
- Shadowing of the beach and adjacent neighborhoods. The proposed towers would be the tallest along Fort Lauderdale Beach and will cast long shadows over areas to the west in the morning hours and over the beach to the east in the afternoon and evening. As the beach adjacent to the proposed development site is one of the few reaches of beach not currently shadowed in the afternoon and evening, new shadows may reduce its attractiveness to the visitors contributing to the City's tourist economy.
- Additional light pollution affecting sea turtle nesting. Light pollution is a serious threat to the endangered sea turtles which are born on Fort Lauderdale Beach, as the hatchlings can confuse manmade lighting for the celestial light. As a result, fewer hatchlings reach the sea. The addition of two 39-story buildings to this property, which currently has difficulty complying with the City's sea turtle

lighting ordinance, has the potential to cause significant additional harm to the sea turtle population.

The developers are requesting approval of this project under the City's Innovative Development zoning and site planning procedure, which allows developers greater leeway in exchange for public benefits. The developers have indicated that the public benefits associated with their project include energy conservation, water conservation, public access, and other sustainable features. However, the Sustainability Advisory Board does not believe that these measures, while commendable, are significant enough to outweigh the potential negative impacts outlined above. Accordingly, the Sustainability Advisory Board recommends that the City Commission reject the existing proposal and seek changes which significantly mitigate the negative impacts.

The SAB recognizes that some of these issues would also arise if the property were simply redeveloped under current zoning (i.e., allowing 12-story buildings), and we urge City staff and the City Commission to work with the developers under any development scenario to mitigate the negative effects outlined above.

Lastly, the SAB requests an opportunity to comment on future revisions of the Bahia Mar proposal.

Respectfully submitted,
Sustainability Advisory Board

Motion

Motion made by Chair Alberani, seconded by Mr. Thitisawat to advance the above Communication to the City Commission. Mr. Clark abstained from voting. The motion then passed unanimously among the other Board members.