

# City of Fort Lauderdale

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



## Meeting Minutes

**Tuesday, May 16, 2017**

**1:30 PM**

**City Commission Conference Room**

## **City Commission Conference Meeting**

***FORT LAUDERDALE CITY COMMISSION***

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

***LEE R. FELDMAN, City Manager  
JOHN HERBST, City Auditor  
JEFFREY A. MODARELLI, City Clerk  
CYNTHIA A. EVERETT, City Attorney***

## Roll Call

Commission Dean J. Trantalis, Commissioner Robert L. McKinzie, Commissioner Romney Rogers, Vice Mayor Bruce G. Roberts, and Mayor John P. "Jack" Seiler

## Quorum Established

Also Present: City Manager Lee R. Feldman, City Clerk Jeffrey A. Modarelli, City Attorney Cynthia A. Everett, City Auditor John Herbst, and Sergeant at Arms Wilgienson Auguste

## No e-comments were submitted for this meeting

## Call to Order

Mayor Seiler called the meeting to order at 1:35 p.m.

## CITY COMMISSION REPORTS

***Members of the Commission announced recent and upcoming events and matters of interest.***

### Sunrise Recycling Parking

Commissioner McKinzie discussed parking at Sunrise Recycling, confirming the towing of cars by a non-contracted City towing company. He stated once monitoring of this area ceases, illegal parking returns.

### Affordable Housing

Commissioner Trantalis asked City Manager Feldman about his previous position regarding the County requirement that 15 percent of every 5,000 allocated Planned Dwelling Units must be Affordable Housing. City Manager Feldman clarified his comments stating the Affordable Housing Committee has purported they recommended inclusive zoning. Collectively, the Commission did not wish to pursue this and has never come before the Commission as an action item. Commissioner Trantalis recommended anticipating the requirement for inclusive zoning to address the Affordable Housing requirement into new development. Mayor Seiler discussed his conversations on this issue with members of the County Commission and a possible three to four block buffer just outside the downtown RAC.

Vice Mayor Roberts requested City Manager Feldman contact County Staff to address a plan achieving the goal of affordable housing distribution throughout the City. Commissioner Trantalis commented on the issue of developer resistance to the inclusion of affordable housing in their developments. He recommended until a process is in place, no additional dwelling units should be allocated. Further discussion continued on this issue and possible inclusive zoning. Mayor Seiler commented on the impact of this issue on development financing requirements. Commissioner Trantalis commented on that issue and the mandated affordable housing aspect of development. Commissioner McKinzie concurred with Commissioner Trantalis, commenting on the County's position on the affordable housing component and the resulting effect on the downtown RAC.

Mayor Seiler confirmed a consensus to request from the County an approximate five block buffer around the downtown RAC for affordable workforce housing. He stated this would be done via correspondence following this meeting.

#### National League of Cities Gala - Margaritaville Hotel in Hollywood

Commissioner Trantalis discussed a request he received to sponsor a table at the National League of Cities Gala being held at the Margaritaville Hotel in Hollywood. Mayor Seiler asked for a review of how the City has participated in the past to make a determination on this request.

#### Air Show, Fleet Week and Broward Navy Days

Vice Mayor Roberts commented on the success of the Air Show, stating the relocation on to the beach allowed for easier traffic flow. Mayor Seiler concurred, confirming the staging of the Air Show was excellent. Mayor Seiler acknowledged and thanked Staff and neighbors for stepping up and making Fleet Week a success.

#### Kaboom Event

The Commission inquired about the Kaboom Event taking place on a Friday, a day school will be in session. City Manager Feldman confirmed it was decided by Target, the event sponsor.

#### Metropolitan Planning Organization (MPO)

Vice Mayor Roberts discussed the MPO safety measure requesting the Commission pass a resolution of support encouraging the Broward County School Board to extend school zone signalization. There was a consensus to move forward with this request. He requested City Manager Feldman include a resolution on a Regular Meeting Agenda.

Vice Mayor Roberts discussed focusing available MPO funding within

District IV on FDOT road projects. He stated there is \$91,000,000 available through 2020 that is currently not assigned to a specific project. Through 2025 there is \$200,000,000 available. Commission Rogers confirmed comments he received at the MPO meeting about the need to coordinate issues on County-wide signalization, noting this is currently a low priority and concern about funding being available to address this issue. Further discussions and comments continued on the need to address County-wide signalization coordination and addressing its staffing needs in the next FDOT budget session.

Vice Mayor Roberts commented on the agreement among County Commission to prioritize traffic light resignalization in the SE 17th Street Convention Center area due to its economic impact County-wide.

#### Banyan Air Service Award

Vice Mayor Roberts discussed the peer award presented to Banyan Air Service at Executive Airport and acknowledged in *Professional Pilot Magazine*. The award recognized Banyan Air Service as the third best Independent Fixed Base Operator (FBO) and fifth best in the United States.

#### GERS Investment Policy

Vice Mayor Roberts requested City Manager Feldman to schedule a GERS Investment Policy meeting. Mayor Seiler concurred on the need to review this policy. City Manager Feldman confirmed.

#### City/County Workshop

Mayor Seiler commented on the City/County Workshop and the agreement for a Joint Facility for City Hall and County Government Center, noting its potential to be a successful project. Mayor Seiler confirmed Commissioner Trantalis is taking the lead on this matter on behalf of the Commission. He requested City Manager Feldman assign a Staff person to take the lead on behalf of Staff to keep the momentum. City Manager Feldman confirmed.

Mayor Seiler noted the productive discussions regarding Port Everglades (Port) and the need to address the impact of traffic from the Port and Fort Lauderdale International Airport. He requested City Manager Feldman investigate the enforcement of a vehicle ban (18-wheeler trucks) on the portion of City-owned roadways just east of Federal Highway and State Road 84. As alternative routes, those trucks would use Spangler Avenue and Eller Drive to access the Port from Interstate 595. Further discussion continued on how this could alleviate traffic congestion in the Federal Highway/SE 17th Street area. City Manager Feldman confirmed.

Mayor Seiler commented on the homeless issue discussed at the Workshop, noting the County Commission's position that the Stockade is not a viable solution for the homeless and stating it is also a County issue. Additional discussions and comments ensued.

Commissioner Trantalis confirmed the Ad Hoc Committee formed by the Continuum of Care Board met to establish the needs of the homeless in Stranahan Park. He is also meeting with private individuals, veterans and family connected with Operation Lift Hope. Commissioner Trantalis reiterated the need to continue to work towards finding solutions to minimize future homelessness.

#### Commission Planning Workshop

Mayor Seiler discussed the recent Commission Planning Workshop held at the Fort Lauderdale Womens Club, commenting on its productivity and the issue raised on notice given by the City. He stated there is six-hour recording of what was discussed and is available to the public.

#### Sixth Annual Transportation Summit

Mayor Seiler commented on the success of the recent Transportation Summit and Staff efforts focusing on Vision Zero, traffic, and infrastructure. He noted the focus of moving people versus vehicles.

Commissioner Trantalis commented on the City of Detroit's light rail system and their ability to run 60-70 percent of its operation on batteries and its energy efficiency. City Manager Feldman confirmed his attendance at this event. Discussion continued on exposed wires with The Wave system. Mayor Seiler stated he has requested the Downtown Development Authority address using batteries in lieu of exposed electrical wire for The Wave.

#### Tourism Development Council (TDC) Funding

Mayor Seiler discussed the reduction in funding of *Visit Florida* by the State Legislature which will impact local TDC funding for tourism related items. As a result, projects coming to the local TDC will be highly scrutinized and filtered. Discussions continued on how previous annual State TDC funding was managed and how the State's future participation in tourism marketing will dwindle. The impact of the Zika virus on South Florida and the average daily room rates were also discussed. Commissioner Trantalis commented on the need to continue funding tourism efforts. He suggested the City develop its own funding mechanism for tourism to address priorities. Mayor Seiler

also discussed funding cuts from the State for business incentives in the area.

[17-0604](#)

Communications to the City Commission

**EDUCATION ADVISORY BOARD MEETING**

**April 20, 2017**

**Communication to City Commission**

*As the City Education Advisory Board, we would like to begin working on an electronic and possibly print version of a booklet that would help promote the schools in the City limits. In a voice vote, the motion unanimously passed.*

Mayor Seiler stated he concurred with the Education Advisory Board request to promote City Schools electronically. He commented on the ratings of Broward County elementary, middle and high schools. Mayor Seiler also acknowledged Stranahan High School facility issues that need to be addressed by the Broward County School Board.

**CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)**

**May 3, 2017**

**Communication to the City Commission**

*Motion made by Member Thrower, seconded by member Antonelli to advise the Board of Commissioners that the Central City Redevelopment Advisory Board does not support any rezoning or change of use by Hope South Florida, for properties located at 1100, 1116 and 1118 N. Andrews Avenue. In a voice vote, the motion passed unanimously.*

Commissioner Rogers noted this has not yet come before the Commission. In response to Mayor Seiler's request, City Clerk Modarelli confirmed he would keep this communication on file to be addressed at that time.

**CONFERENCE REPORTS**

**CF-1**     [17-0309](#)

Central Beach Master Plan Public Improvement Projects Update

City Manager Feldman stated this item is an update on the Central Beach Master Plan. Commissioner Trantalis stated the lease agreement with Suntex has not been finalized and said Option C, adding a restaurant, is still being explored. In response to

Commissioner Trantalis's question, City Manager Feldman stated this will be brought back before the Commission for final action at the June 20, 2017 Commission Meeting. There is a meeting scheduled with the five surrounding condominiums to review their list of items of concern. Discussions continued on two major items, traffic circulation and trash collection near the Portofino Condominium. The opportunity of a two-story restaurant to alleviate trash collection concerns was discussed.

Commissioner Trantalis discussed his concern about the Aquatic Complex, its cost, and the need to make a sound decision. City Manager Feldman stated this item will be on the June 6, 2017 Community Redevelopment Agency Board Meeting Agenda. Vice Mayor Roberts commented on the Commission being approached by an additional party interested in developing the Aquatic Complex. City Manager Feldman stated he met with this party approximately three months ago. This developer needs to come forward in a timely manner with a complete proposal and the application fee for the Commission to consider a proposal.

City Manager Feldman commented that considering additional proposals will cause a delay and he is moving forward with the current proposal before the Commission. Further discussions continued regarding the additional application. Vice Mayor Roberts discussed the bid process allowing the participation of the additional applicant. City Manager Feldman stated the City would be coming forward with a specific set of plans for the bid. The additional applicant proposal is completely different and includes an entertainment component and a hotel. Discussions continued on the differences in the two proposed plans. In response to Commissioner Trantalis's inquiry as to whether the public has been made aware of two possible options, City Manager Feldman stated the City is moving forward with refurbishing the existing Aquatic Complex. Mayor Seiler confirmed the additional applicant needs to bring a complete package forward to the Commission. Further discussions continued on this issue as it relates to density and the need for a scaled down plan to accomplish the goal in the required timeframe.

**CF-2**     [17-0627](#)

**South Side School Update**

City Manager Feldman stated the South Side School project is on track for a July 18, 2017 opening. Commissioner Rogers requested City Manager Feldman includes an update regarding South Side School programming in his monthly report. City Manager Feldman confirmed.

## OLD/NEW BUSINESS

### BUS-1 [17-0495](#)

#### Discussion on Beach Events

City Manager Feldman stated Phil Thornburg, Director of Parks and Recreation, would be giving a PowerPoint presentation on this item to the Commission. This is an ongoing discussion about the number of events on the beach and the recommended timing. Also included in the presentation is occupancy data from the beach hoteliers.

Mr. Thornburg's presentation entitled *Discussion of Special Events on the Beach/Barrier Island* included an outline and update of the timelines for the following:

- Special Events on the Beach in the December - July Timeframe
- South Beach Parking Lot Impact Including:
  - Event Dates;
  - Set Up Date (s); and
  - Breakdown Date(s)
- Hotel Occupancy - High hotel occupancy rates during large scale special events
- Discussion & Direction Going Forward

***A copy of this presentation is attached to these minutes.***

Commissioner Trantalis also discussed the impact of numerous smaller events, such as marathons and triathlons, taking place in between the larger events. Discussions ensued on events impacting public use of the South Beach parking lot, and timelines for set up and breakdown as well as issues and challenges that inhibit this such as sea turtle lighting.

City Manager Feldman noted the dates in the presentation are a snapshot and need date flexibility due to events such as the Boat Show, the Olympics and holidays. Commissioner Rogers commented on the need to do something for nearby residents who are negatively impacted by beach events. Discussions continued on ways to achieve this with event applicants. In response to Mayor Seiler's question, Mr. Thornburg confirmed all event applicants pay for parking. Mr. Thornburg stated an analysis of what other municipalities are doing is difficult due to differing circumstances for other venues. There was a

consensus on the need to address South Beach parking lot.

City Manager Feldman commented on the option to make the Swatch Event stadium a permanent structure on the beach. It would include installing the necessary water, sewer and electric infrastructure under the sand. This would allow for a shorter set-up and take-down timeframe and would provide a year-round venue for volleyball tournaments and concerts. Commissioner Trantalis commented the primary use for the area is for a beach. Programming only occasional events will avoid neighbor push-back. Discussions continued on fees charged for applicants and events closing A1A and South Beach parking lot.

Mayor Seiler recommended Staff address minimizing the impact of events on the South Beach parking lot. Mr. Thornburg stated any new event applicants would be advised of these concerns. Should they wish to proceed, no applicants would come before the Commission for approval prior to a discussion with the Commission on the impact to traffic flow and parking.

Mayor Seiler recognized Ina Lee, Beach Redevelopment Advisory Board member and Beach Improvement District Advisory Committee member, who stated they previously requested via correspondence a meeting with the Commission on beach events. Ms. Lee emphasized other destinations would like to host events such as the Tortuga Music Festival. She noted asking events to commit to additional conditions could result in a challenge. Ms. Lee stated the economic impact of the Tortuga Music Festival is approximately \$35,000,000. Ms. Lee confirmed its positive impact on room rates. She also commented on the economic impact of sea turtle season on this event and emphasized the City is a tourist destination.

Mayor Seiler recognized Eduardo Fernandez, Greater Fort Lauderdale Chamber of Commerce Chair and Chair of the Beach Improvement District (BID), who stated the BID is responsibly looking and vetting events to bring to the beach. Mr. Fernandez acknowledged the need for a balance of events that highlight the City. In response to Commissioner Rogers' question, Mr. Fernandez confirmed the Riptide Event was the most recent beach event supported by the BID.

Mayor Seiler recognized Carol Hudson, acknowledging her behind the scenes work in the area of sports event marketing. Ms. Hudson stated she is in agreement with the direction of the City on beach events, noting the Swatch Volleyball event and the marathon have cooperated and worked well together. She also commented on the success and timing of other beach events including the Riptide event held in

December 2016.

**BUS-2** [17-0600](#)

Draft Annual Action Plan for Fiscal Year 2017-2018 Entitlement Grant Programs through the U.S. Department of Housing and Urban Development (HUD)

Mayor Seiler recognized Jonathan Brown, Housing and Community Development/Northwest Progresso Flagler Heights Community Redevelopment Agency (NWPFH CRA) Manager, who presented the initial draft of the Department of Housing and Urban Development (HUD) Annual Action Plan (Plan). Mr. Brown noted HUD is still working through the preliminary numbers and this presentation is based on numbers consistent with the current year. It is hoped the final numbers will be brought before the Commission with the final version of this Plan in June.

Mr. Brown stated the Community Services Board (CSB) vetted the applications that will be presented to the Commission today. He gave a historical overview of the process and the Commission's direction for the CSB to vet all applications. The recommendations included the following:

The Home Investment Partnership Program  
The Community Development Block Grant Requests  
The HOPWA Program

Mr. Brown stated he is requesting the Commission approve these recommendations that will allow them to proceed to final format. Discussions, comments and questions on the recommendations ensued.

Commissioner Rogers asked for an explanation of Staff on the CSB recommendations and selections. Mr. Brown explained previous Housing Rehabilitation funding was done through the State, expounding on the flexibility of Community Development Block Grant (CDBG) funding. Mr. Brown stated the CSB was not involved in Housing Programs. Commissioner Rogers discussed and questioned aspects of the proposed Plan relating to rehabilitation and funding of a security gate. Mr. Brown confirmed that The Light Center and Turnstone Development projects were presented before the CSB.

Community Service Board Chair, Wanda Francis, gave an explanation of the grant expenditure vetted by the CSB for the security gate, stating it was for safety of children and families living at Wisdom Village. Chair Francis explained specific issues relating to the necessary security enhancement and the history of the building. She

confirmed the CSB strongly recommended the need for security due to its location. Mario DeSantis, Housing and Community Development, explained the history of the Wisdom Village building permit application, fire code issues not grandfathered in, and other matters related to the low-income housing developer not having sufficient funds to address the need for a security gate. Further discussions continued on the grants reviewed by the CSB. In response to Commissioner Trantalis's question, Mr. Brown confirmed CSB vetted the projects. Ms. Francis confirmed the review of numerous applications and commented on providing the opportunity for low-income people to progress. She stated follow-up will be done by the CSB. Commissioner Trantalis expounded on the area of 13th Street that will benefit from these grant programs. Further discussions continued on this item.

In response to Vice Mayor Roberts's question, Mr. Brown explained the funding for Call to Africa, stating it gives an opportunity for economic development funding to flow to Central City businesses. Mr. Brown discussed the process and scoring for Call to Africa, the security gate for Wisdom Village and the required amount to be set aside for public services and community based development organizations. Ms. Francis expounded on the CSB process for reviewing and funding determinations, stating the CSB votes were unanimous. Discussions continued on NCIP projects, prior year funding and ensuring targets and goals are being met.

In response to Mayor Seiler's question, Diane Smith of Impact Broward stated the Senior Company Program is the organization requesting funding and 20 percent of its efforts serve City residents.

**BUS-3** [17-0607](#)

Discussion on the One-Stop Shop

City Manager Feldman gave a brief review of this item. He confirmed Commissioner Trantalis had requested the One Stop Shop (Site) be included as a Conference Meeting item for discussion. City Manager Feldman stated the current building on the Site is not viable for any type of future use.

Mayor Seiler discussed having another park in the downtown area on the north side of Broward Boulevard. Commissioner Trantalis confirmed a park at the location of the Site is part of the Master Plan. Mayor Seiler stated the County will not be moving the existing bus station adjacent to the building.

Mayor Seiler commented on the need to carefully consider where a park is located so as not to create an attractive nuisance. He

acknowledged the need to add more park space in the downtown area. He recommended delaying a decision on the location of an additional park until a decision has been made about the location of a new Federal Courthouse and a joint City/County Government Center (Government Center). He recommended a park be a few blocks north or east of the current Site. Discussions continued on use of the Site and keeping it open space.

Commissioner Trantalis confirmed the reasoning for demolishing the building at the current Site is due to it being a magnet for the homeless and an eyesore in the middle of a neighborhood moving towards redevelopment. He commented that if it were owned by a private entity, it would be cited for Code violations. Commissioner Trantalis discussed the consultant report that was part of the Master Plan, recommending this Site be used for open space.

Commissioner Trantalis commented when this space is activated, it will be very busy due to upcoming plans in the area for either a new Federal Courthouse or Government Center. Discussions continued on using the Site as a staging area for The Wave, activating and programming the Site, and other possible alternatives. Vice Mayor Roberts concurred with Commission Trantalis stating there are many possibilities for the Site that have yet to be decided.

City Manager Feldman stated the cost to demolish the building would be \$150,000. He recommended it be fenced with decorative lifestyle screening or utilized as a parking lot. Discussions continued on keeping the Site a park as dictated in the Master Plan to allow the creation of a livable urban environment and possible short-term alternatives. The Commission requested City Manager Feldman obtain estimates for painting the building on the Site.

Mayor Seiler recognized Charles King, 105 N. Victoria Park Drive, who stated it should become a gateway park for the City as encouraged by Flagler Village. He recommended demolishing it, planting trees and installing a chain-link fence allowing it to resemble a park. Mr. King also commented on unenforced ordinances regarding the homeless.

**BUS-4** [17-0637](#)

Status Update on the Natchez Land Swap and Agreement with Barefoot Contessa, LLC

City Manager Feldman deferred to Assistant City Attorney Lynn Solomon who gave the Commission an update on title issues related to the Natchez Land Swap and Agreement with Barefoot Contessa, LLC.

Stephanie Toothaker, Esq., on behalf of Barefoot Contessa, stated

there has not been an opportunity to discuss the title issues with Assistant City Attorney Solomon. Assistant City Attorney Solomon confirmed, stating she forwarded a copy of the title objections to Ms. Toothaker. She confirmed that August 28, 2017 is the end of the inspection period. The City has the unqualified right to terminate the contract prior to that date. Assistant City Attorney Solomon expounded on the title objections. In response to Commissioner Trantalis's question, City Manager Feldman stated he has been approached by other interested parties for the Alhambra property. In response to Commissioner Trantalis's question, Assistant City Attorney Solomon stated she could not speak to the property being surplus property.

Ms. Toothaker addressed the Commission on the circumstances regarding her client's property and the title. She stated her client has a loan commitment from a new lender to satisfy each of the title issues and is scheduled to be funded within the next two weeks. Ms. Toothaker confirmed following satisfaction of all outstanding issues, her client is ready to close. Commissioner Trantalis noted the property is in poor condition.

In response to Commissioner Rogers's question, Ms. Toothaker confirmed her review of the loan commitment stating it would satisfy all outstanding title issues and it would not be a loan on the property. Ms. Toothaker also addressed the issue of the fraudulent deed and the expectation that all the issues will be remedied. The Commission recommended a deadline on this matter. Ms. Toothaker confirmed she would return to the Commission in two weeks with an update.

Mayor Seiler recognized Nicholas Obey, 3026 Alhambra Street, who stated the majority of owners, with the exception of one who has not been able to be contacted, wish to sell the property. Mr. Obey stated he has been contacted by numerous developers to purchase the property, informing them they would need to work with the City. He said none of the owners contacted have objected. Mr. Obey recommended the property go out to bid to allow development of the entire block in a unified manner. Commissioner Trantalis stated this would be a reasonable alternative. However, the City must allow the owner to correct the title. Commissioner Trantalis asked City Manager Feldman be available for discussions with these developers following the expiration of the current contract should the title issues not be remedied. Mayor Seiler requested Ms. Toothaker to contact Courtney Crush, Esq., counsel for the owner of eleven units at 3026 Alhambra Street, and update her on the current status of this matter. Ms. Toothaker confirmed.

## **BOARDS AND COMMITTEES**

### **BD-1    [17-0603](#)**

#### **Board and Committee Vacancies**

City Clerk Modarelli confirmed Hope Barry was a non-profit applicant for the Affordable Housing Committee.

Commissioner Trantalis confirmed his recommendation of Norman Ostrau for the Infrastructure Task Force. City Clerk Modarelli confirmed appointment of Mr. Ostrau was on the Board and Committee Members Resolution being voted on tonight.

Commissioner Trantalis stated a representative from the Planning and Zoning Board has not participated in the Infrastructure Task Force meetings. He requested Assistant City Manager Chris Lagerbloom address this issue. City Clerk Modarelli stated the Planning and Zoning Board would need to select a designee should it not be Chair Leo Hansen.

In response to Mayor Seiler's inquiry, City Clerk Modarelli informed the Commission that Howard Nelson did not want to participate as an alternate member on the Board of Adjustment.

Discussions continued on future Board and Committee appointments. City Clerk Modarelli read the appointments being made via resolution at tonight's Commission Meeting. He noted Nicholas Tranakas will be appointed to the Housing Authority of the City of Fort Lauderdale, Board of Commissioners and this was inadvertently omitted from the Resolution Exhibit list of Board and Committee appointments. It was confirmed that the Resolution would be amended at tonight's meeting.

## **CITY MANAGER REPORTS**

None.

## **ADJOURNMENT**

There being no further business before the Commission at the Conference Meeting of May 16, 2017, Mayor Seiler adjourned the meeting at 4:48 p.m.