

City of Fort Lauderdale

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



Meeting Minutes

Tuesday, September 17, 2019

1:30 PM

City Commission Conference Room

City Commission Conference Meeting

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 1:41 p.m.

QUORUM ESTABLISHED

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

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

Vice Mayor McKinzie introduced a mentoring group counseling children in Broward County. Kim Johnson, Community Engagement Specialist - South Florida Transition, *ECKERD CONNECTS - Project Bridge-South*, announced members of the mentoring group. The group briefly described their responsibilities and efforts.

Mayor Trantalis congratulated members of the mentoring group for their work and interest in serving the community.

CITY COMMISSION REPORTS

Mayor Trantalis announced several upcoming events including a Ribbon Cutting at Tuscan Prime at 3:00 p.m. on Wednesday, September 18th.

Mayor Trantalis announced his upcoming visit to Washington, D.C. Washington Summit September 23 - 26, 2019. Commissioner Moraitis would also be attending.

In response to Commissioner Sorensen's question, City Manager Chris Lagerbloom confirmed a meeting with Broward County regarding the Inter-Governmental Center at 12:30 p.m. on October 15, 2019. It would be a lunch meeting one hour prior to the City Commission Meeting on October 15, 2019.

CONFERENCE REPORTS

CF-1 [19-0675](#)

Quarterly Investment Report for Period Ending June 30, 2019 -

(Commission Districts 1, 2, 3 and 4)

Commissioner Glassman noted the recent strong quarter, commenting on the performance of City investments and requesting additional information. Comment and discussion ensued.

Mayor Trantalis recognized Linda Short, Interim Finance Director. Ms. Short explained details related to the year-to-date Operating Funds Portfolio, commenting on State Statute requirements. It has earned approximately four percent (4%) over the Fiscal Year to date, noting the estimate for the year was one point five six percent (1.56%) for the year. This generated approximately \$3,000,000 to the Operating Fund.

City Manager Lagerbloom clarified that the performance did not meet the benchmarks. Richard Pengelly, PFM, confirmed Operating Funds performed well, beating benchmarks throughout the quarter. The Other Post-Employment Benefits Fund are reported by PFM but are managed by the City in-house. The OPEB under-performed due to contributions not invested that remained as cash. Mr. Pengelly expounded on related details.

In response to Commissioner Glassman's question, Mr. Pengelly said these funds are not required to stay in cash.

Ms. Short said an Investment Advisory Board (IAB) was created this year to assist in investments. The IAB has met but not created an official action recommending cash fund investments. Direction is expected in October 2019. Ms. Short said \$5,400,000 of the OPEB cash funds were invested in Treasury Bills, a cash-like investment.

OLD/NEW BUSINESS

BUS-1 [19-0887](#)

Fort Lauderdale Aviation Academy - (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis recognized Zoie Saunders, Chief Education Officer, and Rufus James, Manager - Fort Lauderdale Executive Airport (FXE).

Ms. Saunders led a discussion on the vision for a Fort Lauderdale Aviation Academy (Aviation Academy). She introduced those partnering in this effort including: Damian Weber, Jet Harbor; Doug Crawford, Lynx Aviation; Martin Rodriguez, Windsor Jet Management; Leslie Brown, Broward County Public Schools; Bob Crawford, Broward County Public Schools and Adriana Ficano, Broward College.

Ms. Saunders narrated a presentation to the Commission.

A copy of this presentation is attached to these minutes.

The vision for the Aviation Academy is for a world-class hub for aviation education and training. It is part of the *Vision for Education Excellence* achieved through efforts with business and education partners. It is an opportunity to develop a talent pipeline for the growing aviation sector and other science, technology, engineer and mathematics (STEM) careers.

Phase One of the Aviation Academy would be launched in 2020 by providing an Avionics Program in partnership with Atlantic Technical College and FXE.

In response to Mayor Trantalis' question, Ms. Saunders confirmed Atlantic Technical College is located in Coconut Creek, near FXE.

Ms. Saunders gave a high-level overview of the demand for aviation education, expounding on details. There is a large need for aviation education at national, state and local levels. She expounded on career opportunities, including anticipated job growth in Miami-Dade, Broward and Palm Beach Counties.

Ms. Saunders reviewed details of the Aviation Academy's Core Steering Committee and Advisory Council, explaining the importance that this effort be aligned with the needs of the aviation industry. She shared major milestones over the past three months, confirming this has been a long-time vision of Mr. James and FXE.

Ms. Saunders reviewed the three month timeline to develop this vision, involving the Greater Fort Lauderdale Chamber of Commerce, Greater Fort Lauderdale Alliance and collaboration with educational partners. She discussed related details, noting refinements to the vision would continue as input is received from the Commission, business partners and other community stakeholders as this Avionics Academy Program (Program) evolves. She shared the draft vision of the Program as illustrated in the presentation.

The 2020 launch of the Program will be done through Atlantic Technical College and business partners at FXE. Ms. Saunders explained details of the Program, expounding on education, operational details and next steps, including the development of a long-range plan.

In response to Mayor Trantalis' question, Ms. Saunders explained the Program's business model regarding funding. All costs for high school students are covered by the School Board. Adults would pay tuition in the amount of \$2.80 per hour for the 1,200 hour Program. There are co-grants, scholarships available for adults.

In response to Mayor Trantalis, Bob Crawford with the Broward County School Board, said no subsidy is expected from the City. The Program is based upon the School Board and partnerships with FXE business partners who will assist with equipment, expertise and internships.

In response to Commissioner Sorensen's question regarding dual enrollment, Mr. Crawford confirmed dual enrollment would consist of a high school and Atlantic Technical College, citing examples.

Commissioner Moraitis said that the City responsibility consists of partnerships with FXE to provide *hand-on* training time. Broward County Public Schools will provide the transportation. FXE Manager Rufus James will assist in developing apprenticeships.

In response to Mayor Trantalis' question regarding drawing students from at risk neighborhoods to participate in this Program, Mr. James explained there has been outreach to several Broward County High Schools that include at-risk neighborhoods. Ms. Saunders confirmed there would be targeted Program efforts at City High Schools and it would be made available to residents.

Commissioner Moraitis confirmed ongoing efforts with Broward College to address neighborhoods. She commented on the YMCA's Preliminary Aviation Program.

Commissioner Sorensen commented on his perspective, thanking those involved for their efforts and commenting on the need to develop an avionic labor pool. Vice Mayor McKinzie commented on related efforts by The Boys and Girls Club over the past several years. Further comment and discussion ensued. Commissioner Moraitis said the Program would not be possible without the partnerships.

Mr. Crawford thanked Commissioner Moraitis for her leadership, confirming this Program training avionic technicians would not be possible without the coalition of businesses. He noted this is phase one, acknowledging there are many more phases.

Mr. Crawford read a letter in support of this Program into the record from

Heather Brinkworth, District III Broward County School Board Chair, and Nora Rupert, District 7 Broward County School Board Representative, in support of the Program. Leslie Brown, Broward County School Board, read a letter from Dr. Rosalind Osgood, District 5 School Board Representative, in support of this Program.

In response to Commissioner Moraitis' question regarding the goal for next year, Mr. Crawford noted the current student capacity of 25. The anticipated number of students next year will be 50 when another cohort group of 25 begin Program. Comment and discussion ensued on Program details that would accommodate an additional 25 students in classrooms.

Commissioner Moraitis commented on funding opportunities at the State and Federal levels, expounding on details. She said Congressman Ted Deutch and Florida State Representative Chip LaMarca support the Program, confirming their recommendation to write an appropriation request next year.

Commissioner Moraitis confirmed she and Ms. Saunders would be meeting with the U.S. Department of Education Staff next week during the Summit in Washington, D.C. to update and receive feedback on the Program, commenting on related details. Further comment ensued on the efforts of stakeholders, the success of public-private partnerships and the City setting innovative business models and standards.

BUS-2 [19-0788](#)

Fast Forward Fort Lauderdale Design and Construction Manual for a Sustainable and Resilient Community and Cohesive Public Realm (DCM) - (Commission Districts 1, 2, 3, and 4)

Mr. Hadwen gave a brief overview of this item. He introduced Jeff Huber and Pieter Conradie of Brooks + Scarpa Architects, Inc. (BSA). BSA provided consulting services to produce the Fast Forward Fort Lauderdale Design and Construction Manual (DCM). Mr. Huber gave BSA's DCM presentation to the Commission, expounding on related principals, strategies and goals. The DSM offers Staff a tool to build a more cohesive sustainable public realm.

A copy of the presentation is attached to these minutes.

Mayor Trantalis commented on existing infrastructure in place. In response to Mayor Trantalis' question regarding BSA identifying and addressing a specific existing area to initiate DSM guidelines, Mr. Huber noted review of case study areas to develop concepts and ways to move forward. He explained what the DSM does, expounding on details. The

DSM is a document laying out the tools and potential of what could be achieved for an improved public realm.

In response to Mayor Trantalis' question regarding making recommendations identifying setback, landscape placement, sidewalks, roads and rights-of-way design, Mr. Huber said the DSM is a bridge for areas where Master Plans do not exist. It is not meant to nullify existing Master Plans. The DSM gives suggestions and strategies based on a menu of *Best Practices*, expounding on details.

Mr. Huber confirmed efforts to standardize language between City Departments and work with inter and intra agencies at the State, County and City levels. He reviewed benefits, citing examples and discussing other stakeholders involved in the development of the DSM.

Mr. Huber noted the presentation is a high-level overview of the backup included in this item. In response to Mayor Trantalis' question, Mr. Huber confirmed there is a larger highly visual DSM document, expounding on details. It is easily understandable and includes the potential for an interactive City website.

In response to Mayor Trantalis' question regarding the Commission being asked to adopt these recommendations, Anthony Fajardo, Director of Sustainable Development, said currently it is a document to utilize while going through the project process. Mr. Fajardo said the plan is to put the DSM into the Unified Land Development Regulations (ULDR) by reference. He said this has not yet been done, explaining details related to the process.

In response to Commissioner Sorensen's question, Mr. Fajardo explained how the DSM would be utilized by Staff, citing the example of suitable salt tolerant plants in specific areas.

In response to Vice Mayor McKinzie's question, it was confirmed that the DSM would be used as new development occurs.

Mayor Trantalis recognized Dr. Nancy Gassman, Assistant Public Works Director - Sustainability. Dr. Gassman explained the genesis of this item. It is an attempt to create a culture around climate concerns going forward, explaining related details. She said the DSM is a framework providing guidance to Staff and the development community for infrastructure. It is a foundation to move forward with good public design, operations and maintenance.

Vice Mayor McKinzie commented on previous efforts and related costs, asking if the DSM was part of those efforts or is a new vehicle. Dr. Gassman said the DSM will assist in achieving items in the *2035 Fast Forward Document*, expounding on related details. The DSM is a new document. Further comment ensued on costs. Vice Mayor McKinzie commented on moving forward and reducing costs.

Mr. Huber reiterated the benefit DSM provides in bridging language between departments. In response to Vice Mayor McKinzie's question, it was confirmed the *2035 Fast Forward* initiative began in 2013 and was preceded by community engagement. Mr. Huber discussed community workshops related to the preparation of the DSM and its goals, expounding on details.

In response to Vice Mayor McKinzie's question, Mr. Huber confirmed the contracted cost for the DSM is \$300,000. Mr. Huber confirmed BSA could perform the work, noting that there has been training and Staff has been intimately involved in the development of the DSM.

In response to Commissioner Glassman's question regarding the Department of Sustainable Development (DSD) having discussions related to having an Architectural Review Board and a focus on architectural design, Mr. Fajardo commented on Code addressing quality design. There is no formalized method for Staff to indicate and address this topic. He said this could be addressed at the direction of the Commission, expounding on details. Further comment and discussion ensued on existing design. Mayor Trantalis commented on his perspective to incentivize developer design, expounding on details. Commissioner Glassman suggested looking into this topic further, commenting on efforts of other cities. Further comment and discussion ensued on this topic and associated costs.

In response to Commissioner Moraitis' question about elements of the DSM being included in the *Uptown Master Plan* and the *Comprehensive Plan*, Mr. Huber confirmed this could be a framework to be included in new master plans in development for the City, explaining details and citing examples.

Commissioner Sorensen requested an update from City Manager Lagerbloom regarding plans Staff are working on. City Manager Lagerbloom confirmed the need for consolidation of existing plans. Vice Mayor McKinzie commented on this topic. Mayor Trantalis discussed the multitude of existing plans, citing examples and explaining related details. He recommended these plans be brought back to the

Commission for review, revision and updating and adoption.

Vice Mayor McKinzie commented on his efforts related to this topic, backup documents and Capital Improvement Project (CIP) funding.

Chris Lagerbloom confirmed the large amount of existing plans, commenting on the need for consolidation and related details. Mayor Trantalis noted they were created but not codified.

Commissioner Sorensen recommended Staff prepare a list identifying plans from 2009 forward and a status update of current, ongoing plans being worked on for Commission review and discussion. City Manager Lagerbloom commented on plan funding. Commissioner Sorensen noted the inclusion of funding on the list would be helpful. Further comment and discussion ensued on funding and the increased scope of the Las Olas Boulevard Mobility Project.

BUS-3 [19-0864](#)

Uptown Urban Village Master Plan and Form Based Code
Presentation - (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis recognized Jim Hetzel, Principal Planner, Department of Sustainable Development. Mr. Hetzel gave an overview presentation of The Uptown Village Master Plan and Form-Based Code that will be on an upcoming Commission Agenda.

Mr. Hetzel introduced the consultant on this project, Jill Quigley, Senior Associate -Tindale Oliver. He acknowledged attendance of Mr. Fajardo and Chris Cooper, Deputy Director of Sustainable Development. The overall purpose of this brief overview presentation is for discussion of proposed project items, including implementation steps and timelines moving forward. Exact language would be included in the Commission Agenda.

Mr. Hetzel pointed out two key aspects in the timeline: the Urban Land Institute (ULI) Technical Advisory Panel (TAP) Report, expounding on recommendations and related details; and the 2015 Commission acceptance of the TAP Report via Resolution which sets the tone for funding. Mr. Hetzel reviewed public outreach and stakeholder participation; the vision statement and project information; Master Plan document structure; the Uptown Master Plan framework, Uptown Master Plan and Form Based Code; and next steps.

A copy of this presentation is attached to these minutes.

Mr. Hetzel noted the importance of Form Based Code Section actions

that would be adopted and implemented for the area. Proposed new zoning designations are based on the intent of character areas, guiding future development. Five zoning districts would be created. Future residential space would be balanced with open space, pocket parks, communal space and plaza gathering areas. Communal units would be tied to the amount of micro units in a development. Mixed-use developments and pocket parks and plaza/gathering area requirements can be mixed together and reduced by half.

In response to Commissioner Sorensen's question regarding a limit on micro units, Mr. Fajardo said the amount changes depending upon the zoning district, explaining related details. Each area of the City is different. The minimum in RMM-25 (Residential Mid-Rise Medium High Density) zoning is 450 units. The minimum is 750 in RS 4.4 (Residential Single Family Low Medium Density District). These only apply to residential zoning. There is no minimum in downtown. Further comment and discussion ensued on not having minimum housing requirements in downtown.

In response to Commissioner Sorensen's question regarding micro unit limits, Mr. Fajardo said the goal is to maintain the character of an area through minimum square footage, explaining details and citing examples. Further comment and discussion ensued. Vice Mayor McKinzie commented on changes to the minimum lot sizes in District III, explaining and commenting on related details.

Mr. Fajardo said in addition to the Downtown Regional Activity Center (RAC), there is no minimum in the Northwest RAC or the Southwest RAC, commenting on details.

In response to Mayor Trantalis' question, Mr. Hetzel confirmed a micro-unit development in Miami is complete and occupied. Mr. Hetzel expounded on details related to micro-unit developments and amenities in other areas of the country. Further comment and discussion ensued on micro-unit concepts and the X Las Olas Project.

Mayor Trantalis requested Staff assistance to encourage building design, noting opportunities in Uptown, citing examples and commenting on the need for harmony and continuity of design and purpose. Mr. Hetzel noted challenges. Mr. Fajardo noted the impact on expenses resulting from the 2014 Building Code Amendments which added performance standards, noting examples. Mr. Hetzel commented on location, visibility and exposure that are context driven. Further comment and discussion ensued on designs in the Flagler Village area and other

aspects of architectural building design.

Vice Mayor McKinzie commented on differences in commercial design. Mayor Trantalis discussed the history of previous commercial design development in the 1980s. He commented on his perspective regarding current design opportunities in Uptown, expounding on details. Mr. Hetzel concurred, commenting Staff would address these elements when working with the developer upon adoption of the Master Plan, citing examples and commenting on Staff efforts.

Mr. Hetzel discussed the next steps in the Implementation Section of the presentation. The Land Use Amendment remains an option. He said connectivity would be a separate effort and was not included in this scope of work.

Mr. Hetzel commented on multi-agency coordination, expounding on details and confirming significant outreach. He commented on the recommendation from a member of the public to relocate the Tri-Rail entrance from the south side of Cypress Creek Road to the north side of Cypress Creek Road, expounding on details regarding a public-private partnership (P3) with a nearby commercial property owner.

Vice Mayor McKinzie commented on action by the Broward County Metropolitan Planning Organization (MPO) for the Tri-Rail Station. Comment and discussion ensued.

Mr. Hetzel commented on the timelines, explaining details related to Staff addressing public comments and direction given at the August 21, 2019 Planning and Zoning (P&Z) Board Meeting.

Mr. Fajardo discussed the implementation of the Uptown Master Plan regarding density. This could be addressed in two ways, a mass rezoning of the entire area; or the use of incentives to allow for additional unit density -- as redevelopment occurs there would be voluntary rezoning to the new zoning district.

Mr. Fajardo requested Commission direction regarding extending the October 15, 2019 P&Z Board Meeting deadline to allow Staff to work with the community and developers on rezoning. Commissioner Moraitis concurred.

In response to Commissioner Moraitis' question regarding unit density, Mr. Hetzel noted ongoing discussions in the range of 75-100 and the need for further research. Mr. Hetzel confirmed review of a tiered system

tied to affordable housing. He said the analysis of the TAP Report included impact on infrastructure and roadways, expounding on details and the need to address this subject. Further comment and discussion ensued.

In response to Commissioner Moraitis' question regarding the acreage of the Uptown Master Plan being larger if plans for the Lockhart Stadium Project had been identified, Mr. Hetzel explained the reasoning that the size was tied to the Land Use Plan Amendment. The underlying land use proposed was a transit oriented development. Mr. Hetzel commented on related details. Commissioner Moraitis noted that the industrial area across from Lockhart Stadium has opportunities.

Mr. Fajardo commented on the methodology selected, noting there are other ways to pursue those opportunities, expounding on details. Further comment and discussion ensued on having a micro and macro plan for the Uptown area, development near Fort Lauderdale Executive Airport (FXE) and the City partnering with the Uptown Plan and developers to purchase area pocket parks. Mr. Hetzel concurred, commenting on DSD Staff outreach conversations with Parks and Recreation Department Staff, expounding on details. Discussions continued on parks in the Uptown area and purchasing property from FXE for the purpose of connecting items such as bike lanes and related details.

Mr. Hetzel commented on working with developers and the ability to be creative as things progress. Commissioner Moraitis noted a better product is received when the City partners with developers, expounding on details.

Mayor Trantalis acknowledged addressing zoning and the need to create visioning concepts in the area. Mr. Hetzel expounded on spatial relationships, incentives and related details in the presentation.

In response to Commissioner Moraitis question regarding amenity areas counting towards open space requirements, Mr. Hetzel said that there is a credit percentage given.

Commissioner Moraitis discussed a Comprehensive Plan regarding adopting a City-wide Mobility Master Plan connecting to the Uptown area, i.e., bikes, trails, Tri-Rail, etc. She commented on her perspective regarding development goals in the Uptown area.

Mr. Hetzel commented on the Unified Flex-Unit Policy included in the Uptown area, noting the need to return to the Broward County Planning

Council for justification. Further comment and discussion ensued on the vision for this area, its best use, opportunities moving forward and related details.

In response to Commissioner Moraitis' question regarding zoning across from Lockhart Stadium for a restaurant, Mr. Fajardo said this area is currently zoned industrial and could be done now, commenting on related details. Further comment ensued on zoning in this area.

In response to Commissioner Glassman's question regarding the P&Z Board dissenting vote, Mr. Hetzel said it concerned the motion for the recommendation for Staff to do additional analysis regarding density, affordable housing and open space.

Mayor Trantalis recognized Robert Lochrie, Lochrie and Chakas, P.A. Mr. Lochrie commented on items in need of being addressed with regard to developers proceeding with projects in this area, explaining related details. Mr. Lochrie commented on developers wishing to develop under existing, traditional zoning and any new regulations should come with an incentive for things to work.

EXECUTIVE CLOSED DOOR SESSION - 4:30 P.M. OR AS SOON THEREAFTER AS POSSIBLE

Mayor Trantalis confirmed the start of the Executive Closed-Door Session.

[19-0951](#)

The City Commission will meet privately pursuant to Florida Statute, Section 286.011(8) concerning:

City of Fort Lauderdale v. CFS Funeral Services, Inc.
Case No.: 18-62708-CIV-MARTINEZ/SNOW

Hinton, Walter, et al. v. City of Fort Lauderdale
Case No.: CACE 07-030358 (26)

Adderly, Ray, et al. v. City of Fort Lauderdale
Case No.: CACE 11-008499 (26)

CITY MANAGER REPORTS

None.

ADJOURNMENT

Mayor Trantalis adjourned the meeting at 3:52 p.m.