

Regular Meeting of the
Downtown Development Authority
Thursday, October 10, 2013
110 SE 6th Street, Fort Lauderdale, FL 33301

ROLL CALL

COMMUNICATIONS TO CITY COMMISSION

BOARD PRESENT: Tim Petrillo, Chair
John Ropes, Vice-Chair
Michael Weymouth, Secretary
Dennis F. O'Shea, Treasurer
D. Fredrico Fazio, Board Member
Gregory Durden, Board Member
William H. Bodenhamer, Jr., Board Member

ALSO PRESENT:

John M. Milledge, DDA Legal Counsel	Jason Robertson
Chris Wren, DDA Executive Director	Cynthia Everett
Elizabeth Van Zandt, Planning & Design Manager	Jim Ellis
Marti Brown, Administrative Coordinator	Alexandria Scherer
Chadwick Blue, Urban Planner	Hugo Fontalvo
Kate Sheffield, Planning Assistant	Heather Parnass
Neil Sterling	Robert Lochrie
John Bertino	Todd Okolichany
Genia Ellis	Ella Parker
Brandon Stewart	
Glen Bryant	

PRESIDING: Tim Petrillo, Chair

Chair Petrillo called the meeting to order at 8:35 a.m. He welcomed Mr. Bertino and Mr. Meyer. Roll call was taken by Marti Brown. All Board members were present. Chair Petrillo asked if anyone had any questions regarding the items on the Consent Agenda. Hearing none, a ***motion was moved by Mr. Durden and seconded by Mr. O'Shea approving all the items on consent. All Board members were in favor.*** The following items were unanimously approved:

CONSENT AGENDA

- C-1) Approval of the minutes and follow ups from the September 12, 2013 DDA Board Meeting and the Budget Hearings on 9/12 and 9/26/13.
- C-2) Approval of Outdoor Event Application-Day of the Dead Skeleton Processional, 11/2/13
- C-3) Approval of Outdoor Event Application-Health Food Expo, 2/15/14
- C-4) Approval of Outdoor Event Application-Yogafest, 4/18-4/19/14
- C-5) Approval of Outdoor Event Application-Best Buddies Friendship Walk 2014, 4/25-4/26/14
- C-6) Approval of Outdoor Event Application-The Color Run, 5/9-5/10/14

REGULAR AGENDA

R-1 Introduction of City Attorney, Cynthia Everett

Mr. Durden introduced Cynthia Everett and said he's known her a long time and she is the best person for the job. Ms. Everett said she started July 1st. She talked about her background for a moment. She said she is here to help with any issues or concerns and has an open door policy. She said if the Board needs any assistance to contact her.

R-2 Police Report

Sergeant Fontalvo said there were 15 part one crimes in August and 16 in September. He said the majority were larcenies and thefts. Mr. Weymouth said panhandling and homeless continues to be an issue. Mr. Ropes said it interferes with tourists and pedestrians and they overplanted a City park which didn't help solve the issue. Mr. Ropes said it's affecting businesses and taxpayers. Mr. Weymouth said the people that are mentally ill are the ones he sees regularly and knows by name and can tell when they are off their medication and need help. He said that Captain Wheeler mentioned may be doing something with the Sheriff's office and that it was mentioned if beds were made available and they were kept on their medication it could relieve the situation. He added that the jails are overcrowded. He said they are feeding illegally at Stranahan Park and the whole process needs to be revisited. Mr. Bodenhamer brought up the district on the beach. Mr. Milledge said the beach dedicated an enterprise zone for the beach and they increased enforcement. He said they had previous conversations with the City Attorney about the downtown but it didn't move forward. Mr. O'Shea said they should establish a defined area. He said they went through the case law and said it appeared a bit of a stretch to take the RAC/DDA area and equate it to sand on a beach. Chairman Petrillo said the Board has tried to tackle the issue from several ways. Ms. Everett said she realizes it's an issue in South Florida and the item is at the top of the City Commission agenda list with Commissioner Trantalis leading. She said they are trying to find solutions and it will need to be a joint effort. She said the courts want facts and video and they will continue to work on it. Chairman Petrillo said the problem is that the individuals know the system. He said he has plenty of video and that they need an ordinance in place. Mr. Weymouth said they need to reengage the issue with the City Attorney and asked Sergeant Fontalvo to speak with Captain Wheeler. The sergeant said perhaps a drive around would be helpful. Thomas Meyer said Broward College has issues too especially in the covered areas but that the substation has helped and that the no panhandling zone at the Miami Dade campus helped. Jim Ellis said part of the DDA is in the Flagler Village area and they are ready and willing to start an off duty security patrol. They will start off with 58 hours a week for a couple of months and then will cut that back to 30. Mr. Weymouth said they should create a district in the police department for the RAC or DDA area. Mr. Wren said other cities have downtown policing and they should pool the community together. **The Board decided they should begin discussion with the City Attorney, City Manager and Chief of Police to redraw the police districts so the downtown is no longer split into 2 districts.**

R-3 City's Proposed TOD Overlay Guidelines

Mr. Okolichany said he was here today with Ella Parker and that they had a project in place to increase the number of dwelling units in the downtown and the City Commission approved the land use plan amendment to increase the allowable number of dwelling units in the downtown by 5,000 units. He said it is now in the County Commission, Broward County Planning and State review

process. He said it's still a couple months away. He said this is an update to the Downtown Master Plan where they are focused on Transit Oriented Development and explained the purpose. He said they are supplementing premium transit such as the Wave and commuter rail. He said he hopes it guides future growth and encourages redevelopment around premium transit stations. He said they are trying to create vibrant station areas and support the continued growth of the downtown. He said the guidelines can be expanded. He explained TOD further saying they want to enhance walkability. He said they will look at the South RAC next year. Mr. Okolichany said they are creating compact, walkable, mixed-use neighborhoods close to transit and supporting multi-modal transportation. He said this fosters economic investment. He said the development framework is to cover a ¼ mile radius around the BCT and All Aboard Station. He added that they are writing the guidelines around the Wave. He said they are also going through site level targets such as minimum density, parking and introducing a reduction in the parking requirement. He said they are also looking at parking maximums. He said additional design guidelines include a green design criteria for the station area. Mr. Ropes brought up Miami 21 and how what they did could be of help in this process and suggested Mr. Okolichany look at that. He said he would be happy to bring it up to the City Manager. Chairman Petrillo suggested they look at noise issues. Mr. Okolichany then discussed FAR and what that means for the size of the buildings. Mr. O'Shea said the guidelines do not apply for commercial property. Discussion then turned to density. Mr. Okolichany then said that they are looking at reducing parking to promote the highest and best uses in the station area. He said one strategy considered is parking being exempt in the downtown core. Discussion held on parking. Mr. Okolichany said under the current code, parking for restaurant uses is high and they will make the change to reduce it. He said they want to encourage mixed-uses and discourage other types such as a single family residential in the transit core which will increase ridership for the Wave. **Mr. Milledge asked what the timeframe was. Mr. Okolichany said they are planning to go before P&Z in November and Commission in December. He said he will email the DDA the draft guidelines to look at and today's presentation. The Board decided they wanted to have a workshop and asked that dates be circulated quickly.**

R-4 Riverwalk Seawall Streetscape Improvement Project Contract with B&M Marina

Mr. Milledge referred the Board to Exhibit A and went through the particulars. He said they worked out a contract with Glen Bryant and there is one issue he wanted to mention which was the performance bond item for \$16,000. The Board discussed the issue and then asked Mr. Milledge for his opinion. Mr. Milledge said he would recommend it but would not object if the Board doesn't want it. *A motion was moved by Mr. Bodenhamer in favor of a performance bond in the amount of \$16,000 with Mr. Durden seconding. By roll call Mr. Bodenhamer, Mr. O'Shea, Mr. Durden and Chair Petrillo voted yes with Mr. Fazio, Mr. Weymouth and Mr. Ropes voting no. The vote passed 4-3.*

A motion was made by Mr. Bodenhamer authorizing the Executive Director to execute the contract with B&M Marina subject to executing an agreement with the City for their 50% net cost contribution, executing an agreement with the Related Group for their financial contribution and with the City entering into riparian rights agreements with the Stranahan House and the Related Group and authorizing up to \$303,700 to be paid out of the capital projects fund, to be reimbursed from federal streetscape grant funds. Mr. Ropes seconded. By roll call vote, all approved.

R-5 Downtown Intelligent Transportation Information System (DITIS)

Mrs. Van Zandt said the committee entered a competitive procurement with CRG. She said Michael

Weymouth the committee of one and herself got the cost reduced from \$350,000 to \$200,000 and explained what that entails. Mrs. Van Zandt said there will be approximately \$320,000 available for the purchase and installation of kiosks which will be provided through a separate procurement process and contract funded through the federal grant. Mr. Wren thanked Mrs. Van Zandt and Mr. Weymouth for getting the costs reduced.

A motion was moved by Bodenhamer authorizing an amendment to the existing contract with CRG for an additional not-to-exceed price of \$206,000 (based on the documentation attached to the memo) to be paid out of the capital projects fund and to be reimbursed from the ITS federal grant funds. The motion was seconded by Mr. Durden and by roll call, all were in favor.

R-6 The Wave Streetcar

Mr. Wren said because of the federal government closing they are waiting to hear back on the Small Starts application. He said he has seen the first draft of the design and station locations. He said next will be the outreach process to the community and then various implementation of the first phase. Mr. Wren said general counsel is looking at additional extensions and they will keep the Board posted. He said he is receiving considerable support for this.

R-7 Projects Update

Mr. Wren asked if any Board member wanted an update on any specific project and Mr. Ropes wanted to thank Genia Ellis for her involvement in the Seawall project and said she's done a fabulous job.

R-8 Business Recruitment Letter

Mr. Blue said they revised the letter since the last meeting to include Mr. Ropes' comments to include the Wave, South Runway expansion and All Aboard Florida. The Board discussed ideas and said the approach should be sending letters to targeted companies and addressed as personal and confidential to the controller and CFO. **Chairman Petrillo said he wanted to meet with Mr. Blue again.**

DIRECTOR'S REPORT

D-1 News Articles

All information was in their packages.

D-2 Federal Courthouse Update

The team is meeting regularly.

D-3 Downtown Residential Units

Mr. Wren said there has been activity with the residential units. He said there are 5,800 existing, 1,200 under construction, 3,000 under review, 3,000 left for development and 5,000 being requested, bringing the future total to 18,163. **Chair Petrillo said he'd like to break it down further by what the restaurant and retailers need as support.**

D-4 Elizabeth's Farewell

Chair Petrillo said today is a sad day because this is Elizabeth's last meeting after 8 years with the DDA. He said she's done a wonderful job and has been involved with so many projects such as the Wave and attended so many meetings and was a critical piece of the DDA and the growth of the

downtown. He said she is going on to the City to the Transportation and Mobility Department. He said she has done a wonderful job and will be missed. He wished her the best of luck. Mr. Wren read the Resolution which was created. Mrs. Vandt mentioned that Kate Sheffield just celebrated her 4th year with the DDA.

As there was no other business, Chair Petrillo adjourned the meeting at 10:22 a.m.