

City of Fort Lauderdale

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



Meeting Minutes

Tuesday, March 3, 2020

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 1:37 p.m.

QUORUM ESTABLISHED

Also Present: City Manager Chris Lagerbloom, Deputy City Manager Rob Hernandez, City Clerk Jeffrey A. Modarelli, City Attorney Alain E. Boileau, City Auditor John Herbst and Sergeant at Arms Tarek Bazzi

CITY COMMISSION REPORTS

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

Commissioner Moraitis discussed neighbor concerns about water and sewer infrastructure, thanking Staff for their work. In response to Commissioner Moraitis' question regarding an update on the body of water at George English Park, City Manager Lagerbloom confirmed he would provide an update.

Commissioner Moraitis commented on positive meetings with the Florida Department of Transportation (FDOT) regarding future traffic improvements in the Imperial Point neighborhood. It will include two pedestrian walkways and a traffic signal in the Broward Health Imperial Point area.

Commissioner Moraitis discussed neighbor concerns raised at the District I Pre-Agenda Meeting regarding how the City is addressing the Coronavirus Pandemic (Virus), commenting on the need to authorize protective gear for Police and Fire Rescue First Responders. City Manager Lagerbloom confirmed his confidence regarding first responder protective gear and other measures. The State of Florida Department of Health, Broward County (County) and the Centers for Disease Control and Prevention are taking the lead regarding the Virus. Through its Emergency Management Office, the City is issuing daily updates, including safety measures, proper procedures and related instructions, i.e., vigorous hand washing. Further comment and discussion ensued on safety measures at City Hall.

Vice Mayor McKinzie arrived at 1:41 p.m.

Commissioner Moraitis commented on health screening at Miami International Airport (MIA), questioning if similar measures are being

taken at Fort Lauderdale International Airport (FLL). City Manager Lagerbloom explained MIA is the quarantine airport in South Florida. Mayor Trantalis discussed implementing health screening measures at Fort Lauderdale Executive Airport (FXE) for passengers arriving from international destinations. Comment ensued on how the cruise industry is addressing this topic.

Commissioner Moraitis noted a comment from a resident regarding testing sewer lines for the Virus. City Manager Lagerbloom said he was unaware of any correlation. Further comment and discussion ensued on the Virus.

Commissioner Sorensen discussed the importance of public communications regarding the Virus, expounding on related details and recommendations. Comment and discussion ensued on the role of the City. City Attorney Boileau commented on jurisdictional issues, explaining related details. Further comment ensued.

Mayor Trantalis recognized Fire Rescue Chief Rhoda Mae Kerr. Chief Kerr explained details regarding City Management and Department Heads convening to address the City's Comprehensive Emergency Plan for a health-related emergency. Should an emergency be declared, Staff is prepared and efforts would be controlled through the Emergency Operations Center. She expounded on existing agreements in place to address possible future needs, explaining related details and simple health precautions employees and the public can take to stay healthy. Comment and discussion ensued on Commission communications from Staff in the event of a declared emergency.

Chief Kerr said she could send each Commission member a link to the Comprehensive Emergency Plan for review. City Attorney Boileau noted the ability of the Commission to convene a Special Meeting in the event of a declared emergency.

Vice Mayor McKinzie commented on his perspective, noting the need for each member of the Commission to mirror the message of City Management should an emergency be declared. Commissioner Moraitis suggested a Commission briefing at some point. Further comment ensued.

Commissioner Sorensen commented on his perspective, noting the importance of communicating safety measures to residents. Mayor Trantalis concurred. Further comment and discussion ensued on related details. City Manager Lagerbloom confirmed Staff would model or mirror

information put forth by the Florida Department of Health, citing examples. Further comment ensued.

In response to Commissioner Glassman's question regarding the installation of sod and irrigation equipment on the *One Stop Shop* site, City Manager Lagerbloom said Staff does not have a date when this work would commence. Vice Mayor McKinzie commented on his perspective regarding delays on items requested by the Commission and the need for ongoing updates and progress reports. Commissioner Glassman concurred.

Commissioner Glassman commented on a meeting with *Himmarshee Street Entertainment District* stakeholders and Nighttime Economy Manager Sarah Spurlock regarding its future, expounding on related details. He requested City Manager Lagerbloom ensure Staff continues to move forward on related issues. Further comment ensued.

In response to Commissioner Glassman's question regarding Staff addressing concerns related to *Spring Break*, City Manager Lagerbloom discussed details regarding those efforts that include the *Himmarshee Entertainment District* and the Second Street areas.

Police Chief Rick Maglione explained *Spring Break Season* deployment details, expounding on current and ongoing efforts. Comment and discussion ensued. Vice Mayor McKinzie commented on his perspective. Chief Maglione confirmed Police efforts to educate and prevent violations, citing examples. A letter listing rules and violations has been sent to hotels and is given out to guests upon check-in. He expounded on additional prevention efforts. Discussion ensued on congested beach areas along State Road A1A.

In response to Commissioner Glassman's question regarding activation of the Las Olas Garage rooftop, City Manager Lagerbloom confirmed the rooftop is available through the Parks and Recreation Department. The City has not activated this area. It was noted that food trucks cannot access the roof top. Further comment ensued.

Ben Rogers, Director of the Department of Transportation and Mobility (TAM), confirmed TAM is working with the Parks and Recreation Department regarding the roof top of the Las Olas Garage, noting an assessment of the site that includes storage space for event items. The Parks and Recreation Department is coordinating activation of the Las Olas Garage roof top and nearby parks.

Commissioner Moraitis noted her upcoming attendance at an Avionics Program Joint Press Conference with Broward County Schools Superintendent Robert W. Runcie and Atlantic Technical College at 11:00 a.m. on Monday, March 9, 2020. Mayor Trantalis noted he would work on attending.

In response to Commissioner Sorensen's question, City Manager Lagerbloom gave an update on ongoing efforts to address water and sewer infrastructure in George English Park, explaining aspects of completed work and technical details. The wastewater infrastructure in George English Park is operating as normal. *Wood Environmental Services* has been contracted to address all necessary needs in the body of water in George English Park, expounding on related testing and details. Further comment ensued on action the contractor would take to mitigate concerns. Input from the contractor indicates the need for removal of discharge to a landfill that can accept that type of waste.

In response to Commissioner Glassman's question regarding engaging currently contracted environmental companies in a plan to clean-up the rest of the waterways, City Manager Lagerbloom said the current focus is on areas of known discharge, noting the opportunity to consider these companies for cleanup of other waterways.

Commissioner Glassman noted waterway clean-up was one of the goals established at the *2020 Commission Goal Setting Workshop*. He requested a plan for clean-up of the rest of the City waterways. Mayor Trantalis noted the need to evaluate the work of the contractors, concurring with need to move forward with the clean-up of all City waterways.

City Manager Lagerbloom provided an update of ongoing infrastructure work in the Rio Vista neighborhood, explaining technical aspects and work-related details. There would be intermittent lane closures in this area due to related construction.

Commissioner Sorensen said the Rio Vista neighborhood is experiencing a dynamic construction site, confirming the need for improved neighbor communications and related updates. He commented on the need for ongoing interaction of the Strategic Communications Division with the contractor to develop continuing neighbor communications, informing them of updated, ongoing construction work. City Manager Lagerbloom concurred, expounding on details. Further comment ensued.

Commissioner Glassman recommended modeling those communication efforts after work done by *Garth Solutions, Inc. (GSI)* for work done in conjunction with the Las Olas Boulevard Corridor Improvement Project, DC Alexander Park Project, Las Olas Oceanside Park and the Las Olas Garage. He said there is a need to mirror these efforts for all types of projects impacting neighborhoods. City Manager Lagerbloom concurred, expounding on related details.

In response to Vice Mayor McKinzie, City Attorney Boileau explained the scope of work related to penalties imposed by the State for recent infrastructure breaks allows this type of communication related costs.

Commissioner Sorensen confirmed the need to have proactive strategic neighbor communications regarding efforts to address infrastructure, including how bond funds are being expended. Mayor Trantalis concurred, noting the heightened neighbor awareness of infrastructure and the need for Staff to ramp up efforts. City Manager Lagerbloom confirmed.

Commissioner Sorensen requested Staff provide the Commission with a thorough, detailed map of all underground infrastructure pipes, including the condition and type of material. City Manager Lagerbloom confirmed this information is extractable from the *Reiss Report*. Part of the response to the Consent Order was a multi-phase identification of the condition of the infrastructure system.

In response to Mayor Trantalis' question, City Manager Lagerbloom expounded on aspects of the multi-phase assessment. He confirmed he would provide the Commission with an update as to when Phase 2 of the assessment would be completed. Further comment ensued.

Commissioner Moraitis requested information regarding existing infrastructure pipe connections to the George T. Lohmeyer Wastewater Treatment Plant (Lohmeyer). Mayor Trantalis recommended this topic be included as a separate agenda item at a future Commission Conference Meeting. He noted the need to identify what is in place to address new development and confirm the adequacy of infrastructure.

City Manager Lagerbloom explained aspects of wastewater infrastructure going to Lohmeyer, noting details related to the three (3) primary mains and the wastewater infrastructure work done in 2016.

Vice Mayor McKinzie expounded on details of the *Waterworks 2011 Project* and details of wastewater infrastructure work done in 2016

impacting the northwest and southwest portions of the City. Further comment and discussion ensued. Vice Mayor McKinzie commented on his perspective and cost to residents.

Commissioner Sorensen reviewed items he would like included in the map of below ground water and sewer infrastructure. He commented on waterway quality, including County testing. City Manager Lagerbloom confirmed Staff would meet individually with each Commission member to review the recent County presentation on this topic. City Manager Lagerbloom explained details of Staff efforts and the feasibility of addressing water quality through other options, i.e., protein skimmers.

Mayor Trantalis noted the need to respond to emergency waterway quality situations, concurring with Commissioner Glassman's earlier comments to engage in the ongoing cleansing of waterways. Further comment ensued on items such as filter socks for storm drains releasing into waterways.

Mayor Trantalis recognized Dr. Nancy Gassman, Assistant Public Works Director - Sustainability. Dr. Gassman commented on previous efforts to have filter socks on outfalls, explaining impediments to navigation and maintenance. Further comment and discussion ensued. Dr. Gassman confirmed there are thousands of outfalls within the City, expounding on details related to these efforts on private and facility-level catch basins, not street level catch basins. Comment and discussion ensued. Commissioner Sorensen commented on incentivizing mangrove plantings in place of seawalls in some areas.

Commissioner Sorensen discussed modifications to the City website allowing residents to easily access infrastructure information. Comment ensued. City Manager Lagerbloom confirmed Staff would address improvements to the website. Further comment and discussion ensued.

Commissioner Glassman inquired about air quality testing in addition to water quality testing. City Lagerbloom confirmed results of air quality testing, noting there have been no adverse results.

Commissioner Glassman suggested adding the results of air quality testing to the website. Dr. Gassman expounded on results of air quality testing in the Rio Vista neighborhood, commenting on related details. Air quality monitoring is done by the County and posted on its website. Commissioner Glassman recommended including links to this type of information on the City website.

In response to Commissioner McKinzie's question regarding the entities responsible for stormwater drains, Dr. Gassman confirmed they include FDOT, Broward County and private citizens. Staff can identify respective entities responsible for stormwater drains. Dr. Gassman expounded on details related to devices installed in catch basins which prevent items from reaching a discharge point.

Commissioner Sorensen requested a status update regarding the date Fire Station 8 would be operational, commenting on Emergency Medical Service (EMS) response times. Fire Rescue Chief Kerr explained delays related to Fire Station 8. The new target date to be operational is the end of June 2020.

City Manager Lagerbloom confirmed ongoing efforts to have an EMS Substation south of the New River. Commissioner Sorensen discussed response times in other areas of the City. City Manager Lagerbloom explained Staff efforts on this topic and related funding. Comment and discussion ensued on possible sites for an EMS Substation and the EMS jurisdiction map at Port Everglades (Port). Chief Kerr said the Broward County Convention Center, located adjacent to the Port, is a shared jurisdiction with the County. Mayor Trantalis noted the need to address the southwest portions of the City. Commissioner Sorensen reiterated his concerns regarding this topic and related funding.

[20-0239](#)

Communications to the City Commission - (Commission Districts 1, 2, 3 and 4)

***Planning And Zoning Board (P&Z Board)
February 19, 2020***

Motion made by Ms. Scott and seconded by Ms. Fertig, to communicate to the City Commission a request for a presentation from the Director of Public Works and staff regarding the status of the City's water and sewer infrastructure to take place at the earliest possible regularly scheduled Planning and Zoning Board meeting.

In a roll call vote, the motion passed 8-1 (Mr. Weymouth dissenting)

Motion made by Mr. Shechtman and seconded by Mr. Cohen, to request the City Commission consider a comprehensive rezoning of the neighborhood bounding east of Avenue of the Arts, north of Sistrunk Boulevard, south of Sunrise Boulevard and west of the FEC right-of-way.

In a roll call vote, the motion passed 5-4 (Mr. Barranco, Ms. Scott, Mr. Tinter, and Mr. Weymouth dissenting).

Mayor Trantalis recognized Jacquelyn Scott, P&Z Board Member. Ms. Scott explained details of the P&Z Board request to allow a presentation from Raj Verma, Director of Public Works, to the P&Z Board. P&Z Board Members have infrastructure questions and requests for information and make them on a regular basis during P&Z Board Meetings.

In response to Mayor Trantalis' question regarding Staff providing a water and sewer infrastructure update to the P&Z Board, City Attorney Boileau explained his legal perspective, confirming this information should be provided to the P&Z Board on a case by case basis. Further comment and discussion ensued.

City Attorney Boileau explained infrastructure matters need to correlate to an item, explaining related details. Mayor Trantalis noted infrastructure information is public information that would be provided by a Staff member and provides education on matters of importance to the community. Vice Mayor McKinzie explained his perspective. Ms. Scott said the P&Z Board has Capacity Letter information, confirming ongoing requests to meet with Public Works Director Raj Verma in order improve efforts of the P&Z Board. Mayor Trantalis commented on the ability of the P&Z Board to request this information once an applicant is before the P&Z Board.

Commissioner Sorensen noted efforts to educate residents on ongoing infrastructure work, including Mr. Verma attending District I Meetings. City Attorney Boileau explained the role of P&Z Board members and related responsibilities. It was confirmed the Office of the City Clerk trains new board members accordingly. Further comment and discussion ensued. Commissioner Sorensen suggested an alternative, having each member of the P&Z Board Meet separately with Mr. Verma for an infrastructure update.

In response to the P&Z Board Communication regarding consideration of comprehensive rezoning of the neighborhood east of Avenue of the Arts, north of Sistrunk Boulevard, south of Sunrise Boulevard and west of the FEC right-of-way (Progresso), Ella Parker, Urban Design and Planning Manager, explained details of the P&Z Board's rezoning requests from applicants, noting examples. Commissioner Glassman recalled similar discussions on this topic. Further comment and discussion ensued on maintaining industrial zoning in the area.

In response to Commissioner Glassman's question regarding the option to have two (2) types of zoning in this area of Progresso located in District II, Ms. Parker explained it depends upon other efforts underway which usually entails an in-depth analysis to establish why it was an industrial use that still may be important and relevant, how to incorporate new uses and community input. Commissioner Glassman suggested further review of this option. Mayor Trantalis recommended a visioning session among stakeholders. Vice Mayor McKinzie commented on his perspective and related history in District III.

Commissioner Glassman confirmed a conversation on this topic moving forward. He requested P&Z Meeting Minutes be included as backup to its communications.

***Marine Advisory Board (MAB)
February 6, 2020***

Motion made by Mr. Berry, seconded by Mr. Morley, to request the City Commission form a subcommittee of the Marine Advisory Board, to be formed by the members of the Marine Advisory Board and City-appointed subject matter experts, to study current and suggest future regulations as to proper pumping and management of gray and black water from vessels within the City. In a voice vote, the motion passed unanimously.

In response to Mayor Trantalis' question, City Attorney Boileau confirmed a MAB subcommittee could be formed by the Commission, commenting on related details. Mayor Trantalis confirmed his support of addressing this subject. City Attorney Boileau noted the responsibility of Staff to provide information related to this topic, expounding on details related to the subcommittee request. Further comment ensued. Vice Mayor McKinzie commented on his perspective, noting the need for enforcement and explaining related details.

City Attorney Boileau commented on revisions to the Unified Land Development Regulations (ULDR) to address aspects related to this subject. These revisions would be coming before the Commission. Mayor Trantalis confirmed the need to maintain focus on discharge into waterways.

Mayor Trantalis recognized Ed Strobel, Vice Chair of the MAB. William Walker, Fort Lauderdale Water Taxi and MAB Member, and Norbert

McLaughlin, MAB Member, introduced themselves. Mr. Strobel acknowledged the lengthy duration of concern regarding vessel discharge into waterways and commented on details related to what is currently allowed. He noted three areas in the State, Key West Harbor, the Federal Park in South Dade and Monroe Counties, and a small area in the Panhandle that do not allow any type of vessel discharge. He explained details and efforts to address vessel discharge of gray water, black water and treated black water.

In response to Vice Mayor McKinzie's question regarding enforcement, Mr. Strobel explained enforcement details and challenges. Mr. Strobel confirmed the desire for the MAB to investigate available options. Further comment and discussion ensued. Mayor Trantalis confirmed the ability of a member of the MAB to engage the yachting community and coordinate with the MAB Staff Liaison. Mayor Trantalis thanked the MAB for focusing on this Commission priority. Further comment ensued.

Mayor Trantalis recognized Norbert McLaughlin, MAB Member. Mr. McLaughlin commented on the inability for large yachts to access infrastructure pump stations and related details. He commented on efforts by the City of Delray Beach which requires any dock over fifty feet (50') in length must include a pump station connected to the sewer infrastructure system.

***Complete Count Advisory Committee (CCAC)
February 25, 2020***

The Complete Count Advisory Committee requests the following of the Commission:

The Motion requests the Mayor, or his designee submit the attached correspondence to the Supervisor of Elections. Upon approval from Mr. Antonacci, we request that up to \$1,500 become available in our budget to augment volunteers with paid representatives to accomplish outreach, especially in the precincts contained within the most hard to enumerate areas, envisioned by this request.

Motion made by Vice - Chair Dana Somerstein, seconded by Stephanie Rosendorf-Diaz . In a voice vote, the motion unanimously passed.

Mayor Trantalis recognized David Brown, Chair of the CCAC. Mr. Brown

explained this communication. Commissioner Glassman inquired if there is a precedent for this type of request. Comment and discussion ensued on the CCAC budget. It was confirmed the requested funding is available through the Division of Neighborhood Support. City Attorney Boileau confirmed it was permissible to send this type of correspondence to the Supervisor of Elections. Comment and discussion ensued on details related to legislation impacting interaction with voters within 150 feet of voting centers. Mr. Brown confirmed the goal of the CCAC is to greet voters as they leave polling sites to inform them about the U.S. Census. Comment ensued on minor edits to the correspondence. City Attorney Boileau confirmed he would edit the correspondence.

Mayor Trantalis recessed the meeting at 3:36 p.m.

Mayor Trantalis reconvened the meeting at 3:45 p.m.

CONFERENCE REPORTS

CF-1 [20-0166](#)

Quarterly Investment Report for Period Ending December 31, 2019 - (Commission Districts 1, 2, 3 and 4) - (10 minute estimated discussion)

Mayor Trantalis recognized Susan Grant, Director of Finance. Ms. Grant referred the Commission to page 13 of Exhibit 1 attachment entitled *PFM Asset Management, LLC Investment Performance Review for the Quarter ending December 31, 2019*, and page 2 of the Commission Agenda Memo (CAM). She explained details regarding each of the listed investments.

A copy of this information can be viewed in the backup to this Agenda item.

Richard Pengelly, CFA, CTP, Director PFM Asset Management, LLC gave an overview of the financial press over the last several weeks, noting the reaction to the Virus. The Federal Reserve dropped interest rates by fifty (50) basis points. He said these actions should result in an increase in value in the short term for Operating Funds. Going forward investments would have a lower interest environment. Interest earnings are projected to go down and are included in the assumptions.

In response to Mayor Trantalis' question regarding the Police and Firefighters Retirement System, Ms. Grant said all pension plans are well funded at or near one hundred percent (100%) and includes borrowed funds.

OLD/NEW BUSINESS

BUS-2 [20-0183](#)

Refunding Opportunity - Special Obligation Bonds, Series 2012 (Pension Obligation) - (Commission Districts 1, 2, 3 and 4) - (10 minute estimated discussion)

Ms. Grant commented on the upcoming closing of two (2) General Obligation Bonds that will have favorable rates. She also noted the favorable rate opportunity to refinance existing Pension Obligation Bonds. Related documents will be brought to the Commission at the March 17, 2020 Commission Regular Meeting.

Sergio Masvidal, Managing Director, PFM Financial Advisors LLC, discussed refinancing the 2012 Special Obligation Bonds, explaining related financial details. In response to Mayor Trantalis' question, it was confirmed that the amount of the bonds have been reduced from \$340,000,000 to \$226,000,000 of which \$150,000,000 would be refinanced. Mr. Masvidal noted this would result in approximately \$1,000,000 in annual savings beginning in 2021 and a total savings of approximately \$13,000,000 from 2024 to 2032. Ms. Grant explained the vast majority of these funds are in the General Fund along with a portion in the Water and Sewer Fund.

Mayor Trantalis recessed the Commission Conference Meeting at 3:53 p.m. to begin the Other Post-Employment Benefits (OPEB) Trust Board Meeting.

Mayor Trantalis reconvened the Commission Conference Meeting at 3:56 p.m. following the adjournment of the Other Post-Employment Benefits (OPEB) Trust Board Meeting.

BUS-1 [20-0143](#)

Affordable Housing Policy Presentation - (Commission Districts 1, 2, 3 and 4) - (60 minute estimated discussion)

Adam Schnell, Urban Planner II, narrated the Affordable Housing presentation. He reviewed aspects of the State Statute (Statute), confirming the requirement to fully offset developer costs for the cost of Affordable Housing contributions.

A copy of the Affordable Housing presentation can be viewed in the backup to this Agenda item.

Staff has reanalyzed previous recommendations for an Optional Inclusionary Housing Program (Program) focusing on the allocation of

flex units that mandates set-aside requirements. The Statute does not allow charging impact fees to offset affordable housing costs.

In response to Mayor Trantalis' questions, Mr. Schnell explained aspects of this Program, noting approximately 11,000 flex units remain. Applicants apply through the City to request the flex units and fifteen (15) percent of those units would be required to be set aside as affordable housing.

In response to Mayor Trantalis' question, Mr. Schnell explained a specific number of flex units were provided from Broward County (County), giving the City the flexibility to apply those flex units and stating they are *not by right flex units*. The developer does not have a legal right to them and must apply for them from the City. The only *by right flex units* are within the standard Regional Activity Centers (RAC) allocated by the County.

Ella Parker, Urban Design Manager, explained details regarding the flex unit map on page four (4) of the presentation related to areas with an underlying land use, i.e., commercial corridors, where flex units are *not by right flex units*, commenting on related details. Approximately 5,000 units remain in the Northwest RAC.

Mayor Trantalis noted that no units are assigned to commercially zoned areas. Mixed-use development in those areas must request flex units and those flex units would be used to implement affordable housing. Further comment ensued on flex units operating as inclusionary zoning. Ms. Parker explained details regarding the allocation of flex units and requesting additional flex units from the County. Further comment and discussion ensued.

In response to Mayor Trantalis' question regarding what percentage of household income estimated to go towards housing and transportation, Mr. Schnell confirmed forty-five percent (45%). City Auditor Herbst commented on a recent *Wall Street Journal* article, confirming the City had the largest housing price increases in the country over the past ten (10) years. Further comment and discussion ensued.

In response to Commissioner Sorensen's question, Mr. Schnell explained how affordable housing set-aside requirements listed on page six (6) of the presentation were determined. Mr. Schnell explained how other municipalities across the country address this topic.

In response to Mayor Trantalis' question regarding workforce housing needs being adequately addressed with high income levels listed in the

presentation, Mr. Schnell explained City efforts are targeting households not participating in State and Federal programs, expounding on related details.

In response to Commissioner Sorensen's question, Mr. Schnell noted the listing of affordable housing projects in the City are included at a later point in the presentation. Mr. Schnell explained there are approximately 4,000 deed restricted affordable housing units in the City and an additional 1,500 that have been proposed or are new construction. Further comment and discussion ensued. Mr. Schnell explained naturally occurring affordable housing (NOAH) is non-deed restricted.

Vice Mayor McKinzie said affordable housing goals have yet to be achieved. Mayor Trantalis agreed. Vice Mayor McKinzie said until the City controls the land, it could not control the outcome of residential affordable housing development. Further comment and discussion ensued.

Commissioner Sorensen requested the number of NOAH affordable housing units and workforce housing. Mr. Schnell confirmed he would provide this information. Further comment and discussion ensued on setting Workforce Housing policy to address financing related aspects of development and the impact of the Statute.

Mr. Schnell requested Commission feedback on modifying deed restrictions, recommending deed restrictions of thirty years (30) rather than in perpetuity in the Northwest Regional Activity Center (NWRAC). Ms. Parker commented on input from developers in the northwest area who suggested affordable housing was attainable if there was a thirty (30) year deed restriction in lieu of a deed restriction in perpetuity. Comment and discussion ensued.

Vice Mayor McKinzie noted the need to increase incentives. Mayor Trantalis commented on the need to provide incentives, confirming support of modifying deed restrictions for affordable housing to thirty (30) years. Commissioner Glassman concurred.

Mr. Schnell explained additional proposed zoning incentives in the Southern Regional Activity Center (SRAC). This would include providing a Commission Call Up for a Site Plan Level Plan II development, a ten percent (10%) set-aside affordable housing requirement, a thirty-year deed restriction for additional heights over seventy-five feet (75') up to one hundred ten feet (110'). Comment and discussion ensued.

Mr. Schnell explained the flex unit allocation density bonus for developments located in commercial zoning districts. Developments opting to add affordable housing units over the required percentage would get density bonus of 1.5 market rate units per affordable housing unit, not to exceed 30% over permitted density. This would allow the building of up to sixty-five (65) units per acre.

In response to Mayor Trantalis' question, Mr. Schnell confirmed if these units were rentals, the amount of affordable housing units would be fifteen percent (15%). A height bonus would not be needed because development along commercial corridors can go up to one hundred and fifty feet (150'). Mayor Trantalis confirmed.

Mr. Schnell explained existing bonus density incentives in the Uptown area and the Staff recommendation for a thirty (30) year deed restriction in lieu of the current fifteen (15) year deed restriction.

Mr. Schnell explained one way to increase NOAH units is to expand accessory dwelling unit stock. He reviewed aspects of the Broward County Land Use Plan Text Amendment for accessory dwelling units, the current policy of the City and recommended modifications for accessory dwelling unit policy. Mayor Trantalis requested feedback from the Commission regarding Staff recommendations to increase zoning areas for accessory dwelling units. Comment and discussion ensued. Vice Mayor McKinzie commented on vacation rentals as it relates to this topic.

Mr. Schnell reviewed the list of existing and planned future affordable housing developments. He requested Commission feedback for Staff to draft inclusionary zoning language based upon this presentation.

Mayor Trantalis commented on the Commission consensus regarding Staff proposals with the exception of accessory dwelling units. In response to Vice Mayor McKinzie's question, Mr. Schnell confirmed previous presentations to the Affordable Housing Advisory Committee (AHAC).

In response to Commissioner Moraitis' question, Mr. Schnell explained the AHAC worked in a collaborative manner to create Staff policy recommendations. He expounded on the next steps in the process, presenting to community stakeholders over the next five (5) months, receiving feedback and modifying Staff recommendations. This would be followed by another presentation to the Commission incorporating stakeholder feedback. Mayor Trantalis requested this timeline be accelerated.

In response to Commissioner Sorensen's question, Mr. Schnell explained the Program is an optional inclusionary zoning program, explaining related details. Further comment and discussion ensued. Lorraine Tappen, Principal Urban Planner, explained details regarding the compiling of information, placement and distribution of affordable housing in the presentation.

Mayor Trantalis recognized Dan Lindblade, President and CEO of Fort Lauderdale Chamber of Commerce, and Chair of the Housing Authority of the City of Fort Lauderdale Board of Commissioners. Mr. Lindblade noted his support of affordable and workforce housing incentives, expounding on related details.

Mayor Trantalis recognized Jenni Morejon, President and CEO of the Downtown Development Authority (DDA). Ms. Morejon commented on DDA efforts to achieve affordable housing in the region. She discussed the topic of flex units being considered discretionary as it relates to the Downtown RAC, commenting on related details including the financial impact on real estate. Ms. Morejon also commented on other aspects of this topic. Comment and discussion ensued.

In response to Commissioner Moraitis' question regarding applying for flex units in the Downtown RAC, Ms. Morejon said the pool of units assigned to the Downtown RAC had been exhausted, expounding on details.

In response to Vice Mayor McKinzie's question, Assistant City Attorney D'Wayne Spence explained inclusionary zoning means placing affordable housing within market rate developments, citing examples. Assistant City Attorney Spence explained details regarding the use of flex units for affordable housing, stating Staff believes this would not trigger the Statute mandating the City make developers whole. He confirmed that flex units are currently tied to the Downtown RAC, expounding on related details. Staff recommendations tie flex units to providing affordable housing and limits what can be done elsewhere with flex units.

Mayor Trantalis recognized John Milledge, Esq., on behalf of the DDA. Mr. Milledge addressed the Statute, the impact of Staff recommendations on the Downtown RAC and his perspective. He commented on the waiver of fees to developers. Further comment and discussion ensued. Mr. Milledge commented on the Statute being amended. Mayor Trantalis commented on his perspective, confirming

the Commission's commitment to ensure affordable housing in the community.

CITY MANAGER REPORTS

City Manager Lagerbloom requested the Commission select dates for the two September 2020 Budget Hearings, outlining criteria. He offered the following dates:

First Budget Hearing on September 3, 2020 beginning at 5:01 p.m.; and
Second Budget Hearing on September 14, 2020 at 5:01 p.m.

Mayor Trantalis, Commissioner Moraitis, Commissioner Glassman and Commissioner Sorensen confirmed. City Manager Lagerbloom confirmed these dates subject to Vice Mayor McKinzie's availability which he would confirm with his assistant.

City Attorney Boileau noted previous email communications with the Commission regarding his recommendation to intervene in a public records lawsuit currently pending in Broward County Circuit Court. Parties to the lawsuit involve Broward County, the *Sun-Sentinel*, Civic Unity Partners and AECOM Technical Services over an unsolicited proposal provided to the Unified Direct Procurement Authority (UDPA). He requested Commission consensus to intervene in the lawsuit, stating the Court is interested in the City's position regarding unsolicited proposal documents being made available to the public. Mayor Trantalis confirmed a Commission consensus to intervene.

ADJOURNMENT

Mayor Trantalis adjourned the meeting at 5:04 p.m.