

**TOWN OF LAUDERDALE-BY-THE-SEA
TOWN COMMISSION
SPECIAL MEETING MINUTES
Jarvis Hall
4505 Ocean Drive
Tuesday, November 28, 2017
5:00 PM**

1. CALL TO ORDER, MAYOR SCOT SASSER

Mayor Sasser called the meeting to order at 5:30 p.m. Also present were Vice Mayor Mark Brown, Commissioner Alfred "Buz" Oldaker, Commissioner Elliot Sokolow, Commissioner Chris Vincent, Town Manager Bud Bentley, Assistant Town Manager Sharon Ragoonan, Development Services Director Linda Connors, Town Attorney Susan L. Trevarthen, Municipal Services Director Don Prince, Special Projects Coordinator Debbie Hime, Public Information Officer Steve d'Oliveira, and Town Clerk Tedra Allen.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

At this time Mayor Sasser opened public comment.

Marie Chiarello, resident, expressed concern with flooding on the east side of Terra Mar, which occurs during heavy downpours or thunderstorms. She advised that this problem has been ongoing since the installation of sewers and improper grading of streets.

Ms. Chiarello explained that catch basins contribute to a mosquito problem, which she felt would continue if swales were implemented. She recommended that swales be put into place on side streets first to determine their effectiveness, and requested that Town Staff reconsider plans to install them.

4. DISCUSSION ITEM

a. FY 18 Action Plan (Bud Bentley, Town Manager)

Town Manager Bud Bentley recalled that in recent years, the Commission has updated its Five-Year Plan and focused on the Annual Action Plan for a given fiscal year. Staff has modified the format of the Action Plan and has included the Town's Vision Plan and Mission Statement, adopted in 2013. He suggested that Staff update the Vision Plan, which had an original target date of 2018.

Town Manager Bentley continued that several items were pulled from the Action Plan because Staff considered them to be policy statements rather than action items. He recommended that these items remain before the Commission on a regular basis to remind Staff, Commissioners, and the public of their importance to the Town.

Vice Mayor Brown suggested the addition of an Item that would support the Garden Club's efforts to designate the Town as a community wildlife habitat, which would address the beach, parks, and private property. He pointed out that the Garden Club is already working toward this goal, which would bring no expected costs to the Town. The Commissioners agreed by consensus to add this new item as Goal 1.3.

Town Manager Bentley moved on to Area 2, which addresses parking, explaining that Goal 2.1 has been restructured to provide a broader view of improving the Town's parking system. This will include the evaluation and possible addition of charging stations for electric vehicles, with any expenditures to come before the Commission.

Mayor Sasser requested an update on the weekend parking shuttle for Fridays and Saturdays. Town Manager Bentley recalled that valet parking with a drop-off at a central Downtown location had not been successful, as it had been a nuisance to the surrounding neighborhood. The proposed shuttle, however, would work by allowing drivers to park their cars in distant locations, including the plazas on West Commercial Boulevard, and moving them to and from the Downtown area. This plan would be in effect from January to April.

Vice Mayor Brown introduced Ryan Morgan, who operates Beach Route USA, a free shuttle service in Deerfield Beach, and Peggy Noland, former mayor of Deerfield Beach. Mr. Morgan explained that this service began in 2015 with the intent of determining whether or not there was enough demand for the shuttle to serve as an economic resource to that city's restaurants. The service operates within a three- to four-mile radius and moves people who do not live within walking distance to these restaurants, building a connection between the businesses and the ridership.

Mr. Morgan continued that in the third year of the program, Beach Routes USA serves more than 30,000 riders to and from the restaurants in a year. The shuttle provides on-call door-to-door service rather than picking up riders from a designated area. The restaurants can measure the effectiveness of the program on a month-to-month basis, and riders see the service as a quality of life issue. He noted that some restaurants in

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Lauderdale-By-The-Sea have expressed interest in bringing the shuttle program to the Town.

Ms. Noland added that some of the conditions in Deerfield Beach are the same in Lauderdale-By-The-Sea, including residents who may not want to drive. Participating businesses sponsor signage on the side of the shuttle vehicle, so there is no use of taxpayer dollars. The service tracks the number of customers who are brought to restaurants each month.

Commissioner Sokolow pointed out that roughly 60% of Town residents live north of Commercial Boulevard. Mr. Morgan explained that Beach Routes USA would implement the program slowly to see where ridership growth occurs with a single shuttle before adding a second vehicle to serve the north side. They also do not want wait times to exceed 10 to 12 minutes. The current proposition is to provide service south of Commercial Boulevard before expanding to the north.

Commissioner Vincent asked what type of approval is necessary for the shuttle service to serve Lauderdale-By-The-Sea. Mr. Morgan replied that the service hopes to have a good relationship with the Town's government and Police presence, and would be interested in any suggestions the Commissioners might have toward improving or adding service, such as promoting community events.

Town Manager Bentley asked if the Town's sign Code would affect the shuttle's ability to advertise on its vehicles. Town Attorney Susan Trevarthen stated that this could occur, as there is a ban on portable moving signs; however, exceptions may be made if the provider is a licensed transit carrier.

Vice Mayor Brown recommended that the Commission should have an opportunity to provide input on the service's proposed route. Mayor Sasser explained that his primary concern would be with marketing or endorsing service only from the south of Commercial Boulevard.

Town Manager Bentley advised that Staff would follow up with the Town Attorney's Office to determine if there are any hindrances to bringing Beach Routes USA to the Town and report back to the Commission on their findings, with the hope of beginning the service before the current season ends.

Town Manager Bentley returned to the Action Plan, stating that Goal 2.1.4 would be moved into its own section under Goal 2.2.1. Because the Downtown Fort Lauderdale

Transit Management Association (DFLTMA) has terminated service to the Galt area, Staff will make a recommendation on restructuring the Pelican Hopper's hours, routes, and days of service in the near future.

Vice Mayor Brown proposed that the Town schedule an informational ride-sharing workshop, including presentations from Uber and Lyft as well as from similar towns and County services. Mayor Sasser emphasized that the Town should take care to prevent the perception that they would like to replace community bus service with ride-sharing services. Vice Mayor Brown confirmed that the Pelican Hopper would remain concurrent with any proposal for a ride-sharing pilot program.

Commissioner Sokolow advised that he remained opposed to subsidizing a private business. Town Manager Bentley noted that Staff's report on Goal 2.2.1 (iv) would include information on alternative services.

Town Manager Bentley continued that Area 3, which deals with the preservation of the Town's way of life, has been updated to reflect accomplishments achieved in 2017. Some items under this Area have been moved to the page dealing with policy.

Mayor Sasser noted that Goals 3.3.1 and 3.3.2 include prioritization of the El Mar Greenway. Vice Mayor Brown reported that the Town and the Broward Metropolitan Planning Organization (MPO) will meet with the Florida Department of Transportation (FDOT) to discuss this project further, noting that the greenway project continues at its own pace.

Town Manager Bentley called the Commission's attention to Goal 3.4, which deals with medical and vacation rental facilities. Rather than recommend specific legislation related to these facilities, the goal suggests supporting the Florida League of Cities, which addresses these types of rentals at a policy level. He also pointed out that bills filed at the State level could preempt local regulation regarding tree protection.

Commissioner Vincent requested an update on the issue of sober homes. Town Attorney Trevarthen replied that the general framework of this issue has not changed: while a federal bill has been drafted to more closely define sober homes, it has not advanced through Congress thus far, and joint statements from the U.S. Departments of Justice and Housing and Urban Development (DOJ and HUD) have not changed. The State legislature continues to recommend voluntary certification of these facilities in order to ensure consumer protection. Many of the solutions to issues with these facilities are currently beyond local control.

Town Manager Bentley moved on to Area 4, Infrastructure, stating that Goal 4.2 addresses stormwater and flooding. He noted that in 2010, the Town first adopted a Stormwater Plan, for which 8 to 12 projects have been completed since its implementation. The Town Engineer has evaluated different areas of the Town and will make a recommendation regarding top priorities in the near future. Town Manager Bentley pointed out, however, that the Capital Improvement Plan does not allocate funds to new stormwater projects, although some dollars are available for design. Once costs have been estimated, the Town may budget for these projects in the future.

Staff recommends that the Town reconsider its stormwater utility, which was adopted in the late 2000s but was subsequently disbanded. These utilities can be a useful means to acquiring a small revenue stream dedicated to stormwater-related projects. Without the utility, the Town would need to fund improvements through the General Fund or property taxes.

Mayor Sasser recalled the stormwater issues on Terra Mar Island raised during Public Comment, which were attributed to sewer installation and road grading. Municipal Services Director Don Prince explained that while catch basins are on each individual street, they are not connected to each other or to a proper outfall. One possible solution may be a baffle, which would allow water to go out but not to come in; swales may also alleviate drainage issues, although he did not feel they would solve the entire problem. He felt a project connecting the island's streets to an existing outfall could be a solution.

Commissioner Oldaker commented that swales help alleviate stormwater issues in his neighborhood. Municipal Services Director Prince pointed out that the County only permitted a drainage system on Hibiscus Drive because swales and trees were implemented as well.

Town Manager Bentley recalled that Goal 4.4, which would improve the Town Hall Complex, was addressed at a recent special meeting. Mayor Sasser emphasized the need to either vote annually on how much the Town wishes to save for this project, or formalize the saving process as part of the budget. He requested that this issue be placed on a Commission Agenda in early 2018.

Town Manager Bentley addressed Goal 4.8, which would construct restrooms for beachgoers. He pointed out that one Downtown restroom has already been constructed, adding that the only remaining space available for this purpose would be at El Prado Park, near the terminus of the greenway project.

Vice Mayor Brown advised that he has received no feedback from Downtown restaurants or other businesses suggesting a second restroom is necessary. Commissioner Oldaker noted that the condominiums near El Prado Park are now a fully established community within the Town, and could be resistant to the addition of another public restroom. It was determined by consensus that Goal 4.8 would be removed from the Action Plan.

Town Manager Bentley advised that while the sewer lateral program is ongoing, it will be continued in the future when more funding is available. He moved on to Area 5, Economic Development, noting that Goal 5.1 will change its focus from the properties undergoing redevelopment/renovation by the Florida Development Group (FDG) to promotion of the overall hospitality sector.

Goal 5.2 currently addresses making retail viable on West Commercial Boulevard; however, Staff recommends changing this goal's language from "retail" to "business" in order to focus on the West Commercial Business District. The Commissioners agreed by consensus to this change.

Mayor Sasser added that he would like Staff to research the possibility of adding sidewalk cafés and other features in this area to make the area more active and vibrant. Town Manager Bentley noted that Town Staff has also been asked to look into Code Amendments that would make this area more pedestrian-friendly, using signage and display of merchandise. Mayor Sasser requested an update on this review at the December 12, 2017 Commission meeting.

Commissioner Oldaker addressed Goal 6.1.4, requesting an update on issues at the marina as well as updates on the FDG properties. Vice Mayor Brown also asked that the Commission explore their options regarding FDG's progress, as he did not feel regular progress reports were sufficient to address ongoing issues. Town Manager Bentley recalled that when the possibility of foreclosure on outstanding fines was discussed by the Commission, it was decided that no action would be taken if FDG achieved its goals within an established timeline.

Development Services Director Linda Connors reported that FDG has been cited for additional violations on the RYF project, formerly known as the Holiday Inn and Villa Caprice. The Special Magistrate has set specific deadlines that must be met before fines accrue on the properties. Thus far, FDG has met these deadlines, including submission of building permits for 50-year inspection and submission of a Site Plan. Staff has reviewed the Site Plan application, however, and found a number of items to be

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incomplete. Comments were sent back to the Applicant, who is reviewing them and updating the plans accordingly.

Development Services Director Connors continued that the Site Plan Amendment is administrative in nature and will be reviewed to meet Code Compliance requirements. FDG has also submitted plans for its oceanfront properties for architectural review, as well as for the western portion of the former Holiday Inn project.

Commissioner Oldaker observed that the former Holiday Inn project appears to have taken a turn for the worse since their most recent update before the Commission. Development Services Director Connors assured the Commissioners that Code Compliance would ensure remediation is performed on the property. Mayor Sasser stated that a representative of FDG should come before the Commission at the December 12, 2017 meeting to provide an update on the projects' progress.

Town Manager Bentley continued that the Action Plan also includes a new section for tracking fiscal year (FY) 2018 budget items.

Vice Mayor Brown asserted that the Commission should seek resolution of issues related to the Visitors' Center building before the end of 2017, as the Chamber of Commerce will no longer be using the building and he did not wish for it to remain vacant.

Commissioner Oldaker requested that the list of Commission assignments to Town Staff include Municode updates, as well as the status of smaller ongoing Code fines. He added that he would also like more hurricane updates to Commissioners when storms occur.

Town Manager Bentley concluded that the Action Plan includes a list of seven suggested projects, which include:

- Town/FDOT facilitation of median islands north of Pine Avenue to prevent passing
- Evaluation of relocation of the turn lane at the foot of the Intracoastal Bridge to the east
- Evaluate switching the print format of Town Topics to an e-newsletter
- Evaluate hardening of offsite facilities as an alternative base of Town operations in the event of a hurricane
- Add an Item to proactively address local sea rise and evaluate seawall standards

b. FY 18 Legislative Agenda (Bud Bentley, Town Manager)

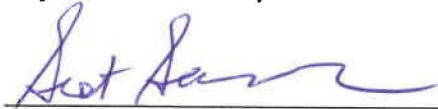
c. Tree Protection and SB 574 (Vice Mayor Brown)

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Due to time constraints, these Items were recessed until the December 12, 2017 Commission meeting.

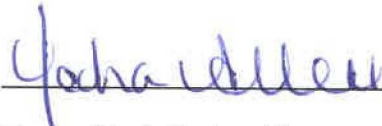
5. ADJOURNMENT

With no further business to come before the Commission at this time, the meeting was adjourned at 6:27 p.m.



Mayor Scot Sasser

ATTEST:



Town Clerk Tedra Allen

1-9-18.

Date