

# City of Fort Lauderdale

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



## Meeting Minutes

**Tuesday, March 5, 2019**

**1:30 PM**

**City Commission Conference Room**

## **City Commission Conference Meeting**

***FORT LAUDERDALE CITY COMMISSION***

***DEAN J. TRANTALIS Mayor - Commissioner  
BEN SORENSEN Vice Mayor - Commissioner - District IV  
HEATHER MORAITIS Commissioner - District I  
STEVEN GLASSMAN Commissioner - District II  
ROBERT L. McKINZIE Commissioner - District III***

***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 1:37 p.m.

## ROLL CALL

**Present:** Commissioner Heather Moraitis, Commissioner Robert L. McKinzie, Vice Mayor Ben Sorensen and Mayor Dean J. Trantalis

**Excused:** Commissioner Steven Glassman

## QUORUM ESTABLISHED

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

## CITY COMMISSION REPORTS

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

Commissioners Moraitis inquired about beach cleanup in residential areas adjacent to Ocean Manor Hotel in District I. City Manager Chris Lagerbloom confirmed efforts of adjacent hotels to maintain beach cleanliness. Mayor Trantalis encouraged neighbors to work with the hotel. Discussion ensued on the popularity of the City during Spring Break.

Commissioner Moraitis discussed conversations with Broward County Commissioner Lamar Fisher regarding providing community transportation in the Galt Ocean Mile area. She requested Staff provide Commissioner Fisher's staff with the requested information. Comments ensued on transportation and funding options. Further discussions ensued on providing an *on demand* or *micro-transit service* and possible federal funding for a mini-trolley.

Commissioner Moraitis commented on a meeting with District I residents addressing water bill concerns. Kirk Buffington, Director of Finance, said residents should direct water bill questions to him for distribution to appropriate Staff. In response to Mayor Trantalis' question, Mr. Buffington explained Staff's efforts to ascertain the cause of spikes in

water bills. This will include having the vendor, Bermex Utility Metering Service (Bermex), rotate meters. Discussions ensued on upgrading water meters, associated costs and the timeline.

Commissioner McKinzie suggested revisiting the five percent water bill increase over five years (Five Percent Increase). Further discussion ensued. City Auditor John Herbst commented on details regarding the rate structure adequacy when the associated bonds were issued, expounding on details. Mayor Trantalis requested City Auditor Herbst research and confirm if the Five Percent Increase is tied to repayment of the associated bonds. City Auditor Herbst confirmed.

Commissioner McKinzie commented on the service charge assessment initiated during the previous water shortage. Mr. Buffington explained it corresponds to the tiered rate structure, confirming it is still in place. Commissioner Moraitis confirmed this will be revisited when the Commission votes on the rate structure in April 2019. Further discussion ensued on water, stormwater and sewer concerns. Commissioner Moraitis requested additional water bill data from other Districts. Mr. Buffington confirmed Staff would geo-map other areas to determine inconsistencies. City Manager Lagerbloom confirmed Bermex would be brought to the table to address this topic, confirming the need for a City-wide water meter reading audit. Further comment and discussion ensued on details and the timeline. City Manager Lagerbloom confirmed he would research and present to the Commission at the March 19, 2019 Commission Conference Meeting.

Commissioner Moraitis commented on the cost of installing separate waters meters, irrigation use and in-home use, inquiring about reducing City-related costs. Further comment and discussion ensued. Mr. Buffington confirmed that he and Paul Berg, Director of Public Works, would address this topic and report to the Commission. Commissioner Moraitis commented on the impact of lengthy timelines. Discussion ensued on water billing and the upcoming water rate structure study (Study). City Manager Lagerbloom commented on Staff's recommendation regarding the Study to ensure rates are sufficient to service expenses.

Commissioner Moraitis inquired about the opportunity to have water bill payment plans. Mr. Buffington explained efforts to assist, expounding on details. Resident's in need of payment plan assistance should be directed to Veronica Wade, Revenue Collections Manager. Discussions ensued on providing a District wide twelve-month consumption history. Mr. Buffington confirmed that this information can

only be generated with the submission of accurate account information, expounding on details.

Commissioner Moraitis commented on the information sheet generated by Staff to inform residents regarding the tiered-rate structure for water billing. Mr. Buffington confirmed the final version would be emailed to each Commission member.

Commissioner McKinzie noted two items for the record, gentrification in the Northwest area, expounding on details related to community support of the sale of the Bass Brothers grocery store and due diligence regarding the hiring of an employee, explaining his recommendations.

In response to Vice Mayor Sorensen's request for an update, Police Chief Rick Maglione gave a brief update on Spring Break activities. As implemented last year, Chief Maglione confirmed the use of safety lanes on the beach, expounding on additional details regarding managing crowds, traffic concerns, scooters use on the barrier island and citations issued. There have been no vacation rental complaints. Further discussion ensued.

Vice Mayor Sorensen commented on Staff working towards including volunteers in the Community Court efforts, confirming he would update the Commission as things progress.

In response to Mayor Trantalis' question, City Attorney Boileau gave an update on State legislation regarding dockless mobility (scooters) which would reduce municipal authority. A scooter would be treated in the same manner as a bicycle and would be allowed on sidewalks and roadway bike lanes. City Manager Lagerbloom commented on Staff monitoring the legislation, conversations with lobbyists and the impact of scooter interaction with pedestrians. Vice Mayor Sorensen commented on efforts to preserve home rule. There was a consensus to communicate the City's position to the State legislature. Vice Mayor Sorensen suggested requesting support from scooter vendors on the topic of maintaining home rule. Further comment and discussion ensued.

Vice Mayor discussed the need to establish an Emergency Medical Services (EMS) Station in District IV. Further discussion ensued. In response to Mayor Trantalis' question, Interim Assistant City Manager Rhoda Mae Kerr confirmed she would provide information regarding the footprint required for an EMS Station.

Mayor Trantalis commented on a meeting with the Florida Department of Transportation (FDOT) regarding the City's position on the proposed pedestrian bridge over the New River in District IV. He confirmed that FDOT would pull back efforts to move forward.

Mayor Trantalis commented on neighbor input regarding the Sea Quest Aquarium (Aquarium) at the Galleria. Mayor Trantalis recommended revisiting the associated Ordinance to allow Commission review of Site Level II Projects. He expounded on input regarding the petting zoo portion of the Aquarium. Further discussion ensued. Mayor Trantalis requested City Attorney Boileau address the Ordinance to allow Commission review of Site Level II Projects.

Mayor Trantalis discussed receipt of two Lockhart Stadium proposals. Discussions ensued on scheduling a Shade Meeting versus a Sunshine Meeting and ranking of unsolicited proposals. City Attorney Boileau expounded on details regarding the Statute's intention and process. Comment, discussion, questions and explanation ensued regarding this phase of the process, Staff's evaluation and the history of unsolicited bids. City Attorney Boileau noted the applicant's possible concerns, expounding on details. Mayor Trantalis commented on the need to address the proposals in a timely manner. Further discussion ensued.

City Manager Lagerbloom suggested the option of the two applicants waiving a Shade Meeting. City Attorney Boileau commented on concerns. City Auditor John Herbst said that the only current Public Private Partnership (P3) is with the Las Olas Marina. Discussions ensued on the history of previous projects, alternatives and the process. Mayor Trantalis recommended requesting a waiver from the applicants.

John Milledge, Esq., representing FXE Futbol, LLC, confirmed that his client would waive the Shade Meeting. Mayor Trantalis confirmed a text received from the second applicant agreeing to a waiver. It was confirmed that both applicants would waive a Shade Meeting. He requested members of the Commission to research and vet the proposals. The Commission should also have discussions with Staff. A decision to begin negotiations would be made at the March 19, 2019 Commission Regular Meeting. City Manager Lagerbloom confirmed that upon receipt of written waivers approved by the Office of the City Attorney, he would coordinate Commission review of the two proposals. Discussions ensued on the scope of the waivers and the ability to share information with neighbors. City Attorney Boileau confirmed he would confer with City Auditor Herbst and the legal representatives of the applicants to clarify the scope of the waivers. Discussions ensued on the

timeline, informing the Commission regarding the framework of the process, and neighbor engagement.

[19-0204](#)

Communications to the City Commission

***Planning and Zoning Board (P&Z)  
February 20, 2019***

***A copy of the P&Z Board communication to the Commission is attached to these minutes.***

In response to Mayor Trantalis' question, Anthony Fajardo, Director of Sustainable Development, explained the P&Z Board communication. It recommends expansion of the Public Participation Ordinance notifying neighbors of development project presentations being presented to the Commission. In response to Mayor Trantalis, Mr. Fajardo confirmed anticipation that applicants would undertake this request.

***Beach Redevelopment Board (BRB)  
February 18, 2019***

***A copy of the BRB communication to the Commission is attached to these minutes.***

Mayor Trantalis recognized Don Morris, Economic and Beach Redevelopment Area Manager - Beach Area Community Redevelopment Agency (Beach Area CRA). Mr. Morris explained the Parks, Beaches and Recreation Board's recommendation to install lightning detectors on the beaches within the Beach CRA. He noted that funds are not available this year but could be budgeted next year.

## **CONFERENCE REPORTS**

CF-1 [19-0261](#)

Quarterly Investment Report for Period Ending December 31, 2018

Mayor Trantalis recognized Kirk Buffington, Director of Finance. Mr. Buffington confirmed that this report is for the fourth quarter of 2018. He commented on investment details, stating fourth quarter results exceeded the proposed annual rate of return.

## **OLD/NEW BUSINESS**

BUS-1 [19-0269](#)

Presentation of LauderServ

Mike Maier, Director of Information Technology (IT) Services, reviewed the development of LauderServ which consolidated numerous departmental, stand-alone information service systems into one customer service call-center system. LauderServ is a suite of applications offering multiple services to residents operating twenty-four hours per day, seven days a week. Mr. Maier expounded on the service options of LauderServ.

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

Donna McMahon, Administrative Supervisor - Public Works, explained LauderServ resides within the Department of Public Works. LauderServ is accessible through the following: Customer Service Phone number 954-828-8000; the LauderServ application available on Apple and Android devices; online via [www.fortlauderdale.gov/lauderserv](http://www.fortlauderdale.gov/lauderserv); and via email [cservice@fortlauderdale.gov](mailto:cservice@fortlauderdale.gov). Ms. McMahon expounded on instructions and details illustrated in the slide presentation. Comments, questions and recommendations ensued.

Lucia Hogan, IT Services Geographic Information System Mapping (GIS) Specialist, explained details of the GIS application. It allows neighbors to see up-to-date information on what is occurring in their neighborhoods and in other areas of the City during the last 30 days. Ms. Hogan explained how to use the application, expounding on details and demonstrating application examples in real time. Mayor Trantalis commented on the application's indication of neighbor concerns with pick-up of recycling bins. Ms. McMahon explained the process to address this concern, stating it is referred to the Department of Public Works. Further comment, questions, and explanation ensued.

In response to Vice Mayor Sorensen's question, Ms. McMahon explained Staff's ability to export LauderServ information. LauderServ's headquarters is located at Public Works Administrative Building on 13th Street. Ms. McMahon said the cost of LauderServ was approximately \$100,000 with a \$35,000 annual maintenance fee. She expounded on details related to the demonstration of the application to other municipalities. Mr. Maier confirmed LauderServ would share data with Broward County when its application becomes available.

Mayor Trantalis recognized Dr. Nancy Gassman, Deputy Director of Public Works. Dr. Gassman confirmed that Commission Assistants have received training on LauderServ and will be receiving additional detailed instruction.

**BUS-2** [19-0273](#)

Update on the Construction of the Cordova Road and Isle of Palm Public Seawalls

Mayor Trantalis recognized Joseph Kenney, Assistant Public Works Director - Engineering. Mr. Kenney gave a brief overview of plans to address public seawalls. The presentation focused on proposed plans for the Isle of Palm and Cordova Road seawalls, expounding on details.

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

In response to Vice Mayor Sorensen's question, Mr. Kenney confirmed that the roadway material standards for driving surfaces remain the same in areas prone to sea-level flooding. In response to Mayor Trantalis' question regarding neighbors adjacent to the Cordova Road seawall who are interested in purchasing the seawall area, Vice Mayor Sorensen confirmed discussions with City Manager Chris Lagerbloom and City Attorney Alain Boileau. City Attorney Boileau explained details regarding public dedication of the area and Charter requirements related to the sale process.

Mayor Trantalis recognized Dr. Nancy Gassman, Deputy Director of Public Works. Dr. Gassman discussed the process for upgrading seawalls which includes review and recommendations regarding the Dock Permit Ordinance (Ordinance), expounding on details. The updated Ordinance will be presented to the Marine Advisory Board for review followed by a presentation to the Commission. Dr. Gassman confirmed outreach to area Homeowner Associations and a stakeholder meeting. Following contractor selection, there will be additional neighbor outreach to address questions. There is a dedicated website for the Cordova Road Seawall Project and proposed Ordinance changes that is updated regularly. Discussion ensued on proposed changes to the Ordinance regarding eligibility for dock permit applications and the contractor providing adequate liability insurance coverage for adjacent properties. Dr. Gassman expounded on the goals of the Cordova Road Seawall to protect properties.

Mayor Trantalis recognized Steve Cole, 708 SW 16th Street. Mr. Cole commented on having sidewalks adjacent to City-owned property along Cordova Road. Dr. Gassman said that the swale area along Cordova Road is also a utility easement, stating there is not adequate room for sidewalks. Further comment and discussion ensued on obstacles to sidewalk installation, undergrounding utilities and details in the current Ordinance. In response to Mayor Trantalis' question regarding installation of a bike path at the Cordova Road Seawall, Dr. Gassman

confirmed there is not adequate space between the roadway edge and the seawall, expounding on details.

Mayor Trantalis recognized John Milledge, Esq., 201 SW 1st Avenue. Mr. Milledge commented on his review, interpretation and recommendations regarding vacating seawall property and conveying it to upland owners. He suggested a special assessment over time, noting the cost savings to the City and increased property values resulting in higher tax revenues. Mr. Milledge also discussed proposed updates to the Ordinance, recommending that in lieu of the proposed five-year term for dock permits, an agreement between the City and each property owner stating that they are responsible for maintenance of improvements. Property owners could be cited for not complying with maintenance requirements. The dock agreement would run with the property and a valid permit would transfer with the sale of the homeowner's property. The agreement would terminate should the dock improvements not be maintained.

In response to Mayor Trantalis' question, Assistant City Attorney Robert Dunckel confirmed that the current Ordinance allows Cordova Road property owners with properties not adjacent to the seawall to build docks. He noted this is discouraged as a policy matter. The proposed new Ordinance only allows upland owners to pull permits for docks. Comment and discussion ensued on aspects and recommendations of the proposed new Ordinance addressing areas with no upland property owners. Mr. Dunckel confirmed Staff discussions regarding these details are ongoing. Further comment and discussion ensued.

Mayor Trantalis noted that Mr. Milledge's suggestions would save significant amounts, expounding on this topic. Mr. Dunckel confirmed the Ordinance could be structured in this manner, expounding on details related to the process. City Attorney Alain Boileau commented on calculating a special assessment for all area homeowners who would benefit from flooding mitigation. Further comment and discussion ensued.

Dr. Gassman responded to Mr. Milledge's suggestions. She explained how the current Ordinance addresses dock permits, the impact on docks along Cordova Road and the goal of ensuring compliance, expounding on related details. Dr. Gassman explained dock permit modifications in the proposed Ordinance. City Attorney Boileau said that dock permits cannot run with the sale of properties. Dr. Gassman commented on instances where new property owners do not apply for dock permits but use the prior owner's dock. In these situations, the dock becomes the

responsibility of the City, expounding on details contained in the proposed new Ordinance to remedy this situation.

### **CITY MANAGER REPORTS**

None.

### **ADJOURNMENT**

Mayor Trantalis adjourned the meeting at 4:08 p.m.