

**COMMISSION CONFERENCE MEETING AGENDA
APRIL 5, 2005**

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Present: Mayor Naugle
Commissioners Hutchinson, Moore, Teel, and Vice Mayor Trantalis

Absent: None

Also Present: City Manager – George Gretsas
City Attorney - Harry A. Stewart
City Clerk - Jonda K. Joseph
Sergeant At Arms – Sergeant David Wheeler

I-A – Citizens' Board of Recognition 2005 Honored Founder Recommendation

The City Manager said that the Citizens' Board of Recognition met on March 29, 2005 to reconsider their nomination for the 2005 Honored Founder. After discussion, the Board voted 3-2 to remove the name of L. C. Judd, and subsequently voted 4-0 (with one member abstaining) to nominate Marjorie Davis for 2005 Honored Founder.

E. Birch Willey, Chairman of the Citizens' Board of Recognition confirmed the report given by the City Manager.

Mayor Naugle thanked the Board for their hard work and recommendations.

Action: None Taken.

I-B – Affordable Housing

Commissioner Moore thought it is important that the Commission follow-up regarding the two roundtables that were held on affordable housing. During the roundtables, discussion occurred regarding the opportunity of having affordable housing in the City of Fort Lauderdale in the newly developed projects. The cost of the units are not attainable for a large majority of the residents of the City. He said the purpose of the discussion is to bring various individuals to the table with different perspectives on the issue. The issue of most concern was what this should be called. They discussed topics of workforce housing, affordable housing, and inclusionary zoning. Many of those terms made individuals afraid and brought out a difference of opinion about the goal. The term turned out to be attainable housing. Therefore, a percentage of housing in the City should be attainable for individuals working in the City and employees in service related industries. He said that without service related employees, the City could not function as a tourist destination.

Commissioner Moore further said there was a great deal of deliberation regarding the City of Key West in their redevelopment endeavors.

Commissioner Moore said the attainable issue is simple. Individuals coming into the workforce cannot afford housing in the City. People are concerned about their children, college graduates trying to be a homeowner. Broward County has taken on this issue and hired an individual for this purpose. In the materials distributed, comments were

made by the previous President of the National League of Cities, Charlie Lyons. What concerns everyone at this time is that housing in the last five years has gone up five times higher than income increases. If low interest rates continue, it is important to capture the units now while they are on the drawing board. A partnership is needed. Government needs to offer some sort of incentive or opportunity to developers in order to make this happen. He believed in a free enterprise system, but there should be a community commitment as to how to attain the "American Dream" of homeownership. The development community should not carry the entire burden and the government should not provide all the subsidies. There has to be a blend of things.

Commissioner Moore said many recommendations were made as to how such housing can be provided. He asked that the Commission support the study. The Committee supported the concept of conducting an analysis regarding affordability in the City and to find out the number of units available in the marketplace, the number of units being constructed, and the price range, and then see if an ordinance is necessary for a percentage of units to be set aside for attainable housing.

Commissioner Moore understood that the City is issuing an RFP for such a study. Last year's budget was \$300,000, but that amount has been reduced to about \$200,000 or less. The roundtables have uncovered individuals in the industry interested in underwriting such a study. The DDA contributed \$75,000, and The Waverly contributed \$50,000. There is now a total of \$200,000. Therefore, the City may not have to contribute anything, but he hoped they would contribute so there would be full participation by all sectors.

Commissioner Moore said one thing apparent to him in his conversations with individuals throughout the South Florida area and with the Regional Planning Council is the desire of other cities to conduct such roundtables to help solve this problem. In Palm Beach, they have a Department of Affordable Housing and they they have an advisory board connected with it. They serve as the engine for making affordable housing possible. As such, the City may need a trust of some sort, so there could be a pool of funds to help; perhaps philanthropic or possibly federal funds could be obtained.

Mayor Naugle said the City has prepared an RFP, and the DDA is reviewing it before it is issued. Commissioner Hutchinson wanted to see their feedback before the RFP goes out. Mayor Naugle said further that possibly an organization or company could respond and provide various solutions to the problem, perhaps borrowing on successes in other communities. Then, the City would know if an ordinance or incentives are necessary. The problem is that everyone takes the average price of a single-family home, along with the average income to arrive at figures for attainable housing. To compare only single-family homes is not realistic because Fort Lauderdale is an urban area. The average price of a condominium in the City last month was \$159,000, and 1,000 units sold in a month. The average price of a single-family home is \$300,000. If the figures were averaged, the medium price of a home in the City is about \$225,000, which he felt is attainable since most homes have dual incomes.

Commissioner Moore said the study is to look at the City of Fort Lauderdale, not greater Fort Lauderdale. It is more difficult to find those prices within the City of Fort Lauderdale proper.

Vice Mayor Trantalis felt the process has been started even before the study occurs with the Commission voting that the new units would require that 15% be attainable housing. It was the philosophy of the Commission that if the 13,000 units were received, it would have diluted the black market of units. Since there are a limited units newly allocated to the City, he felt they could now establish a "pecking order" regarding the approval of new projects. Projects with an attainable housing component should be looked at first. True, \$225,000 is still a lot of money. The lifestyles of people are being changed by forcing multiple incomes in a single home. It will not be affordable for everyone.

Commissioner Moore said when the RFP and DDA review is done, they need a quick turnaround.

Commissioner Teel asked that the Commission be interviewed individually on this matter during the information gathering process.

Action: There was consensus to proceed with preparation of an RFP. Comment from the Downtown Development Authority is to be furnished. The Commission is to be interviewed individually during the information gathering process.

II-A – February 2005 Monthly Financial Report

Action: None Taken.

II-B – Investment Results for Fiscal Year Ended September 30, 2004

Action: None Taken.

III-B – Advisory Board and Committee Vacancies

Audit Advisory Board

Action: Deferred.

Aviation Advisory Board

Action: Deferred.

Board of Adjustment

Action: Deferred.

Community Appearance Board

Action: Deferred.

Community Services Board

Action: Deferred.

Economic Development Board

Action: Deferred.

Education Advisory Board

Vice Mayor Trantalis appointed Rafael Garcia to the Education Advisory Board.

Commissioner Moore reappointed Dr. Niara Sudarkasa to the Education Advisory Board.

Action: Formal Action To Be Taken at Regular Meeting.

Insurance Advisory Board

Action: Deferred.

Marine Advisory Board

Commissioner Teel appointed Joan L. Brochu to the Marine Advisory Board.

Action: Formal Action To Be Taken at Regular Meeting.

Nuisance Abatement Advisory Board

By consensus David C. Svetlick (alternate) was moved up as a full member of the Nuisance Abatement Advisory Board. The following consensus reappointments were made to the Nuisance Abatement Advisory Board: Caldwell Cooper, Harry MacGrotty, Pat Mayers (Alternate), Ginnee Hancock, and Douglas H. Reynolds.

Action: Formal Action To Be Taken at Regular Meeting.

IV – City Commission ReportsMarshall's Point/FPL Transformer

Commissioner Hutchinson said that at last months' meeting, she requested that staff provide an update regarding Marshall's Point and the Esplanade project. They have since received a temporary easement from the Housing Authority. She asked what is the timeline for the project and when will the work begin. There are maintenance/trash issues at the site. She asked they be addressed.

Legislative Days

Commissioner Teel said she had gone to Tallahassee last week and discussed many issues with the legislators. One involved funding for the Stadium for the Baltimore Orioles. A group also was present regarding condominium laws. She said the overall feeling she got was that the legislators were in favor of funding the Stadium, but there were problems in connection with the Marlins who were not thrilled that it was placed on

their bill. It is difficult to predict until the end of the session. She said that Lobbyist Linda Cox is doing a great job for the City.

Mayor Naugle thanked Commissioner Teel for the letter she wrote to the Governor regarding spring training. He mentioned that several of the mayors who were present were interested in the CRA issue, and some appeared receptive to the Commission's position. He received a CRA alert from the National League of Cities saying that it is going to a committee tomorrow. He asked the Commission to contact Tim Ryan who is on the House and Finance Taxation Committee, along with Ken Gottlieb. Basically, the County wants to make a new deal, but the City simply wants to hold them to the deal made sometime ago.

Commissioner Moore said the League of Cities met with the Association of Counties so a compromise could be reached. It was agreed that no bills would be filed, yet they placed three on the table. The League of Cities felt those three bills are not going anywhere, but nevertheless the Commission needs to make calls before the Thursday meeting.

Mayor Naugle said they also discussed the possibility of cities having revenue from sales or gas tax if counties do not use it.

Acquisition of Property for Park at 3rd Avenue & 6th Street – Land Preservation Board

Vice Mayor Trantalis said staff has been attempting to secure sufficient funds to assemble land in the Flagler Village area for a pocket park. The Broward County Land Preservation Board has agreed to accept a parcel at the corner of Andrews Avenue and 6th Street, and County Commissioner Rodstrom has agreed to donate \$250,000 toward this effort.

Phil Thornburg, Parks and Recreation Director, said they are talking about everything but the piece owned by the Church. The progress reported by Vice Mayor Trantalis will get the project very close to completion. Commissioner Hutchinson explained that the Church wants a new facility before releasing the site and they cannot find one. Mr. Thornburg indicated that the park is possible without the Church property.

Rock Island Annexation; Osswald Park

Commissioner Moore said that he and the Mayor attended the Rock Island Civic Association meeting last week. It was previously indicated that after the annexation, the County would continue to operate its Broward County Park, Osswald Park, but he was recently told they would not do so. The City has no County park operated within its jurisdiction. Other cities have County parks. It is unfortunate that such a miscommunication has taken place, and he wanted correspondence sent to clarify the understanding previously made.

Mayor Naugle said that he received phone calls, indicating that individuals voted in favor of the annexation due to the promise of the County to maintain the park.

Commissioner Moore said that governmental entities should not be allowed to back out of agreements.

Sistrunk Boulevard

Commissioner Moore was not pleased with how Sistrunk Boulevard is beginning to look. Barricades are beginning to appear and not in accordance with the design. They are not being maintained and left on the ground when knocked down. They are blocking buses. He also said that no traffic counts were being done; no study conducted. He said the County Commissioner is sending out letters stating it was not his idea to install the barricades. The record will show that Commissioner Rodstrom decided upon the barricades and they were only supposed to be up on a trial basis. He suggested that this Commission write a letter on this matter to show the design, and funding availability. He said they want a main street theme. It is suspicious how things are being done.

Commissioner Moore wanted to set the record straight with correspondence that he recently prepared explaining what was designed. He suggested that an educational brochure be prepared for distribution since this is a CRA area. The mailout would include his letter as well as the letter from County Commissioner Rodstrom. County Commissioner Rodstrom actually has someone in the area with a sign of him that states "Moore puts up barricades".

Commissioner Hutchinson suggested that traffic counts be requested. Commissioner Moore said the traffic has already been diverted; individuals have found other routes in the meantime. There have been no counts taken to make this a valid study.

CRA April Meeting

At Commissioner Moore's request, Mayor Naugle said that the CRA meeting would be changed from Tuesday to Thursday, April 14, 2005 at 5:30 p.m.

May 17 City Commission meeting date

Mayor Naugle said they are celebrating the 25th Anniversary of their Sister City relationship with Gold Coast, Australia. A boat show is scheduled with them. He suggested that the Commission meeting be changed from May 17 to May 24, 2005. Due to schedule conflicts, the City Manager suggested that only one meeting be scheduled for the month of May. The City Attorney said that he would check at to whether this would be permissible.

EXECUTIVE CLOSED DOOR SESSION AT 2:26 P.M.

CONFERENCE MEETING RESUMED AT 2:52 P.M.

V – City Manager Reports

None Given.

OB – School Board of Broward County; Lease Agreement; Parking Lot at corner of Davie Blvd extension & SW 42 Avenue; Agenda Item M-6

Commissioner Moore asked if the property was bought by the School Board would the City be concerned.

The City Attorney indicated there would be a concern because there is a well field on the property that might be needed in the future.

Mayor Naugle said the item would be discussed at tonight's Regular Meeting.

OB -- Sunrise Boulevard; bridge tender's structure

Commissioner Teel said the bridge tender's house at the Sunrise Bridge is in horrible condition, and she wanted the building, with the adjacent barriers, cleaned or painted.

OB – Nuisance Abatement Board

Commissioner Moore asked if the Citizen Review Board is now going to be televised.

The City Attorney said that there are a limited number of boards that are televised according to the present policy. If the policy is to be changed, then the City Commission must do so.

Commissioner Moore said that certain Board members are concerned about their names appearing in the minutes. Commissioner Hutchinson said that names of individuals who serve on City boards is public record.

There being no further business to come before the Commission, the meeting adjourned at 2:56 p.m.