

**MINUTES OF A SPECIAL MEETING  
CITY COMMISSION  
CITY HALL  
FORT LAUDERDALE, FLORIDA**

**JULY 26, 2004 – 4:30 PM**

---

Mayor Naugle called to order the special meeting of July 26, 2004, at approximately 4:35 p.m. Roll is called and a quorum was present.

Present: Mayor Naugle  
Commissioner Teel  
Vice Mayor Trantalis  
Commissioner Moore (arrived at 4:50 p.m.)  
Commissioner Hutchinson

Absent: None

Also Present: Acting City Manager  
City Attorney  
Assistant City Clerk  
Sergeant At Arms – Sergeant T. J. White

**Fort Lauderdale Downtown Master Plan**

Chris Wren, Executive Director of the Downtown Development Authority, introduced Gayle Butler, Chair of the DDA.

Ms. Butler stated that she wanted to thank the Commission for hosting this meeting. She continued stating that they felt it is a good idea to put forth some of the issues regarding growth of the downtown so they could be discussed without the pressure of making any decisions. She stated that the issues would be presented by Chris Wren, and hopefully they would be able to create a downtown Fort Lauderdale, along with a downtown Broward County. Ms. Butler proceeded to show an old photograph of the downtown.

Chris Wren stated that the DDA had been working with the City, along with the County, in regard to a land use amendment that would be the next step in implementing the City's Master Plan.

Mr. Wren explained that the DDA had been in existence since 1965 and is primarily a redevelopment agency, whose business is to make a healthy and vital downtown. He explained they are a diverse group; the Board is appointed by the City Commission. He stated they are composed of businessmen and women representing downtown property owners who have an unbridled passion and commitment to positive growth. He stated that as a special taxing district, they are a small municipal government. He explained that the boundaries are about half of the Downtown's Regional Activity Center. The RAC consists of over 700 acres. He proceeded to show a map of the subject area. He stated that in the past there had been a vital downtown that was livable, workable, and playable. In the not too distant past, after WWII, there had been a flight to the suburbs,

which caused a lot of deterioration, and blight to the City. With opening of the McKinney Tunnel, traffic patterns changed. The entertainment center did not exist as everyone knows it today.

Mr. Wren stated that there had been a vital downtown due to a well-planned development process. In the early '70's, the DDA had done a bond referendum to acquire funds to buy properties and stimulate development in the downtown area. They had purchased 14 acres to promote redevelopment, and established an approach to bring about a downtown. This approach involved establishing a governmental and judicial center, making a vibrant cultural center, developing an arts and entertainment center, establishing retail, restaurants, and a nightlife area, a thriving financial center, creating a focal point along the New River, and an attempt to bring housing back to the downtown area.

Mr. Wren listed some of the projects the DDA had been involved with: donation of the land for the Broward County Library, helping Broward County to establish their Governmental Center in the Old Burdines Building, selling land at a reduced price to the Museum of Art to help bring about the cultural center, the Museum of Science and Discovery in conjunction with the Broward Center, along with other cultural facilities.

Mr. Wren explained further that while all of this was taking place, they were also experiencing a renaissance in the business center. A lot of the City's skyline had been office buildings until the more recent residential buildings had started being constructed over the last couple of years. He proceeded to show current images of the City's skyline.

Mr. Wren stated that the promotion of residences in the downtown is the key element in the vision for a livable, workable, playable area. They need to have a plan in progress, thriving businesses that would include retail and office space, promotion of pedestrian friendly and walk able streets, installation of trees, fountains and pedestrian-oriented areas throughout the downtown, and the attracting of residents to enjoy a 24/7 cultural and entertainment lifestyle.

Mr. Wren continued stating that for the last six months, the DDA had worked with the City in connection with implementation of the City's Master Plan. He explained that the Master Plan dictates how buildings would meet the street, determine the widths and depths of buildings in order to allow for more sunlight, promote more retail at street level which would encourage pedestrian traffic, promote trees, tree canopies and awnings to protect pedestrians from the weather, and divide the City into manageable districts, such as Flagler Village, Financial Center, Arts & Entertainment, Las Olas Shops, Judicial Campus and the Hospital District.

Mr. Wren stated that before redevelopment there were blighted properties, empty lots, flooded streets, and a lack of sidewalks. He proceeded to show photographs of such areas. There is still work to be done in order to create a healthy Downtown. He proceeded to then show photographs of recent redevelopment, which removed blighted parts of the Downtown.

Mr. Wren stated that a downtown after redevelopment is an area consisting of governmental centers, cultural centers, arts and entertainment centers, retail,

restaurants and entertainment areas, and a thriving financial center. He added that such things would bring residents back to the Downtown area for their enjoyment.

Mr. Wren further stated that the future would be the continued redevelopment of the Downtown districts. This land use amendment is necessary to bring about strategies to develop the other elements that need to be worked on. They envision the Downtown to be a walkable community connected by rail with open spaces to socialize and relax, consisting of housing for a broad range of society, offering attractions for residents, workers and visitors, along with employment opportunities.

Mr. Wren explained that some of the things on the horizon are a consolidated judicial campus south of the river, and a governmental campus is envisioned by the County north of the river. The DDA has worked for over two years on a light rail project, which is receiving funding, and support, with the County being the operator. It is envisioned to have this rail connecting the Performing Arts Center to the west, the Las Olas Center to the east, with a north/south route on Andrews and Third which would connect the heart of Flagler Village going into the heart of the judicial campus to the south. If the regional transit connections are improved, it would provide a better means for individuals to get around the Downtown area without using their cars.

Mr. Wren proceeded to show some visuals of various streets with improvements and enhancements, such as Andrews Avenue, Third Avenue, and Las Olas Boulevard. He stated that Third Avenue illustrates the need for wider sidewalks.

Mr. Wren stated that they need support to continue the partnerships, which have made the Downtown successful, and to implement the land use amendment. He explained that the amendment would define the future population. He stated there are 9,907 units envisioned by the Master Plan to complete the population base for a healthy downtown. Those individuals are needed to support the transit plan. They have discussed a TMA route going north into the Flagler area, but right now there is not enough density to support it, unless the ridership cost is based at \$6 or \$7, which is way too high. He explained they want to keep the ridership costs on transit systems between \$2 to \$3. He stated the residential population would also enhance the tax base. It would also create local spending which would enhance attractions, the retail and service environment, while creating a walkable community. Without residential units in the Downtown, they would not be able to redirect growth from surrounding neighborhoods. He added that it would also create workforce housing and open spaces.

Commissioner Moore entered the meeting at approximately 4:50 p.m.

Mr. Wren explained that currently they are scheduled to have a special Development Review Committee meeting on August 3, 2004, and appear before Planning and Zoning on August 18, 2004, and come back to the City Commission on September 8, 2004. Then, it would be submitted to the Broward County Planning Council on September 15, 2004 in order to be included in this year's amendment. This is the initiation of a year-long review process. They also want to have a community outreach component to make sure complete input would be received.

Bruce Chatterton, Planning and Zoning Services Manager, stated that continued residential development is a key component to how the Downtown Master Plan is

formulated. One of the key assumptions is that the Downtown RAC would have ultimate density spread out over the entire 75 acres of about 25 units per acre. He explained they are dealing with higher density developments, which are similar to densities in other attractive downtown areas around the country. Diverse rooftops within the Downtown are important and vital to the community.

Mr. Chatterton explained that about 3,000 dwelling units were added to the Downtown in November 2003, and are available for development. He stated the amendment had been approved by the County and the State, and most of the units had gone north of Broward Boulevard within the RAC. There are about 2,000 units available for development north of Broward Boulevard within the Downtown. He stated that there are no units available south of the Downtown because the lion's share had gone to the north because that had been where the units had come from. He explained they are flex units under the Broward County system. Units were taken from built-out neighborhoods and moved into the Downtown. The County stated that if units are taken from neighborhoods to the north, such as Victoria Park, then they had to be reapplied to the north. He stated they had been micro-managed, but it was a condition for which it had been applied. He stated there are simply less flex units to the south that had been moved consisting of only about 763 units. In the City's planned amendment application, they had pointed out where the units had come from, and therefore, the County stated where they were to go within the Downtown.

Mr. Chatterton continued stating that the issue now is that if there is to be continued progress, even in the north much less the south, then they need to request additional units and have such request in the pipeline since it is a long bureaucratic process. The question for the Commission is whether this should be a City land use plan amendment. Obviously, the legwork has been done by others, such as the DDA and the County, and a draft application had been prepared. He did not know of any other way to add units to the Downtown RAC since they are shared by all the properties as a whole, and he did not think it would be possible for individuals or a group of individual property owners to come into the process. The question is whether this should be a City planned amendment, and should they move ahead with it all at once, or should there be a phasing approach, which would be tied into the infrastructure and other improvements for the Downtown.

Commissioner Moore wanted to apologize for being late due to traffic, and also wanted to compliment the DDA for doing what the City should have been doing. He stated that their efforts to create the opportunity to obtain these units are appreciated. He indicated that the role should now be led by the City. It would involve the application and DRC process, along with the other mechanisms required, and the City needed to be the one doing those. It was his understanding that there is an additional fee of \$7,500 to move forward, and he hoped the City would pay that as well. His only concern is in regard to piecemeal, and he differed with that. He felt if there is the opportunity to obtain 18,000 units, then they should apply for those and get them with two conditions. One condition would be affordability of the units, which he felt, is a necessity. He explained that the Mayor's issue has been parks, and he did not object to adding that to it. He believed that a community needs to push for the opportunity of affordable units so people who are working could afford to be a part of the downtown area. If such a caveat is not added, then he did not want to see another unit built. He hoped they would go after every possible unit and do it now.

Commissioner Moore further stated that Fort Lauderdale is the only city in Broward County that truly could be an urban city. Due to past Commissions and the regional activity zoning done for the Downtown, it is the most viable one and this is the right thing to do. The question is how to distribute the units once they are allocated. This should be done through the individuals who are building working class units, and those committed to a transportation system, which would move those individuals around. He did not think they should go for the additional units, if they are not talking about moving people through a mass transit coordination. He hoped the Commission would give the money and take the leadership to get the maximum amount of units, provide affordable housing, along with parks and a transportation system.

Mayor Naugle stated that the letter had referenced 13,000 to 18,000 new residential units, but the application shows a request for 9,907 units. He asked why the discrepancy.

Mr. Chatterton explained that the Downtown Master Plan has a range regarding population and units, which varies from 37,000 to 45,000. Under 10,000 units would be the lower end of what the Master Plan envisioned.

Mayor Naugle stated that the letter from the DDA stated: "An amendment to the Broward County Land Use Plan is required to allow development of the 13,000 to 18,000 new residential units that would be needed to house additional population."

Mr. Wren stated that the Unit Planning Committee had used a conservative number which was 9,907, but there is a broader number. He stated that there possibly should be additional dialogue between the Board and the Commission as to what the ultimate number should be. He stated it is his opinion that the number should be higher if all protections are in place, and the community could embrace it. He explained that this is a messy and lengthy bureaucratic process, which is also expensive. If they could do it only once, it would be less painful. He stated they had taken a conservative approach, as reflected in the letter.

Mayor Naugle asked if the letter, referring to the 13,000 to 18,000 units, was drafted before the committee had decided upon the 9,907 units. He simply wanted to clarify the discrepancy.

Charlie Ladd, DDA member, stated that the letter had been drafted by the Director of the DDA, and he believed the unit count had been taken from the Master Plan. He explained they did not yet have a copy of the final Master Plan. They were proceeding from the last draft, which they had in their possession. Mr. Wren concurred.

Commissioner Moore stated the true question is how many units could they do. He indicated that they could do up to 36,000 units.

Mr. Chatterton replied the 36,000 referred to a population number, and 45,000 is the upper end of the vision regarding population. He stated they could do up to 20,000 units on that basis. Mayor Naugle added that the back-up material states that 1.5 people are figured per unit. Mr. Chatterton stated that the 1.5 figure is more urban, especially if they have a larger number of seasonal and retirement individuals. Mayor Naugle stated that

the back-up material states: "9,907 x 1.5 persons per dwelling unit." Mr. Chatterton felt 1.5 is a good number and is reflective of the occupancy for the Downtown units that they would be getting now.

Commissioner Hutchinson proceeded to thank Chris Wren and his staff who had taken "this show on the road." She remarked their presentations had been received well in the neighborhoods. She agreed they only had "one bite of the apple," and they would not be able to go back. She further stated that they know what the County wants to do regarding the governmental center, and they know the County would come back to the City for some of those units, but she felt this is an opportunity for the players (County, DDA and City) to do this together. It was her understanding that this is a yearlong process before such units would even come on line, giving them the opportunity to draft the ordinance, as well as one for park impact fees.

Fred Fazio, landowner south of the river, stated that he agrees they should ask for all the units possible because if they only ask for 9,000, then everyone would line up for the remaining units. He emphasized that the City needs affordable housing. He felt the more people Downtown, the better for the businesses.

Alan Hooper, DDA member, stated that in speaking about one-year out regarding the allocation of units, they have to include the down time needed to develop a site. No one will purchase property if there is nothing to build, and therefore, they are actually talking about 2.5 years from now to pull this off and see units coming out of the ground. To delay this or not move forward, he felt would be a disservice to the community.

Michael Smith, resident for over 28 years, hoped in the planning and building requirements that the City would include the option for development of the units, and in lieu of the required number of parking spaces, that they fund a transit system.

Mr. Ladd stated that he had been a member of the DDA for about 2 ½ years, and right after he became a Board member, the process began for developing a Master Plan for the Downtown, which had been initiated by former Commissioner Gloria Katz. He stated that the DDA had been involved in that Plan. He acknowledged that he also had been heavily involved in that Plan and he felt that out of that Plan there had been a community awareness. They have a chance to create something special in the Downtown, and he felt people are here because they have the same vision. He felt that these units could take the "stop/go – hit the brakes" approach off, and would allow them to get the good stuff that they had not gotten much of in the past. He wanted to see parks and streets that he could be proud of, and he was excited about the potential with the entire community working together.

Dan Glickman, resident of Broward County, asked if Commissioner Moore is saying that besides affordable housing, the other condition is parks. Mayor Naugle confirmed yes, and added that transit is also a condition.

Betty Hays of the Parks, Recreation and Beaches Board, stated that she lives on the other side of I-95 and the railroad tracks. She is a college professor. She indicated that she could not afford to live in the Downtown. She asked where the workers are supposed to live, and stated that they need to consider more affordable housing so the average person could also live in the City. Everything being built over the last 5-6 years

is not affordable. She believed they are pricing themselves out of the market for the average person.

Rachel Nuie, member of the Economic Development Board, stated that the problem she hears from various developers is that land costs are prohibitive to build affordable housing. She stated that \$200,000 to \$300,000 is considered affordable, and asked what could be done to make land available for such type of housing.

Commissioner Hutchinson left the meeting at approximately 5:10 p.m. and returned at 5:11 p.m.

Commissioner Moore stated that the City is doing its part in many ways to create affordable units. He continued stating that they had not found a developer who would not care to make the profit from each unit so great. If they were to be serious, and if they took some of the incentives that are available in the CRA areas, they could augment this. Also, developers could use the Florida Tax Credit process to allow such units to be developed. There is opportunity for more affordable work units. He further stated if one is to receive adjustments to their property, meaning height and setbacks, then there needed to be a reason to grant such adjustments, which could be a number of units added. Once the affordable housing ordinance is written, he felt there would be a number of individuals pooling money whereby additional incentives could be provided to make this happen.

Ms. Nuie asked how such additional information could be obtained. Commissioner Moore stated that the Community Development Department has a number of programs available, and the CRA also has incentives available. He indicated that such opportunities are available.

Randy Dunlap, Riverland, asked if, in order to provide incentive to developers to develop work force housing, would the City be willing to allow a developer in the Downtown to develop his property as he saw fit with the commercial and competitive environment that is present, and invest in such units in the CRA, or would it have to be in the Downtown area. Commissioner Moore stated it could be both, but he would prefer to see the ordinance written to give the developers, no matter where they are developing, the opportunity to contribute money to the pool to add to affordability.

Francois DeCort, President of Minority Development Department, Inc. stated that they work with the immigrant population. When the Commission spoke of pushing people out of the City, the immigrants are the individuals being pushed out. He stated that \$200,000 to \$250,000 is not affordable housing for such people. He asked what is the meaning of affordable housing, and how could the matter be addressed.

Commissioner Moore stated that through the Community Development Division, single-family homes are being built that range from \$85,000 to \$145,000, which is an attempt to address that market. He stated they also try to provide incentives through two neighborhood associations so that foreclosures or boarded-up properties could be purchased within existing neighborhoods, rehabilitated, and kept in the same price range. He stated that the Community Development Division has joined partnership with Bank of America and New Visions in order to build a number of such homes. He stated it has been projected that there would be 50 new homes in such a price range. He

admitted most would be around the \$145,000 price range, but they are occurring due to such partnerships. He stated it would happen at a greater pace once the affordable housing ordinance is in place, and more funds would be available. Also, there would be more individuals in the housing who would not be owners. Due to the present political situation, many of the Federal supports only deal with rental units, but it would still permit families to live in decent housing units.

Peter Gutsien stated that his concern is in regard to the units they are going to apply for. He asked how it would affect the area south of Broward. Mr. Chatterton stated that his recommendation is for the plan amendment to be written and approved by the County to allow such units to be available and added to the pool for the entire Downtown and not separate the north and south.

Mark Gillan, architect, complimented the entire group working on this matter.

Mayor Naugle stated that a statement had been made that this is the last chance to get the units, and therefore, they should apply for as many as possible.

Commissioner Moore left the meeting at approximately 5:18 p.m.

Mayor Naugle continued stating that there is a process where one could apply for an amendment to the Land Use Plan, and such an opportunity exists yearly. He added that it could also be done in phases. He feared by having the 18,000 units that people would apply for the units and then hoard them and never do anything with them. Then, more units would have to be applied for because a certain portion of the units. He further stated that people have also sold units they are not yet using, and prices are quoted that such units are worth \$32,000.

Commissioner Moore returned to the meeting at approximately 5:20 p.m.

Mayor Naugle further stated that trading could then take place. There appears to be a feeling that the number of units presently under construction, and some that are approved but not yet built, are too much development adding to the traffic problems. He stated that one company marketing a project in Aventura placed an ad that stated: "I've got the park, the beach, Aventura, and Bal Harbor, who needs Las Olas. You can keep the crowded streets, the noise and congestion, I want to live an outdoor life close to everything I love." He stated that individuals are selling their projects, saying that the City of Fort Lauderdale has a problem. He felt that it is time to take a breather, and if the City does not apply for these units this year, they could do so next year. He felt certain things had to be in place, such as putting traffic back on the FEC. He stated that Mayors all along the east coast are enthusiastic about this potential. If the City ties up 9,907 or 18,000 units to the approval of such a project, then they would have the "movers and shakers" working to make this happen. He felt if the units are granted now without it, then there would not be the ability to use such an influence in a serious way.

Mayor Naugle advised that the City is doing a study in regard to raising the park impact fee to a more modern and appropriate figure. He stated that the DDA has been working very hard on a transit system, and they believe it would take place, but he felt more progress had to be made before the City should apply for the larger number of units. Many professionals in the real estate market feel the City is slightly over built now, and



there is a great supply of rental units in the Downtown, along with "For Sale" units. He would prefer to work some of these issues out and apply next year. This is done every year and he did not feel it is a "last chance" deal. He felt the community would benefit from this breather.

Commissioner Moore stated that individuals in this community could not continue with the "stop/start" attitude. He continued stating that this City is either going to be the urban center or not, and he did not feel there is a continued need to "hiccup." He felt the developers need to know if the City wants them or not. This is the kind of leadership he wants. He did not want to continue to piecemeal the opportunity of the units or how they are going to do this. He agreed transportation is needed, along with parks. Also affordable work force housing is needed, and he felt the residents of the community need to know what is going to be done to address the congestion issue. He stated they also need to know what value they would receive in order to develop in the City. He felt the 9,907 figure was conservative, and he appreciated the explanation regarding the rationale of choosing such a figure. He does not want to be conservative. He wants to be able to plan, and the only way to do that is to know where they are going. He felt the 18,000 would give them the chance to put everything "into the pot" and make it all work. If they continue to throw in bits and pieces, then it would not present a full picture. He hoped they would go with the total number of units.

Commissioner Moore was concerned that the City is not taking the lead in this matter, and also in regard to the transportation issue. He felt it is required of the City as a municipal entity of its size, and he felt they should be the master planner of the City, rather than the DDA.

Mayor Naugle stated that Commissioner Moore described this as "hiccupping," but he described it as digestion of what they presently have.

Vice Mayor Trantalis stated it is interesting to hear all the comments today because he had heard the dialogue when the other units were approved, and he believed the units needed to have attached to them certain concurrency rules so they would not be granted without strings. If these issues are considered in the allocation of the next units, he did not think they would go out the door quickly. If the City imposes an affordable housing component, along with the park issue, plus the imposition of a traffic program, he felt the developers are going to be hard-pressed to satisfy some of the needs the City would be imposing on the next round of units. He agreed with the Mayor regarding the statement that some developers would bank the units because that had been done in the past, and only interfered with the proper progress. There is financial incentive not to build as time continues, and he felt that detracts from progress and would not allow the momentum to continue by adding more units to the mix.

Commissioner Moore left the meeting at approximately 5:29 p.m.

Vice Mayor Trantalis continued stating that the City has to work something into the allocation that would create a disincentive to banking units. In regard to affordable housing, he felt there is a problem imposing such housing, and they need to face this issue.

Commissioner Moore returned to the meeting at approximately 5:30 p.m.

Vice Mayor Trantalis stated that the only thing driving the progress in the Downtown is land speculation. He explained that means individuals are investing money in this City because they believe they are going to make money. He stated that if the City puts a cap on the amount of money to be made in an investment, they would start creating disincentives for investing in this City. He felt they need to seek a balance, and he was not sure what is the right formula. He added that they could not perceive in the revolution that is now taking place in the Downtown, pushing people out because they could not afford to live in the area. Many people work in the Downtown area and rent, but now they are talking about buying. Most people who work Downtown do not feel that \$200,000 is affordable. He agreed that possibly Downtown is not for everyone. He indicated that some sort of incentive is needed in order to provide work force housing in the Downtown area, but it could not interfere with the economic incentives that keep the machine moving.

Jack Loos, member of the DDA, stated that when a developer begins developing a project they have a time horizon, and in regard to residential dwellings, 50% to 70% have to be sold before banks would loan money to begin construction. He stated what gives the units value and causes the hoarding of units is the lack of supply of such units. He stated he is not suggesting a number, but everyone needs to recognize the involvement of the City and government regulations and how things have been handled in creating the scarcity of units, which in turn has caused hoarding of units. Developers cannot sell units in a project if there is no security knowing that their projects would be approved and they would obtain such units.

Vice Mayor Trantalis clarified that if there is an abundance of units, then it would eliminate the slack market.

Mr. Loos indicated that he could not develop a project without having the units, and the project has to be designed according to the market, limiting flexibility, and then the developer has to sell the project. Depending on the size of the project, it could take 6 – 12 months to sell units in order to obtain the necessary financing. Some projects are not able to move forward, but if they lose the units, they then have property with less value in terms of someone else coming in with another project. He indicated that he is not pushing for any particular number of units because he felt that is another issue. He reminded everyone that they need to look and recognize that the policies set and the time frames needed, along with the costs and the limited amount of units, are what is feeding the hoarding of such units. When everyone worried about the speculation, the hoarding of units, if there was a freer market and more availability of units, along with dependability, a project could be sold with a degree of certainty.

Mr. Loos stated they need to look at the process as to how a developer receives units. He stated that the Commission has the power to “nip” this problem in the bud now with their legislative ability. He suggested that as they look at the process, they need to break out large-scale developments from the smaller ones. They do not have the same resources and different mechanisms are needed, along with different levels of requirements. He added that he had been requested by the members of the South Andrews Business Association to mention that they are a newly created RAC Center, which means that they have no flex units at this time. He encouraged the Commission on their behalf to look at some sort of modest initial allocation of flex units for the area so

they could “get over the hump.” He stated if nothing is added for them, then they would be “dead” for another two years.

Doug Eagon, DDA member, stated that this is an interesting time. There is a robust housing market, and he felt they need to understand that in regard to the 5,100 units, everyone thought of them as new units, but by the time the government interprets them, there are only 3,000 units. The other 2,000 units continue to exist today and are work force housing. Some are located in the north, northwest, and the south, but 40% are something that could be characterized as work force housing. He stated that does not mean they should not discuss work force housing, and it is a difficult issue. They need to figure out the best mechanisms so they would not shut out the “golden goose” that could provide the opportunity for work force housing. He stated it is easy to say where is the developer who would kick in the money to make work force housing happen, but he believed it is a collective problem and something that society needs to deal address. Any time they “rifle target” one segment against another, it would not accomplish what could be done collectively.

Mr. Eagon asked for the Commission to consider, when discussing solutions regarding work force housing, that they think about the nearly \$1 billion being projected of additional tax base coming from the current developments in the Downtown, which would double the existing tax base. He stated that this would provide resources to the City to address things such as housing, open space, and transit in a way that would have a recurring income that would be more substantial over a longer period of time than looking for a developer to contribute money to the pot. He further stated that it seems popular now to discuss who could not afford to live in the Downtown area, but he reminded everyone that no one lived there a few years ago. He stated that 3,000 units have been added to the tax base. Cities die in trying to gentrify to some degree their central business districts. Since the 50's, he stated that cities have been trying to get residents back to their center city, and they are now on the verge of being able to do so. He stated that they need to continue to look at how to provide housing for a broader spectrum of individuals, but if nothing is built from this time forward, they would have no fewer people living in the Downtown than they do today. Sometimes, he felt they have to cut through what the new units are doing besides adding \$1 billion to the tax base, which gives the City the luxury of taking a look at what could take place.

Mr. Eagon stated that in regard to the number of units and whether the City should request them at this time, he asked the Commission to consider that if there is to be a cap on the units, that they look at what could be provided for as many units as possible for the reasons discussed. They need to put on their “economic hats” because it is about supply in relation to demand. He stated if they crank it down, individuals would recognize the value of it and they would then find mechanisms for adding to such value, as opposed to being able to make it more available to more individuals. Ironically, the RAC is the only zoning district in the entire City that, from a residential standpoint, does not provide a certainty as to the residential development potential. He added that individuals in the City center do not have a clue as to what could be done with their properties. He felt if there is a similar treatment to the Downtown from a zoning standpoint, then they would begin to take away from some of the speculation taking place. Today, everyone assumes property owners will hold their property and sell some units, which would not accomplish any good. In regard to density, he implored the Commission to think about transit, which is very expensive and does not happen magically. He added they are

approaching Congress at this time to procure funding for the first light rail demonstration in Broward County's history. Such money does not come easily from the Federal government because they are going through an exhaustive review of what the City would do with such funds, and how they thought the transit would effectively work. They are asking what the density would be, and if there is no density, there would be no support for the rail system and money would not come from Congress. He advised that the DDA is preparing to spend \$600,000 for a study to move the rail system forward, but there would be no reason to do that if they did not think they could represent to the Federal government that there would be such density. This needs to be represented now or they might as well quit dealing with transit.

Commissioner Moore asked where the 40% of the affordable units are located that Mr. Eagon referred to. Mr. Eagon explained if there are 5,100 units and they are capped out and only 3,000 have been built, then there are 2,000 units in the supply for the Downtown. He stated there are no units at the high end that had been built for the last 20-30 years. He added that staff could supply the information as to how many units exist, and through census data, could state the price of such units or their rental amounts.

Vice Mayor Trantalis left the meeting at approximately 5:44 p.m.

Commissioner Moore stated he represents individuals who are looking for such units, and therefore, he just wanted to know where they are located.

Mr. Chatterton stated that he did not have the inventory with him at this time, but there had been an accounting of existing units in the Downtown RAC, and a number of the projects referred to by Mr. Eagon are the 1-2 story units existing in Flagler Heights, along with some units in the south.

Commissioner Moore indicated that they need a mass number of units and they should be able to address the issues through the tax base. Everyone is after the \$1 billion of the new tax availability for their own priorities. He was concerned that every time they discuss affordability, he hears from the leaders of the community why it could not be provided.

Vice Mayor Trantalis returned to the meeting at approximately 5:46 p.m.

Commissioner Moore continued stating that it could not be done, if they do not believe it could be done. He wanted everyone to be a team in this regard.

Mayor Naugle stated that the Commission is being requested by staff at this time for a consensus regarding whether they want to be the applicant for the land use amendment, and then how many units they should request.

Commissioner Teel asked what would encourage the building of an affordable housing project in South Andrews. She realized the profit margin would be less. Mr. Loos stated that land costs would be a factor in that area. He stated that they need to see what has and what has not worked in other parts of the country.

Commissioner Teel asked if there had been a mandate from the City for Mr. Loos to contribute to an affordable housing fund from the LaCascade project, would it have had an impact on the success of that project. Mr. Loos replied that the more charged would cut someone else out of the market place. He stated it is the matter of the burden and how it is done. For example: if the City had stated he could build 40 units, but if he contributed to a pool he could build 50 units and add one story to the project. Commissioner Teel asked how much should be contributed to the pool, and should it be on a per unit basis. She did not see such a pool becoming substantial enough to do what needed to be done. Mr. Loos stated they need to look for more creative ways. He further stated he had never believed that governments should do things with a "big stick," and he felt more could be accomplished if done with a "carrot or honey." He could not provide an answer at this time. He felt it requires more study as to what would work. Commissioner Teel stated was concerned that the suggestion of contributing to a fund to help with affordable housing sounds good, but how practical would it be.

Mayor Naugle reminded everyone they are getting off the track in discussing affordable housing, and that would be the next item on today's agenda.

Alan Hooper, DDA member, stated there is a wave of sentiment going around the country regarding environmental assets. People are cognizant to the fact that they have to protect such assets. He continued stating that the way they are approaching development lately is that they are thinking and acting locally, but they need to think globally and act locally. He stated people have been building suburbs for so long that they have hurt their assets infringing on the suburbs. Fort Lauderdale is at the edge of the Everglades. He felt as a responsible community they need to recognize the fact that Downtown Fort Lauderdale is their core, and in order to consolidate water, sewer, police, and fire, they have to consolidate their density into a core. For the last 15 years, 20,000 to 25,000 units per year have been built to the west of the county. This is going to end because they are almost out of land, and there will be a move to the east. He stated that as responsible policymakers, they should focus the density into the Downtown area. He stated they could not spread it out because transit would not work unless they consolidate. He felt that would be a responsible approach. In regard to how many units should be requested, he felt a lot of units need to go into the Downtown because it is the responsible thing to do. He stated the extreme would be Paris versus Los Angeles. They need to start looking at their Downtown globally. He further stated that when holding back the units, the supply becomes restricted and the demand increases and affordable housing would not occur. He felt that 18,000 units should be requested if that is the high-end on the table.

Mayor Naugle stated that this meeting would have to be recessed for another item, if no conclusion is reached by the Commission, and then they could return to this discussion. He asked the Commission if there is a consensus for the City to be the applicant on the land use amendment. The Commissioners agreed, but Mayor Naugle stated that he did not feel they should move forward at this time. He felt certain things should first be in place. (Consensus)

Mayor Naugle asked the Commission regarding the number of units to be requested. Commissioner Moore suggested they request 18,000.

Vice Mayor Trantalis did not feel the two issues should be separated. If the number of units are scarce, then the City would be able to impose restrictions on development that could not otherwise be imposed. He stated they would be creating a market for the units. If someone applied for 50 units and there are a limited number of units, additional units could be given if they provided an affordable housing component to their project. The additional units would have no economic value, if there were an abundance of units. But if there are a limited number and they are able to attribute an economic value to such units, then it would provide an economic incentive to move forward with affordable housing.

Commissioner Moore stated he did not know how individuals envision this conversation in regard to work force housing, and where the money would come from, and how it would be implemented. If there are 18,000 units and individuals want to deal with development, there is an ordinance stating that any unit built would be put into the pool for affordable units, if a developer is not building such units. This would provide the necessary capital for bonding and the acquisition of properties in the southern part of the Downtown or in the RAC. Regal Trace is an example. He stated an ordinance needs to be put in place and once it is designed, developers would have direction regarding development. If 18,000 units would give them the availability of making this happen, then a lower number of units would stifle any type of development taking place due to the increase in land values.

Commissioner Moore referred to The Waverly as another example of intense development due to land costs. He stated the key is to create something realistic with an adequate number of units.

Vice Mayor Trantalis clarified that if they allowed for a larger number of units and an impact fee is imposed on each unit given out, they would then go into a pool, which would provide money to buy land and to subsidize developers. Commissioner Moore confirmed yes, and stated that another approach could be taken in regard to first time homebuyers, where the person would have an incentive instead of the property. Once the ordinance is written and the pool created, they would then be able to determine the allocation.

Commissioner Hutchinson was concerned about the perception the public may have regarding this issue. Today the City is moving forward with an application for a land use amendment, which would take in excess of one year. No units would be allocated during that time and nothing would take place. She advised it would go before the South Florida Regional Planning Council, which would be the biggest hurdle. She did not want people thinking that tomorrow 18,000 units would be available in the Downtown. She indicated they are moving forward in a process that may or may not succeed. They are taking control of the destiny of Fort Lauderdale. The process is going to begin. When they get to the end of the process and if they succeed, then the Commission would allocate such units appropriately. Work force housing would be in place, along with impact fees for the parks, and whatever else this Commission decides is necessary before the allocation of such units. The application would be setting the stage, but all other pieces have to be in place before allocation of units would occur.

Mayor Naugle stated they had indicated the same conditions for the 3,000 units, which had recently been allocated. Hopefully, he things would be in place for the next time.

Commissioner Teel stated that the point is that the units would eventually come on line if things move forward. She stated it is obvious that things would not take place over night. Many more things have to be done.

Mr. Chatterton explained that the 9,907 figure was derived from the low end of the range of units that the Greenberg consultant stated would be necessary to achieve what is envisioned for the Downtown. By adding 9,907 units, it would then bring them to the 18,000 that would be available for development in the area. Currently they have about 8,000 units, which have been approved or are available for allocation. Vice Mayor Trantalis added that there are 2,000 units which had not yet been allocated for north of Broward. Mr. Chatterton confirmed that to be correct.

Mayor Naugle asked if the Commission would support requesting 9,907 units. Vice Mayor Trantalis stated he would support that figure. Commissioner Moore suggested that another number be suggested because he was not in favor of the 9,907. He suggested 15,000 units. Vice Mayor Trantalis stated that the number chosen should have some rational basis. Mayor Naugle stated that Charlie Ladd had suggested 13,000 units. Commissioner Moore stated he would be in favor of 13,000 if that is the most they could obtain.

The Acting City Manager stated that to be consistent with the Master Plan, eventually they are looking at 20,000 to 25,000 units for allocation. Commissioner Moore suggested that they move ahead with the 13,000 units.

Commissioner Hutchinson asked if the South Florida Regional Planning Council has the ability to override the figure chosen by the Commission. Mr. Chatterton stated it would not be that group even though they would be reviewing it, but there would also be reviews done by the County and the Florida Department of Community Affairs who would be reviewing the impact of those units. Commissioner Moore stated that the DCA closely watches the recommendations made by the South Florida Regional Planning Council.

There was a consensus by the Commission for 13,000 units, with the exception of Mayor Naugle. Mayor Naugle announced that the application would be presented to the Planning and Zoning Board on August 18, 2004 at 6:30 p.m. Commissioner Moore announced that the item would go for Development Review Committee review before going to the Planning and Zoning Board. Mayor Naugle announced that the item would return before the Commission for approval on September 8, 2004.

Commissioner Moore asked if the money necessary for going through the process is included. He believed the amount would be about \$7,500 to \$7,800. Mr. Chatterton stated it would cost about \$7,100 according to the Code and someone would have to pay it.

Mayor Naugle announced that the cost would be shared equally between the City and the DDA subject to approval by their Board. The DDA Board expressed consensus agreement.

Mr. Chatterton explained it is important to have direction on this. In order to have this scheduled for August 3, 2004, before the DRC, a complete application has to be submitted.

**Affordable – Below Market Rate Housing Requirements**

Mayor Naugle announced that there is a proposal for the City to conduct a \$300,000 study, and hire a staff member to monitor it. Before spending such funds, he wondered if the DDA would be willing to look at successful affordable housing concepts used throughout the country. In looking at a model ordinance that had been provided, he was not sure there would be political support from this Commission for such an ordinance. He stated that for example, a provision is included, requiring a person to live there for seven years, and social engineering issues which have caused damage in Europe. He thought that possibly there have been other successful methods used throughout the country. He asked if the DDA would be willing to bring back to the Commission some other successful examples before the money is spent for such a study.

Charlie Ladd referred to what they saw in the Master Plan with the community working together towards a consensus. It is more powerful than what he had anticipated. He suggested that a charette be held with individuals from the DDA, the planning community, Commission, and the CRA to work together towards a plan that would make sense. Otherwise, this study could be done, and then put on the shelf once again.

Mayor Naugle was not sure the money should be spent before further investigation.

Commissioner Moore stated that the Berkeley ordinance was given to show where a community had a desire to create an affordable housing ordinance. He did not think that anyone is proposing to adopt the same type of ordinance. It is being stated that such a study is necessary to have this type of ordinance and the cost would be no more than \$300,000, and it would also require a staff person to monitor it and make it functional. He stated the Berkeley ordinance is just there to say that it, has been done by a community and that it is viable. He liked the fact that the DDA would be a part of creating the discussion during the writing of such an ordinance, along with having an appropriate study to validate it. This study is no different from any other required by law to be done by a governmental entity. He remarked that this is the right thing to do in order to have a functioning downtown with density.

Commissioner Moore asked why this study is necessary in order to adopt such an ordinance.

Faye Outlaw, Acting Director of Community Economic Development, stated that there are some policies that would have to be decided by this Commission in order to determine the direction they want to proceed. She stated if they are looking at a mandatory program, then it is assured that some type of study would be needed to support it. If they are looking at a voluntary program, then the strategy of using the various groups mentioned would be the route to follow. She felt that is the first thing the Commission needs to decide. She stated if there is no political will to put a mandatory program in place, then she would advise the Commission save the money and not incur such an expense.



Ms. Outlaw stated if they are to choose a voluntary program, then they could proceed with the recommendation made by the Community Redevelopment Advisory Board had made previously which is to put together a task force to review various programs, and then make a recommendation. She explained that Wilton Manors is using a similar approach because they are looking at a voluntary program. She indicated that no single strategy would be a solution to this problem. A mandatory program would only be one tool among many needed to address this program, and the same would apply with regard to a voluntary program.

Commissioner Moore asked what was paid for the precinct plan for the CRA Progresso project.

Kim Jackson, Director of CRA, stated that \$100,000 had been paid by the CRA for the precinct plan. Alan Hooper stated that individuals from the community had also participated in that study. Ms. Jackson confirmed that as correct.

Mr. Loos stated that obviously the Commission has divided feelings on this issue, and he believed the DDA Board, as a first step, would be willing to supply the free resources that are available and see what has been done throughout the country, and then return to the Commission with a recommendation.

Commissioner Hutchinson referred to the recommendations on page 4 of the backup regarding supporting a fund up to \$370,000 for such a study, and stated she is not prepared to do that today. She does not want to recreate the wheel, if it is not necessary. She wanted to see what other cities throughout the country have done. If such information could be supplied before September, then she might have the ability to fund such a study, but not for \$370,000.

The Acting City Manager stated that this question is groundbreaking in Florida because there is no other city that has an affordable housing ordinance. He added that they tried in Tallahassee but it never came to fruition. Ms. Outlaw added they do not have a mandatory program. Tallahassee has had an ordinance in progress for the last seven years, but due to several issues, it has not yet come to fruition.

The Acting City Manager further stated that in looking at the entire question, there are other cities in the U.S. that have this, but there are unique circumstances in each city. One question is what amount of affordable housing is needed, and how is it to be quantified. A study has to be done to make such determinations. There are certain complexities in Florida law that might not be the same as in other states. Part of the ordinance would be to provide a staff person to monitor this, because staff is not available at this time.

Commissioner Moore stated they are only allocating it, not spending it. He stated that he has been asking for a voluntary affordable housing component for at least ten years. He asked what is different today that would make this happen.

Mayor Naugle stated that this discussion would occur during the Commission budget deliberations. Currently, it is included in the budget and is one of the things that could be omitted, if there is a desire to reduce the mileage rate.

If they are willing to work this out, Mr. Hooper asked for the Commission to give them the opportunity to attempt to put together a program and make a recommendation. He stated he is a builder and knows the cost of land, the cost of construction, and where incentives would and would not work. Possibly parking is where something could be found. He felt there are creative ideas available. In regard to the 18,000 units being tied to an affordable program, it would be voluntary because the Commission would make the affordable housing component voluntary and the DDA would voluntarily agree to accept it. He suggested that the Commission give the DDA 60 days to make a recommendation.

Mayor Naugle stated that the DDA has a great source of knowledge beyond a consultant and he felt that would be a great idea.

Vice Mayor Trantalis agreed and stated he is not sure of the answers, but if he had some knowledge of what other programs have concluded regarding affordable housing, then he would have a better idea as to what they are facing, and he would be more inclined to allocate funds for such a study.

The Acting City Manager stated that staff has located a consultant who might be able to shed some light on this matter. Ms. Outlaw urged the Commission to hear the presentation that is scheduled for October 5, 2004.

### **City Hall Study**

Bruce Chatterton, Planning and Zoning Services Manager, stated that this is an important issue and several things need to be revisited. Events are occurring and the City needs to be in position to respond to them. About two years ago a City Hall Study was conducted, and staff is now proposing to complete that study so recommendations could be made to the Commission in September.

Mr. Chatterton continued that this was driven due to the overall condition of City Hall, and staff's recommendation that nothing could be done to the existing building in regard to its needs and life expectancy. He stated they need some direction regarding the One Stop Shop and its short-term disposition. Finally, there is the County's effort in master planning a Downtown campus, and the City's need to get their act together regarding their facilities so they could respond coherently to the County.

Mr. Chatterton announced that Marc LaFerrier of Keith & Schnars, did the original space planning study and Wayne Jessup, City Architect, was the City's Project Manager about two years ago.

Commissioner Moore asked how much had been paid for this study. Mr. Chatterton stated that about \$28,000 remained in the contract, but the total was about \$70,000.

Marc LaFerrier stated that about three years ago was the first phase of the study.

Commissioner Moore left the meeting at approximately 6:26 p.m.

Mr. LaFerrier stated that this is not just about a new City Hall, but something that needs to be looked at more carefully. This is about what the City could do with their properties

surrounding the existing City Hall, how that could be coordinated with the County's Downtown Campus Project, and assist in the redevelopment of the Downtown creating a gateway to the area. There are 3-4 different components to this project. He added that this is the first of two meetings they want to have with the Commission. He explained that this would set the table and give an outline of what they want to do, along with supplying the facts and figures of the project. In September, they want to return with a conceptual plan with different alternatives.

Mr. LaFerrier proceeded to show an aerial of the vicinity and the various ownerships. This is the County seat, and there is a significant amount of private ownership in the area as well. Looking at City's properties, they are at a key location of all planning efforts that have occurred in the Master Plan and the County's planning efforts. He proceeded to show some slides of work that had been done in regard to the Master Plan.

Mr. LaFerrier stated that the Downtown Master Plan made recommendations regarding the Downtown Governmental Campus, the FEC Transit Terminal, a new City Hall, a park at the One-Stop Shop, F.A.T. Village and Riverfront, and the Precinct Plan. The area being studied extends from Progresso into Flagler Heights and the urban core, and into the Riverfront, providing great connectivity for redevelopment in both the north and south. It is also at the edge of the northwest CRA and could act as a catalyst for future development west of the Downtown.

Mr. LaFerrier further stated that a presentation would be made to the Commission by Bernard Zyscovich, County Consultant, for the Campus Study. He explained their goal is to create a signature governmental office, along with a mixed-use urban development project in the area. They have about 8 acres, and the City owns about 10 acres in the study area. It is his understanding that the approach they want to take is to create some design guidelines, and then use their properties in an RFP scheduled for October. He proceeded to show a map of the subject area and noted that the blue properties are private development. There is about an acre on Broward Boulevard, consisting of significant properties to be addressed in such a planning effort. He remarked that the City is the major player regarding properties in the study area.

Mr. LaFerrier continued that the County's Downtown Campus consists of about 18 acres. He explained that they want to create office space for their County operations currently located in Downtown, and they are considering moving some operations back into the area. They want to include other agencies, such as State agencies and a new City Hall. He felt this is an approach on their part to coordinate efforts and to provide an opportunity to share in some of the financial participation in building the Downtown Campus. He felt the numbers regarding residential units are old. They are looking more in the vicinity of about 750 to 1,800 residential units.

Commissioner Moore returned to the meeting at approximately 6:30 p.m.

Mr. LaFerrier believed the retail space is about 250,000 to 500,000 sq. ft. They are also proposing a local transit station, as opposed to the commuter station suggested in the Master Plan.

Mr. LaFerrier stated there would be a relationship as the County moves further ahead with their project, and the City looks more in depth as to the importance of their properties, and what the future could hold for them. He further stated that the City owns about half of the property that the County is planning for, and it is important that the City stay ahead and know the appropriate use for their property, and what is the best guidance in planning for their property. He stated the other thing the City has which the County does not is CRA powers, which would help in acquiring additional grants, eminent domain, and provide an opportunity for tax increment financing. There is guidance being provided by the Downtown Master Plan, financial participation, and the regulatory authority that the City possesses. How the work between the City and County is coordinated would be very important.

Mr. LaFerrier further stated that some of the benefits would be that they could share in the vision, implementation, synergy of coordination of the projects, efficiency of integration, and implementation of the Downtown Master Plan.

Wayne Jessup stated that 2-3 years ago when this study was initiated, the first phase was to review the space needed at City Hall, and a site analysis. Then, a conceptual site plan and implementation strategies were to be presented.

Mr. Jessup continued stating that the existing City Hall is comprised of about 85,000 sq. ft., and it was determined that about 140,000 sq. ft. is needed to accommodate all operations. One of the important things driving this discussion is maintenance costs, which has to be addressed, and decisions have to be made to either retain this building and invest funds on rehabilitation, or seek another location.

Mayor Naugle asked what agencies would be added from outside areas. Mr. Jessup explained they would bring back some of the operations from the 101 Building, the Credit Union Building, Community Development, Risk Management, Pension and the Office of Comprehensive Community Planning. He added that what has not been considered in the original building is Parks and Recreation. Mayor Naugle asked about Building and Permitting. Mr. Jessup replied they would stay at the new facility. The Acting City Manager replied that anything in the One-Stop Shop would stay there.

Mr. Jessup further stated that it is important to understand what is needed to keep the existing building operational. The building is 35 years old. One example is that a chiller system was used which had a 20-year life span. The system is 35 years old.

Tom Terrell, Public Services Maintenance Manager, stated that in 1995 there had been a partial rehabilitation of the existing building, which included an asbestos abatement, significant remodeling to the front of the building, and new lighting. He advised that in 1991 the elevators had been rehabilitated. What had been left undone was electric work in the basement, which dated back to the original construction of the building and sat below the flood plane, and the generator, which is not sufficient any longer to power the building. There have been electrical problems since 1987. The air conditioners need to be rehabilitated. The technology is about 20 years out of date. He stated there could be air quality issues if they do not change the way the air is dried in the building. At the present time, he explained they are drying the air with the air conditioners to keep down the humidity and avoid mold. They are meeting the requirements, but it is not energy efficient.

Mr. Terrell explained that the fountain deck is beginning to pop up, and it is also time to paint the building. The last time it was painted, it cost about \$350,000. In 1987, between the Architectural and Maintenance Divisions, they had arrived at a calculation for all the work that needed to be done on this building of \$4.7 Million. Bringing that figure in line with current prices, it would take about \$5.7 Million. He stated that does not include the fountain work or the elevators.

Mr. Jessup stated that the new City Hall needs to have about 140,000 sq. ft., including a parking garage. The cost for such a building would be about \$35 Million. In the next two months, they would review the calculations that were previously made.

Mr. Jessup continued, stating that potential funding sources are that the City could sell or lease surplus land: annual lease savings total about \$350,000, grants, lease revenues from private tenants, parking revenues, CRA TIF funds, and revenues from a City owned Chiller Plant. He stated that 40-50 cities around the country do this, and Orlando is one of the most well known and largest in the southeast. Staff met with the director in Orlando and he stated they produced a positive cash flow by selling chilled water to the Downtown community, and to other developments. He stated if a residential condominium is built and they do not have to install a water tower, about 5% of the cost could be saved. He advised that the profit retained from selling chilled water could help pay the debt service for a new building. They plan to investigate this matter further and report back to the Commission.

Mr. Jessup explained that the initial mandate from the Commission was for staff to take a look at a large area surrounding the Downtown to locate an appropriate site for City Hall. He stated that they looked at a series of criteria regarding the impact of building a new City hall, which could be a catalyst for other things. They wanted to stay in the central core. The City owns a lot of property in the area. Since the County is developing their project, there is greater synergy for working together.

Vice Mayor Trantalis asked when they would be presented with the County's plans. Mr. Chatterton stated that staff had just received an e-mail, stating that it is to be scheduled for August 10, 2004 at 10:00 a.m. before the Broward County Commission. He further stated that there had been a lot of contact at the staff level, and they are cooperative from a technical standpoint. The County intends to issue an RFP to developers before the end of the year.

Mr. Jessup stated they need to see what alternatives are available and what market is available for private investment. Within the next 60 days they would review all available options and report back to the Commission. An adjunct to this is that if they review the County's Campus Plan, along with the City's plan for their properties adjacent to the County, there is a connection beginning to happen and the area would be revitalized. If everything could be developed in an integrated way, they could develop what would amount to a "Brickell Avenue Plan." This could be a pedestrian corridor, and there could be a pedestrian connection between the north and south of Broward, bringing the Downtown together and making it more unified. Then, Broward Boulevard would no longer be the dividing line. If these projects could be developed together, a precinct plan could be developed for this corridor.

Commissioner Hutchinson stated that it is her opinion that this is the most important discussion the Commission could have at this time. She explained this is on the heels of what the County is proposing. She remarked that they own property across the street and they need to revisit the City's needs. She asked if they are going to build a new City Hall or is someone else going to do it for them. If one looks at what is located between Andrews Avenue and First, and from Broward to Fourth Street, they are minus three parcels. Suddenly there is a huge developable parcel that they could be a part of. The property is in the CRA and they have the ability to use their powers. Likewise, they have something to create a vision north of Broward and hinge on the County's project. She indicated that they needed to decide this before the County got ahead of them. She stated this is why she pushed to have this discussion before the Commission's break in August.

Vice Mayor Trantalis stated that it had been his opinion that they are talking to the County.

Mr. Jessup stated they had some conversations previously, but direction is needed from the Commission. He added that alternatives also have to be presented to the Commission for their review.

Vice Mayor Trantalis believed there is an interest to coordinate a government center with the County. Commissioner Hutchinson stated that possibly they could coordinate their plans. Vice Mayor Trantalis stated that the One Stop Shop site is a significant parcel, and he did not know if he wanted development at that site. It is his opinion that they should retrieve as much of the area as possible for a central park around which some development could take place.

Mayor Naugle stated that possibly the County could buy the land from the City because they need to create park land for their units. He cautioned that there is condemnation that needs to be done, and it would be great if the County paid for it.

Commissioner Hutchinson stated that she is not necessarily talking about condemnation because there are sometimes opportunities to relocate businesses depending on what they chose to do with the City property. Possibly, such businesses could be part of the new development, but she felt the City needs to be ahead of the plan and so far they have not been. She felt this needs to be discussed further. She was aware that monies are remaining from the prior study, and this matter needed to be on the agenda for September so they would be ahead of the County.

Vice Mayor Trantalis indicated that they need to think about this globally. Mr. Chatterton stated the City needs to know what they have and what they want to protect.

Mr. Jessup indicated that they need a vision and if it is strong enough, it could impact the vision of others who are adjacent to the City. In September, staff hoped to start developing a strong vision.

Commissioner Hutchinson referred to maintenance costs for the City Hall, and urged that they need to realize that this needed to be done sooner, rather than later.

SPECIAL MEETING  
WITH DOWNTOWN DEVELOPMENT AUTHORITY

07/26/04 - 23

Commissioner Moore hoped they would also hold some conversations with the State because they also own property on the other side of the road, and they also are over their capacity. Mr. Chatterton stated it could be more of a Downtown friendly building than what it is.

There being no further business to come before the Commission, the meeting is adjourned at approximately 7:02 p.m.