

**COMMISSION CONFERENCE MEETING AGENDA
DECEMBER 20, 2005**

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COMMISSION CONFERENCE MEETING 1:30 P.M. DECEMBER 20, 2005

Present: Mayor Naugle
 Commissioners Moore (arrived at 1:35 p.m.) and Trantalis, and Vice
 Mayor Teel

Absent: Commissioner Hutchinson

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

II-A – Request of the Museum of Art for Funding to Offset Expenses of King Tut Exhibit

The City Manager said a request has been received from the Museum of Art.

Commissioner Hutchinson said this is a once in a lifetime event for the City. She would like to find a way to assist them. There could be an opportunity to provide the Museum some benefit from the City's parking revenue during the course of the exhibit.

The City Attorney said a donation could be made to the Museum and share that revenue. There is a contract stating what revenues are to be shared. He strongly recommended that the City not provide security, other than through detail. There is a lot of case law that once responsibility is assumed, one is liable. By assuming responsibility the City could potentially be paying for losses, especially if negligence is argued. If the City provides detail work, then the City would not be liable. They would provide insurance and agree to indemnify the City.

In response to Commissioner Trantalis, the City Attorney said a contribution could be made to whatever extent the Commission decides. The City Attorney corrected his statement, that the City actually has a parking agreement with the Performing Arts Center, not the Museum. Commissioner Trantalis said there is an agreement with the Museum that allows them to use parking spaces for buses, but there is no revenue sharing.

The City Manager said one of the easiest things to do would be to bag the meters, and therefore, alleviate legal concerns.

Commissioner Moore said if meters are bagged, what assurances would there be that the individuals using the spaces are attending the Museum. Mayor Naugle said the sidewalks will be blocked off because it is not wide enough to handle the crowds, and therefore, no one would be parking in the area. Commissioner Moore asked how bagging the meters then would benefit the Museum.

Douglas Eagon, Chairman of the Museum of Art, said that staff suggested that the handful of parking spaces on the east side of the Museum along First Avenue where people exit the exhibit be bagged and extend the exit area. Commissioner Hutchinson said this would be similar to what is done along Second Street.

Commissioner Trantalis asked about the cost if the Museum handles their own policing.

Kathleen Gunn, Assistant City Manager, said the detail officers would be those on the midnight shift which costs \$30,000 (detail rate) or a total of \$240,000 for the four months of the exhibit. If the City pays this, it would cost \$44,654. Traffic assistance is separate entity. By using the PSA's, the cost is \$43,194; the PES's would cost \$41,179. The security officer is separate. The PSA's and PES's would be for traffic control.

Commissioner Trantalis said the total detail cost would be \$100,700, and if the City handles it, the cost would be \$117,000 to \$119,000. Ms. Gunn confirmed that as correct.

Commissioner Moore asked about the need for additional security.

Bruce Roberts, Chief of Police, said most of this pertains not only to security, but in connection with pedestrian access and crossings. When closed, there is perimeter security.

Commissioner Moore felt that should be covered under the detail work.

Vice Mayor Teel is surprised this matter is before the Commission. She is sure a lot of thought and planning has gone into the exhibit. She is surprised at such a late date that this issue has arisen. It should have been part of their planning process. She has a problem with such a request. It has not been budgeted. She is concerned about the City being placed in a situation where they could be responsible.

Vice Mayor Teel asked about the other exhibits that have been held in the City, and if police and parking has been provided at those times. Commissioner Hutchinson said the other exhibits are of a less magnitude.

Commissioner Moore said this exhibit is second to none and he is honored that their City has been selected for this. He agreed about the parking since it deals with public safety and the fact that revenue would be generated in parking meters due to the exhibit. He did not feel that the policing issue is appropriate for the City to do.

Mr. Eagon said that there are many logistical issues on which they have worked for twelve months. He apologized if it appears things are being presented late. Discussions are held early on as to what would be needed when the exhibit opened, and today there has been some confusion regarding the request. The Museum needs little from the police regarding specific details. The midnight shift is a "perhaps what we might need", but they are not requesting it. There will be between 3,000 and 6,000 people per day visiting the Museum, and so far it is finding its own level and no problems have arisen. He felt normal police presence for a typical weekday and weekend is all that would be necessary. Just like the beach, when there are more people on the weekend, there are more police. He would defer to the Police Department's expertise in that regard. If there is something that could be done, it would be appreciated, but he did not want the Commission to think that the Museum is asking for \$100,000 at this point in time.

Mayor Naugle said the pageant has similar numbers and police officers are in the area. He asked if that group is hiring the police officers. Mr. Eagon believed they are hiring

them. Their shows are attended in masses at particular times, but the Museum has a steady stream.

Commissioner Hutchinson said when special events are to be held in the City, the applicants meet with staff, along with the Police Department, and they arrive at a plan. Therefore, she asked if the traffic assistance officers are part of the plan that is discussed at staff level. She asked what would happen if there are large crowds at peak times.

Chief Roberts said there could be a problem. Originally staff made the initial request for a police officer on the midnight shift. The Police Department could probably handle that aspect through normal resources at that time of night. The flow of the show could be handled throughout the day. However, there could be a time when crowds at various peak times could not be facilitated with on-duty personnel. This is the aspect that is meant to be addressed.

Commissioner Hutchinson wanted to find a way to bag the meters and provide the PES's to assist at the intersection of Las Olas and Andrews. She mentioned the economic benefit that the exhibit will bring. In response to Commissioner Hutchinson, Chief Roberts indicated that the PES's are trained to direct pedestrian traffic and that would be the least expensive route.

Commissioner Trantalis agreed with Commissioner Hutchinson that the City needs to assist. He favored contributing \$50,000.

Mayor Naugle suggested the revenue source of the Parking Fund. They have estimated an increase in revenue of \$90,000.

Commissioner Moore preferred to enter into a contract, using a private security firm to move pedestrians. He agreed to bagging the meters and provide \$25,000 to hire a private security firm to handle pedestrian activity. Vice Mayor Teel concurred. Commissioner Moore noted that a disadvantaged firm could be utilized.

Action: There was consensus to donate \$25,000 for securing a private security business to assist with traffic control, and to suspend parking meters (on SE 1 Ave as recommended).

II-B – Request to Open Late Bid Received for Project 16055, Annual Contract for Maintenance, Repair and Installation of Ballfield Sports Lighting Systems, and Authorize Staff to Open Negotiations

The City Manager said that this item has been removed from today's agenda since the bidder is no longer interested.

Commissioner Hutchinson asked if this has anything to do with the stadium lights which she is attempting to have redone by February 1, 2006. The City Manager said this is a separate matter.

Commissioner Moore asked how bids were received.

Albert Carbon, Director of Public Works, said that one bid was received and it was 20 minutes late.

Action: The item was removed from the agenda by the City Manager.

II-C – Workforce Affordable Housing Study – Robert Gray, Strategic Planning Group, Inc.

Marc LaFerrier, Director of Planning and Zoning, said that the next four items are planning and community development topics. Consultants were hired and meetings held, and the items are being brought before the Commission so that discussions could ensue regarding policy development.

Robert Gray, Strategic Planning Group, Inc., summarized the report provided, and displayed various graphics contained in the report. Workforce housing is really an issue of supply and demand. If there is a difference in supply and demand in a monetary sense, there is a gap that needs to be remedied. The first side of housing is the income or demand side that pertains not only to salaries and incomes, but other factors such as credit worthiness to obtain a mortgage, down payment amounts, prevailing interest rates, and property and utility taxes. Supply is the ability to build and provide housing at a certain price. Land has been driving the cost for the last five years, but other items are also involved such as the cost of materials and labor. Another factor involved is the grade of the final finishing of the units, along with impact fees, permits and the cost of development. Finally, the most important item driving the cost is the size of the dwelling unit.

Mr. Gray said they are using standard definitions. They are defining affordable housing as that part of the population earning less than 80% of the area family median income. HUD has determined that 30% of one's income could go towards housing which is termed, cost burden, and which goes toward the cost of the mortgage, property taxes and insurance. Increasingly due to housing becoming more expensive, communities are moving the cost burden to 40%. On the other side of the equation, workforce housing goes back to moderate, as determined by HUD, as 80% to 120% of the median income which is set at \$58,100. The cost burden still has to be addressed.

Mr. Gray said another issue is that in places like Miami they are considering raising the percentage from 120% to 140%, which is an issue of defining the gap. The graphic shown summarizes data in the report and shows that housing in this City is old. If those units could come back into play, then there would be some affordable housing available in the trickle down concept. There are reasons why many of these units have not come back into the market. The mix of housing is unique here because there are more multi-family units than single-family units, and the trend increased between 1990 and 2000. The City is about 10% of the County in terms of population and housing units.

Mr. Gray said that in regard to demand, 2005 second quarter shows income for all occupations in the County, some arbitrary occupations. It is people in the workforce such as dental assistants, secretaries, firemen, and policemen. The table shows the median income and the grain at the entry which is the bottom 30% of the wage factor. Multiple Listing Services (MLS) is basically sales that went through real estate brokers. The Wall Street Journal recently showed national trends, but the interesting thing is that

as one got closer to this year, the boost in cost was offset by interest rates. Therefore, the average person as of last year was paying the same amount for housing as they did in 1990.

Mr. Gray showed a 15-year window to 2020. He detailed all the information available concerning residential sales and appraised value for residential parcels. Basically, the median value is the same for condominiums and single-family. About 30% of the City's housing stock in both single-family and condominiums are under the \$250,000 range. It is safe to assume that this number is good for workforce housing. With respect to appraised value, the median value of residential property in the City is \$172,000. There are many units, but they are just not all in play for various reasons.

Mr. Gray showed the County's MLS median sale which is slightly higher than the City. Looking at a 30% cost of burden, salaries shown on the graphic provided are what is necessary to purchase a median priced home of \$354,000.

Mr. Gray said this was also compared to the entry level homes at 6%. There is a disconnect because households generally have more than one wage earner. Calculations would have to be based on households and not jobs. In 1993 the income factor per household was about 3.3, and today it is 6.5 times. Also, there are a lot of areas where the median sales are within the \$200,000 range. He said this is a South Florida issue.

Mr. Gray proceeded to show the rental equations and fair market rents defined by the federal government. The vast majority of apartments are under 100 units in the City. A two-bedroom in the County goes for about \$1,000 and \$1,400 for a three-bedroom unit. Looking at workforce as being 80 to 120, they are showing that at the median level, rental is not in a bad state. There is a lot of inventory available throughout the City.

Mr. Gray referred to the 30% cost burden, which is the most conservative, interest rates went from 5% to 6.5%, which has impacted affordability of a house. Moving the cost burden definition to 40%, the scale is entirely changed in terms of affordability. Interest rates trump land cost.

Mr. Gray said that population projections were also reviewed, and they showed a 102,000 net growth by 2020. If there are 30,000 people, then they would roughly generate about 9,200 housing units that are not comprised of retirees, and of that about 1,900 would fall within workforce housing.

Mr. Gray referred to a trust fund option, which is necessary if one is receiving any designated dollars. The advantage to a trust fund is that the monies could be leveraged, and therefore, communities that have such funds can buy more than having a unit built at workforce price. Transfer development rights, urban in-fill programs, and waiving fees are some other features that can be used. Workforce housing set aside program is an inclusionary concept which is being done downtown at this time with the Downtown Development Authority.

On the demand side, Mr. Gray said there are down payment assistance programs, economic development, housing trust funds, and linkage fees. Another important item is the save-our-home program, which capped taxes at no more than a 3% annual increase. For people who have lived in a unit for ten or more years and want to downsize or move,

they cannot do so because their tax rate has risen dramatically. He believed this is the major reason why housing is not turning over. The workforce housing set aside program links workforce housing to residential housing builders, and has been in play for over 20 years in the northeast. In most cases the mandatory programs have a density subsidy program, and if done correctly, it provides an incentive for the development community to build it. Affordable work units do not have to be the same size as market grade and could be smaller. The internal finishes might not be as upscale, but externally they have to look the same. In all cases there is a buy-out provision that goes to the trust fund that is in lieu of a fee.

Mr. Gray noted considerations currently taking place by Broward County and Miami-Dade has passed a first reading. Palm Beach is also working on a similar program. A list has been provided of the municipalities and counties that have adopted inclusionary type of methods to address affordable and workforce housing.

Mr. Gray referred to the policy considerations outlined in the report.

Commissioner Moore thanked the City Manager for such a timely and professional report. He felt the Commission could agree to everything in the policy considerations list on page 26 of the report. He felt a smorgas board approach, allowing the process to use any, is best. Every development with six or more units has to be made aware that they have to pick something from the list in order to create a 15% opportunity for housing.

Commissioner Moore said when the first workshop was conducted, there was great deliberation on the name. Attainable was decided upon. He encouraged that over the next 30 days, there be a roundtable discussion using the Council of Civic Associations, the Downtown Development Authority, development attorneys, and the development community to discuss the information being provided. There is a great need for attainable units. The American dream is presently slipping in this City.

Commissioner Moore felt they need to be as liberal as possible in bringing attainable units forward. The most important thing is to meet with the Pension Board and present this concept to them. Seventy percent of wealth is built on home ownership, and the City employees need the chance to do this.

Commissioner Moore said that the price of rental units discussed could not be afforded by most of the constituents he represents. Something has to be done to the market which addresses rental units to give start-up families a method to obtain a decent place to live. Regal Trace has been successful because the property was free, and tax credit initiatives were offered to keep the prices down. However, those units in the next nine years could be sold as market-rate units. He asked what will happen to those families at that time. Opportunities, therefore, need to be created for rentals. Rezoning would be a way to get that done. Prior to having district elections, many zoning issues were offered in sectors of the community that were disallowed in others, and consequently various obnoxious uses are now sitting in the northwest quadrant of the City. The uses are damaging the waterways.

Commissioner Moore referred to use of Community Development Block Grant dollars to assemble property. He wanted to buy land where the obnoxious uses exist. He urged a past Commission to do a 108 loan, but that City Manager did not want to put the City in

debt. They could have gotten five years funding. He preferred to borrow money from the federal government to acquire land that could reduce housing costs. He urged this Commission to place consideration of a 108 loan on the agenda and to look into it so that property could be assembled, rezoned and attainable housing both ownership and rental could be provided.

Commissioner Hutchinson supported a roundtable discussion regarding attainable housing because she wants to hear from the community. After the workshop, the Commission could then continue their discussion.

Commissioner Moore agreed.

Vice Mayor Teel asked where the City stands with the County. She felt the invitation should at least be extended to them.

Commissioner Moore agreed. Some individuals feel there is still hope with the County, but he wanted the City to be the captain of their own ship. The County can take forever in their discussions, and the City could wait or they could begin to implement certain things. Vice Mayor Teel believed this will help speed up the process.

Commissioner Trantalis asked when such a workshop would be held. The City Manager said a date would be chosen as soon as possible.

Commissioner Trantalis asked how would other types of ownership be addressed in the planning process, and how would they enforce an attainable housing program for single-family homes and rental development. Commissioner Moore thought it could be done by using the smorgas board of options.

Mayor Naugle suggested the Performing Arts Center in the New River Room. Commissioner Moore suggested that such a workshop be held on a day when the Commission normally meets before the end of January, and all interested parties be invited.

Commissioner Hutchinson preferred another day besides a Commission meeting date, so that it could accommodate people who work during the day; an evening or a Saturday.

Commissioner Moore agreed but wanted it scheduled in January. Mayor Naugle suggested late January. The City Manager said they would check on availability of dates and report back to the Commission.

Commissioner Trantalis said that on page 20 of the report, the workforce housing supply and demand gap table is shown and in looking at the highlighted numbers, he felt if they use 80% to 120%, it does not give a lot of money at 30% or 40% of income for people to buy housing in the attainable range. With median income housing in the low \$300,000 for this area, it is still out of reach.

Mr. Gray said that is correct in regard to the type of housing that has been for sale. Thirty percent of ongoing sales are under \$250,000. It is a question of expectation.

Mayor Naugle said that one of the things that raises the numbers is that a large amount of second homes are being purchased by individuals from outside the area. If one looks at the units that are available, there are still significant numbers that are attainable and being sold monthly. Overall the numbers are inflated because a typical multi-family building is 40% second homes. This is encouraging. It shows there is a lot of affordable product available for purchase.

Commissioner Moore said the 40% issue is out of the City's control. It is good information, but they have to deal with the present banking rules and regulations, and the banks are not jumping to the 40% for whatever reasons.

Elizabeth Hayes of the Council of Civic Associations suggested that the workshop be held on a Saturday so more individuals could attend. As soon as information is available, they would help promote it.

Action: The City Manager will work with the Commission Office to secure an available date for a roundtable discussion, including Broward County and the Council of Civic Associations. Mayor Naugle suggested the New River Room at the Performing Arts Center. Commissioner Moore asked that it be scheduled before the end of January. Commissioner Hutchinson suggested a Saturday or evening. Mayor Naugle asked that parking fees be waived for attendees.

II-D – Citywide Parks Impact Fee Study

Marc LaFerrier, Director of Planning and Zoning, said the City has one impact fee which was enacted in the 1980's and not updated in the last 20 years. It is only relative to park land dedication.

James Duncan, Duncan Associates, summarized the report provided, and displayed various graphics contained in the report. The study looked at population growth and need for improvements and facilities. The City's growth has been unique with three accelerated growth spurts. One in the '20's which was subdued by the hurricane and depression, and another after World War II when the population went from 20,000 to about 150,000 people. From 1980 to 2000 the City's population stabilized, but now there is a third accelerated growth taking place. Population growth that went westward is now returning east.

Mr. Duncan said that population projections are critical when discussing impact fees in the sense of anticipated revenue. Projections for the County show that over the next five years about 20,000 new people will move here. In 2005 dwelling units totaled about 100,000 units consisting of single-family, multi-family and hotel/motel units.

Mr. Duncan said further that when doing an impact fee study, the simplest approach is somewhat of a buy-in; growth should not diminish the quality of life that current residents enjoy. The City has 766 acres of park land, but they used a lower figure, taking a more conservative approach in calculating fees. Three acres per 1,000 was used. Fifty acres of the 766 park land acres consist of school land. Two things presently focused on the 3 acres per 1,000 are that the existing regulations adopted in 1980 and never amended, and the current plan establishes 3 acres per 1,000. In translating 546 acres of land valued at \$330 Million, a conservative approach was taken, looking at what the City has purchased, along with information from the Broward County Appraiser. They used the

beach value which is about \$2 Million per acre, according to the County records and a more conservative figure for the remaining land of \$600,000 per acre.

Mr. Duncan said that Miami is currently doing a similar study and they used an overall figure of \$2 Million per acre.

Mr. Duncan said the total value of the City's park inventory is \$476 Million. Each resident's investment in the land is about \$6,188. Regarding impact fees, one has to go a step further because that is the value of what is owned, but how much is actually owed; for example bonded indebtedness and grants. Therefore, a potential impact fee has to be reduced by such an amount. The net amount is a little more than \$5,000. The next step is to take the unit price of \$5,000 and proportion it over the various uses. Three options are available with different implications. The first is by unit type. The City is more of a multi-family community than a single-family one. A residential unit would be \$4,800 regardless of whether it is multi-family or single-family. The figure is high because the multi-family units are large; there are numerous three-bedroom units. The third option is a sliding scale based on unit size. The sliding scale based on square footage ranges from \$3,300 to \$6,000.

Mr. Duncan noted that under any of the scenarios, it would be about \$10 Million per year based upon the number of permits issued annually. In any impact fee study, the maximum allowable is expressed. He is not suggesting \$5,000; it is simply the maximum. The key is to maintain proportionality by applying the same across the board. In order to assure that the payer of impact fees receives benefit, sometimes it is necessary to create districts. The key is not to create too many districts. When monies are collected, they need to be spent in that specific district. Finally, an effective date has to be established.

Mayor Naugle asked if the Commission is to recommend this for an ordinance, or should the study be presented to other bodies for their review.

Commissioner Trantalis said the \$5,000 figure appears to be a number derived from an estimate as to land value at \$2 Million per acre. He questioned where on the beach could land be bought at that price. Mr. Duncan said the figure he presented is very conservative. Commissioner Trantalis said they are attempting to prepare an ordinance based on information that is not accurate. Mr. Duncan said the City would probably not be buying any more beach land, but that does not mean the City would not be enhancing accessibility to the beach. Commissioner Trantalis asked why should they stick to the \$5,000 figure. Mr. Duncan said it is real to the extent that the Broward County Property Assessor has that number in its books.

Commissioner Trantalis asked if the cost is much greater regardless of what the County has for the assessed value, could the City raise the number.

Mr. LaFerrier said the modern impact fee is not just directed toward land dedication. It recognizes the City already meets its service level for actual land, but recognizes the need for facilities.

Commissioner Trantalis said the City could exact a larger impact fee if they can justify it. The City Attorney confirmed that to be true. Commissioner Trantalis said enhancements are lacking on the beach. He cited the square footage cost of land on the beach.

Mayor Naugle said that this ordinance is not just for the beach; it is citywide. The discussion is about going from \$400 to \$5,000 per unit.

Mr. Duncan said the regulation in effect since 1980 is a subdivision platting fee at 3 units per acre, and such provision was based on a \$140,000 land value and did not include buildings or improvements. They have waited twenty-five years. It should be revisited at least every three years.

Commissioner Trantalis did not agree with the \$5,000 figure. Also, he felt there is a need to establish districts because the beach area has its own land value. He emphasized the need for larger fee because of the City's need for facilities and enhancements.

Mayor Naugle preferred the sliding scale based on size because it provides some recognition towards affordability. It is a lower fee for the smaller units.

Commissioner Hutchinson asked if it would be appropriate to send this for review to the Parks, Recreation and Beaches Board and then back to the Commission. Mayor Naugle noted that an ordinance needs to be enacted before the 3,000 units become available.

Vice Mayor Teel wanted a recommendation from staff.

Elizabeth Hayes, member of the Parks, Recreation and Beaches Board, indicated that they have not seen the presentation and she felt the Board would be very interested.

Mayor Naugle said that possibly the Downtown Development Authority may want time to discuss the matter.

Charlie Ladd, DDA, said that they have only seen the presentation individually, but it has not been discussed as a Board. There are many questions that come to mind.

In response to Mr. Ladd, Mr. Duncan said that 90% of the units are multi-family and most single-family homes would be replacements. A replacement unit would not have a fee imposed on it. Mayor Naugle said a fee could be imposed if the house increases in size. Mr. Duncan confirmed that is correct.

Commissioner Moore was insulted that he was not afforded the opportunity to have a conversation with the Consultant prior to the document being prepared. He wanted to see the validity for the study because if they have adequate acreage could they address the ordinance with a fee increase.

The City Attorney said they are not just talking about property acquisition, but improvement based. A standard would then be established and if there is more than the standard, then it would include improvements to the already existing parks.

Commissioner Moore felt if there is an adequate amount of acreage, and this is about enhancements, then there is opportunity to reduce the fee. The City Attorney confirmed that is correct.

Mayor Naugle said there is going to be an additional 120,000 residents. Commissioner Moore said they are going to receive only an additional 3,000 units from the County, and therefore, there needs to be a validation. If the development community is going to be asked to pay a different fee, he wants justification. He felt additional work needs to be done before it goes to the Parks Board. He did not think the need for the acreage has been validated. If it is about enhancement, he wanted an appropriate way to present it.

Mayor Naugle noted that the City would fall behind the 3 acres per 1,000 as the population grows. Commissioner Moore did not think that is validation.

The City Attorney said before the document comes back to the Commission for discussion, the numbers would be validated. One of the problems they face is how to count the acres. There is a court case that determined the City has more acres than needed which was the Hyde Park Market case. The numbers considered by the judge at that time included the beach.

In answer to Commissioner Moore, the City Attorney advised that beaches were used in the Evaluation and Appraisal Report. Commissioner Moore said if they said it is shown as recreational open green space in the EAR Report, then he assumed the judge was correct.

The City Attorney said that the long and short of it is that this document has not been reviewed in over 20 years, and needs to be updated. The justification will be presented to the Commission.

Commissioner Moore said if the City is going to contract to impose a fee, he wants it on solid ground. In his opinion, such justification has not yet been provided in the report.

Action: The study will be referred to the Parks and Planning & Zoning boards, presented to the Downtown Development Authority and then come back to the Commission. Something should be enacted into law before the 3,000 units come online.

II-E – Streetscape Design Guidelines (Dimensional) – Downtown Regional Activity Center

Marc LaFerrier, Director of Planning & Zoning, said this is born from the Downtown Master Plan where concept plans were prepared, meetings were held with stakeholders to define the street standards. The Downtown Streetscape would actually be developed in three phases. Dimensional requirements are actually the first phase; how to move from a suburban street center into a more urban standard. The next phase would involve choosing the materials to be used. The third phase would involve any additional master planning desired by the Commission, along with implementation.

Wayne Jessup, Planning and Zoning, said they identified four different street types where dimensional requirements need to be established, including three major streets, Federal Highway, Andrews Avenue, and Third Avenue, along with the neighborhood local streets. Federal Highway would essentially remain the same regarding vehicular circulation. He mentioned landscaping, lighting, and widening sidewalks to 12' making them more pedestrian friendly and compliant with FDOT standards.

With regard to Third Avenue, Mr. Jessup said they are recommending to eliminate the middle lane (the 5th turn lane) and having four lanes with bike lanes on both sides, thereby increasing the size of the sidewalk making the area more pedestrian friendly. Parallel parking and landscaping would be provided. The same would be done on Andrews Avenue. The turn lane would be eliminated, but the median would also be retained. The same road width would be retained on Andrews Avenue.

Commissioner Hutchinson asked if the County is going to permit these changes. Mr. Jessup said they would have to make the request to the County for Third and Andrews avenues.

Commissioner Trantalis asked if there is consideration for maintenance in the budget.

Mr. Jessup said that would be addressed in the implementation phase of the project. Now, they are establishing the dimensional requirements so that as developments are approved, they are placed correctly.

Charlie Ladd expressed favor in these guidelines. Tree lined streets would be a powerful improvement.

Action: Project to move forward.

II-F – Comprehensive Plan Evaluation and Appraisal Report – Discussion and Public Input.

Commissioner Moore thought this document was well prepared.

Action: To be discussed at the Regular Meeting.

II-G – Temporary Water Bus Storage – Colee’s Landing Marina – Request by Water Taxi, Inc.

Commissioner Moore said he is not in favor of the proposed location. Commissioner Hutchinson asked about the time frame.

Vice Mayor Teel felt that when people say temporary, they always end up with extenuating circumstances. She asked if there would be something written that they have to move after six months.

The City Attorney said if the City enters into a lease with them, they could be evicted.

Commissioner Moore asked if the community is in support of this for a six-month term. Commissioner Hutchinson said that Sailboat Bend reviewed the matter, and their biggest issue was the fact that the full rate be paid and that the term limit be only for six months. It is her understanding from staff that these spaces are not ordinarily leased, and consequently there would be revenue that would not ordinarily be received from these spaces. They want six months at the full rate.

Commissioner Moore asked about repairs and refueling. Commissioner Hutchinson said that such things would not be done at the site. Commissioner Moore asked what would

happen if violations of the conditions occur. Commissioner Hutchinson said they would be evicted.

The City Attorney said they could be evicted for violation of the lease. Commissioner Moore asked if they would have to be taken to court. The City Attorney confirmed that as correct. Commissioner Moore did not like it regardless of the revenue. He felt the best thing to do is not permit this, thereby encouraging the County to do what is necessary. He felt the owner/operator would also be more motivated to move the County.

Vice Mayor Teel agreed. The County directed staff to seek temporary space.

Robert Lochrie, representing Water Taxi, said he understands the concerns being raised. There is enormous incentive on Water Taxi to find another location due to how this is being proposed. They would be paying full retail rate, and would not have maintenance or fueling at the site. The City in the past has received little revenue from these specific location, and this would be a benefit to the City of about \$27,000. They are having a very difficult time finding another location.

Mayor Naugle noted this would only be for six months. Mr. Lochrie confirmed that as correct.

Commissioner Trantalis asked if there is a security deposit. The City Attorney said that is not contained in the agreement unless the Commission decides to impose such a condition.

Mr. Lochrie said it is their hope to only be at the location for about 2-3 months.

Vice Mayor Teel asked what would happen if the County does not take care of things within the six months.

Commissioner Moore did not see any benefit to this proposal.

Commissioner Trantalis did not want to put the Water Taxi out of business. Due to the inaction of the County, they are being tossed around like a football. The City needs to permit this as long as the community agrees and see what happens in six months.

Commissioner Moore did not support the proposal. Vice Mayor Teel did not feel that six months is realistic. Commissioner Hutchinson suggested that a penalty be incorporated in the lease that if they have not moved by the end of six months, they would have to pay \$25,000 or \$30,000.

The City Attorney said that under normal circumstances for the time they would hold over until they are actually evicted, they would have to pay double rent.

Commissioner Moore wanted the lease payment in advance, and he wanted the opportunity for immediate stoppage of the lease if they are in violation of any rules. Commissioner Trantalis said that cannot be done. Commissioner Moore said then that is more reason why this should not be done.

The City Attorney said reasonable notice would have to be given for them to cure the violations. Three days may be reasonable for some things but not for most things; thirty

days would probably be more reasonable. Commissioner Moore wanted such language incorporated into the document.

Vice Mayor Teel understood if there is no lease, then there is a better chance for eviction. She asked if a different type of instrument could be used instead of a lease.

The City Attorney advised that a lease needs to be used. Commissioner Moore asked if the lease could be month-to-month. The City Attorney said that even with a month-to-month lease, eviction would still have to take place, and it is no different with or without a lease or month-to-month.

John Terrill, Chair of Marine Advisory Board, said that this issue has not been presented to the Board. He said Colee's Landing is one of the greatest marinas in the area and well liked. It is a recreational marina at this time. He was concerned that the Water Taxi would create more activity and traffic that does not occur at this time. People living on boats could be disturbed by the late arrival of the taxis at night. He encouraged the Commission to do their best that six months would be the maximum, and that no refueling or maintenance work is done. He asked the Commission to look into whether some sort of timing could be placed on the activities, for example, how long would it take to close down the operation at midnight and how many crew members would be involved. Also, when would the cleaning crew arrive.

In response to Mayor Naugle, Jamie Hart, Superintendent of Marine Facilities, said that most, with the exception of one or two are live-aboard situations. Mayor Naugle suggested perhaps situating the taxis in relation to the storage boats. Mr. Hart believed they are locked at night.

Action: Consensus to have the Water Taxis stored at the proposed location for six months only and rents paid in advance.

MEETING RECESSED AT 3:35 P.M.

MEETING RESUMED AT 3:37 P.M.

EXECUTIVE CLOSED DOOR SESSION 3:47 P.M.

CONFERENCE MEETING RESUMED AT 4:00 P.M.

III-B – Advisory Board and Committee Vacancies

Board of Adjustment

Action: Deferred.

Board of Commissioners – Housing Authority

Mayor Naugle recommended Frank Orlando for appointment to the Board of Commissioners for the Housing Authority.

Action: Formal Action to be Taken at Regular Meeting.

Board of Trustees of General Employees' Retirement System

Mayor Naugle recommended Dr. Bob Helmholdt for appointment to the Board of Trustees of General Employee's Retirement System.

Action: Formal Action to be Taken at Regular Meeting.

Charter Revision Board

Action: Deferred.

Code Enforcement Advisory Board

A consensus recommendation is made for the reappointment of Sara Horn to serve on the Code Enforcement Advisory Board.

Action: Formal Action to be Taken at Regular Meeting.

Community Appearance Board

Vice Mayor Teel recommended Ron Fairchild, Jr. for reappointment to the Community Appearance Board.

Action: Formal Action To Be Taken at Regular Meeting.

Community Services Board

Action: Deferred.

Economic Development Board

Action: Deferred.

Education Advisory Board

Action: Deferred.

Fire-Rescue Facilities Bond Issue Blue Ribbon Committee

Commissioner Hutchinson recommended Norm Thabit and Allen Kozich for reappointment to the Fire-Rescue Facilities Bond Issue Blue Ribbon Committee.

Vice Mayor Teel recommended Donald Bastedo and Mary Graham for reappointment to the Fire-Rescue Facilities Bond Issue Blue Ribbon Committee.

Commissioner Trantalis recommended Thornie Jarrett for reappointment to the Fire-Rescue Facilities Bond Issue Blue Ribbon Committee

Commissioner Moore recommended Diane DeLyons Shuler for reappointment to the Fire-Rescue Facilities Bond Issue Blue Ribbon Committee.

Mayor Naugle recommended Douglas Ruth and Patrick McTigue for reappointment to the Fire-Rescue Facilities Bond Issue Blue Ribbon Committee.

Action: Formal Action to be Taken at Regular Meeting.

Historic Preservation Board

Action: Deferred.

Marine Advisory Board

Action: Deferred.

Northwest Progresso Flagler Heights Redevelopment Board

Action: Deferred.

Sunrise Intracoastal Neighborhood Security District

The Commission made a consensus recommendation that James P. Concannon and Paul McGee be reappointed to the Sunrise Intracoastal Neighborhood Security District.

Action: Formal Action to be Taken at Regular Meeting.

Unsafe Structure and Housing Appeals

Action: Deferred.

Utilities Advisory Committee

Commissioner Hutchinson recommended Bob Cole and Christine Campbell for reappointment to the Utilities Advisory Committee.

Vice Mayor Teel recommended Bunney Brenneman, Bernie Petreccia, and Fred Stresau for reappointment to the Utilities Advisory Committee.

Commissioner Trantalis recommended Robert B. Caine and Joe Holland for reappointment to the Utilities Advisory Committee.

Mayor Naugale recommended L. Thomas Chancey and Clare M. Vickery for reappointment to the Utilities Advisory Committee.

Commissioner Moore recommended Margaret Haynie Birch for appointment to the Utilities Advisory Committee, and recommended Richard Barrett and Nathaniel Wilkerson for reappointment to the Utilities Advisory Committee.

Action: Formal Action To Be Taken at Regular Meeting

IV – Commission ReportsACE Awards

Vice Mayor Teel noted the ACE awards ceremony recently held.

Galt Ocean Mile

Vice Mayor Teel said that the Galt residents are getting anxious about their street lights.

Sistrunk Boulevard

Commissioner Moore said that the CRA staff met today with ten clergymen from the area and a presentation on Sistrunk Boulevard was made, as to how they could assist in lobbying elected officials Countywide to secure a date certain on the County's agenda at their first meeting in February. They are still attempting to gather additional information to forward to the County even though four studies have been conducted. They are willing to do another. He received resolutions supporting narrowing the roadway from the Broward Workshop as well as the Chamber. He met with Commissioner Rodstrom who stated that he felt the information forwarded was not properly done, even though City staff and the consultant met with County staff prior to placing the proposal on the table. They are going through additional expensive and delay in an attempt to garner support from the County staff.

Commissioner Trantalis left the meeting at approximately 4:09 p.m. and returned at approximately 4:12 p.m.

Gospel Hall of Fame Museum

Commissioner Moore indicated that Bobby Jones, a minister who has a television show and is respected nationally, is interested in creating a gospel museum in Fort Lauderdale. Annual awards would be presented to Gospel artists from around the nation. Support is being sought from a municipal entity and especially Fort Lauderdale. An international forum took place recently at the Performing Arts Center. They would like to have a summer program and the national gospel awards. He felt this would have a tremendous impact on the economy. At the recently held program, attendance was high. The concept is clean. There are major sponsors interested in the development of such a museum. Mr. Jones along with seven other entities who are internationally known for gospel music have decided upon Fort Lauderdale for the museum site. Negotiations are presently being conducted with the Broward Visitors and Convention Bureau who hosted the recent event, as well as Broward County, Nova Southeastern, and the Broward County School Board. He asked for the Commission to hear a presentation. They are looking at prospective sites along the Sistrunk Boulevard, as well as 27th Avenue between the African-American Research Library and the Ron Cochran Building. He suggested Dr. Sistrunk's historic home site on the corridor of 6th Street on the waterfront just to the north of the Sistrunk bridge. It is for sale if the County's acreage is not possible.

Commissioner Moore wanted to deal with this project as it did in the case of the Performing Arts Center and mentioned the various funding sources used in that case.

Mayor Naugle asked what is the zoning for the house being proposed for the museum. Commissioner Moore said it is zoned industrial. He noted that the Visitors Bureau has already underwritten their summer program and the international program. If the item could be placed on the Commission's agenda for further discussion and a presentation made at a conference meeting. State Legislator Chris Smith is in support; he believes that Visit Florida funds might be possible. There is one other contender, Las Vegas, but they feel the image desired for the museum would not be projected as well in Las Vegas. Commissioner Moore mentioned that Sony is very interested in the Fort Lauderdale location. It will require the City making a significant contribution, such as was done for the Swimming Hall of Fame, but he believed it will have the same impact on hotel rooms and being a destination to visit. This is the kind of visitor the City wants to attract.

In response to Commissioner Trantalis, Commissioner Moore said they are seeking to construct a museum, ten administrative offices, twenty classrooms, and an area to hold the annual performance and event for the awards. He was not sure about the square footage, but that would be contained in their report. Mayor Naugle indicated that they are looking at a site just outside of the City limits, but if that does not work, there is another site in the City. Commissioner Moore noted that there is no such facility in the nation, and probably all of the artists who were never given recognition will have a place to receive recognition. Commissioner Moore said that Albert Tucker from the Convention and Visitors Bureau is leading the discussions.

V – City Manager Reports

None Given.

There being no further business to come before the Commission, the meeting was adjourned at approximately 4:20 p.m.