

TOWN OF LAUDERDALE-BY-THE-SEA
TOWN COMMISSION
ROUNDTABLE MEETING
MINUTES
Jarvis Hall
4505 Ocean Drive
Monday, April 25, 2011
6:30 P.M.

1. CALL TO ORDER, MAYOR ROSEANN MINNET

Mayor Roseann Minnet called the meeting to order at 6:30 p.m. Vice Mayor Stuart Dodd, Commissioner Birute Ann Clotley, Commissioner Scot Sasser, and Commissioner Chris Vincent were present. Also present were Town Manager Connie Hoffmann, Town Attorney Susan Trevarthen, and Town Clerk June White.

Mayor Minnet added Wine Bars to the agenda as item 4a.

2. PUBLIC COMMENTS

Mayor Minnet opened the meeting for public comments.

David Nixon stated that he was not in favor of a multipurpose lane on El Mar Drive. Mr. Nixon explained that he spoke with the Florida Department of Transportation (FDOT) Pedestrian and Bicycle Safety Division who believed that a multipurpose lane was a dangerous design. He said they advised that it was not safe to mix pedestrians and motorists. Mr. Nixon suggested that the Town widen the sidewalks to eight or ten feet.

Nancy Nixon said that she did not favor a multipurpose lane. She explained that she drafted a form which she presented to every resident and retailer on El Mar Drive to allow them to give their input on the proposed ideas.

Arthur Franczak believed the best way to improve the business climate within the Town was to lower taxes, franchise fees and special assessments for both the residents and businesses. He was concerned that the cost to taxpayers to complete the recommended projects was not being taken into consideration. Mr. Franczak stated that the focus should be based on the benefits and not the cost of the project. He pointed out that many of the aesthetic projects would not generate any revenue and would cost the Town additional money to maintain. Mr. Franczak was not in favor of the recommendations made by RMA for new parking garages and reiterated that the Commission lower taxes and allow the residents to choose how to spend their money.

Ellen Zavalla explained that she was not in favor of parking along El Mar Drive because it caused a dangerous situation for pedestrians.

With no one else wishing to speak, Mayor Minnet closed the public comment portion of the meeting.

3. DISCUSSION ITEMS

a. Results of the Three Master Plan Input Sessions

Mayor Minnet explained that this meeting was called to discuss the input given during the previous master plan sessions. She hoped to see more residents attend and give their input at the University of Miami design charrette on May 21, 2011.

Town Manager Hoffmann stated that the University would be in Town for much of the week following Saturday's charrette and public input was needed at that time as well.

Commissioner Sasser requested clarification of the goal for this meeting. Mayor Minnet explained that the Commission needed to decide what direction they wished to take in regards to the Master Plan. She suggested the Commission review the recommendations and decide which projects should be included in the Master Plan.

Commissioner Sasser explained that he was not in a position to make any decisions until a financial plan was presented that indicated the costs associated with the projects. Town Manager Hoffmann stated that the Town was working with RMA to estimate the associated construction costs. She added that the maintenance costs needed to be determined. Town Manager Hoffmann suggested that the Commission eliminate the projects that did not receive substantial support from the public. Mayor Minnet explained that there were several projects on the list that she did not believe were a priority, such as the Interpretive Center, and recommended not including that project.

Commissioner Vincent believed that parking on El Mar Drive was a priority to include in the Master Plan. He pointed out that the proposed multipurpose lane may not be legal as it was adjacent to the median rather than the sidewalk. Commissioner Vincent agreed that the Commission needed to determine the priorities and remain focused on them. He added that Commercial Boulevard west of A1A to the Intercostal was also a priority to him. Commissioner Vincent believed that it was essential to retrieve the cost necessary to bury the overhead utility lines before moving forward with any other projects.

Commissioner Clotey was against multipurpose lanes. She believed they created a dangerous situation which could result in litigation against the Town. She agreed that El Mar Drive was a priority; however, she wanted to ensure that the residents of that area were given a say in any decisions made by the Commission. Commissioner Clotey was not in favor of building a new Town Hall Complex and believed the public would not

Town Commission Roundtable Meeting Minutes
April 25, 2011

support the idea. She explained that she did not want to make any decisions until she knew how much it would cost the taxpayers.

Vice Mayor Dodd explained that the Town could not move forward until the costs were presented to bury the utility lines and the residents decided whether they were willing to pay for it. He wanted to avoid having to dig up any work that was completed to bury the lines later on. Vice Mayor Dodd preferred to wait until the reports were received by the University of Miami School of Architecture and RMA, and for the costs to bury the utility lines, before he made any decisions.

Town Manager Hoffmann questioned whether there was anything on the list the Commission would be in favor of eliminating, as it did not make sense to spend time and money developing cost estimates for projects that the Commission did not want to implement. She suggested the Commission not move forward with a Barrier Island Interpretive Center as it did not receive substantial support and would cost a lot of money. There was a consensus to eliminate the Barrier Island Interpretive Center as suggested.

Town Manager Hoffmann pointed out that in order to implement the idea of public access to the Intercostal waterway the Town would have to acquire the land on the waterway. She pointed out that it did not receive much support from the public and questioned whether the Commission wished to move forward with the project. There was Commission consensus to eliminate that project.

Town Manager Hoffmann said there was a suggestion to paint the bicycle lanes on A1A a different color which would have to be approved by FDOT. Commissioner Sasser favored removing the project from the priority list. Mayor Minnet and Commissioner Vincent preferred to keep the project on the list and let the University of Miami decide whether it was a priority.

Town Manager Hoffmann said that the proposal to receive designation for an underwater park also received minimal support. She questioned whether the Commission wished to keep this idea on the list. Commissioner Sasser was not in favor of making that idea a priority at this time. Commissioner Clotey questioned whether the Commission wanted to include signage once the reef project was complete to let the public know the marine park was there. Commissioner Sasser pointed out that was different than a designation. Town Manager Hoffmann explained that signage for the marine park was included in the Master Plan. Mayor Minnet did not believe the marine park designation idea was a priority at this time. Commissioner Clotey questioned whether Town staff would have to undertake this project or could it be completed by volunteers from the public. Town Manager Hoffmann did not see how the Town could not be involved in the designation. Vice Mayor Dodd wanted to see the Town eventually implement three different types of artificial reef habitats which he believed would help the tourist industry. The Commission agreed it was important to look at in the future.

Town Commission Roundtable Meeting Minutes
April 25, 2011

Town Manager Hoffmann questioned whether the Commission wished to include a parking garage as a priority. There was Commission consensus to keep the idea of a parking garage as a low priority.

Commissioner Vincent requested consensus regarding the idea to enhance the appearance of the alleyways. Mayor Minnet believed that the appearance of any alleyways and portals that lead to the beach were important to the community. The Commission agreed.

Mayor Minnet asked whether the Commission was interested in the idea to identify, highlight, preserve and protect historical structures. Commissioner Sasser explained that the idea was an intricate part of the Town determining its identity.

Vice Mayor Dodd stated that he was not in favor a three story Town Hall Complex. Commissioner Clotey agreed. Town Manager Hoffmann pointed out the reasons to consider this idea were to allow the a portion of the parcels to go back on the tax roll; to allow for redevelopment; or to relocate parking. Mayor Minnet said it was important to identify the cost and did not believe the project was a priority at this time. Commissioner Vincent explained that the idea was something to consider if the project could create land that the Town could collect revenue from. Mayor Minnet said that it was important to inform the public of the costs associated to redesign Town Hall, even if the project was not implemented for several years. Commissioner Sasser agreed with the Mayor and believed that it was a project that should go to referendum for the public to decide. Commissioner Vincent recalled that renderings for a new Town Hall Complex were submitted around 2004. Commissioner Sasser explained that he wanted RMA to provide a general cost, however; he did not want to spend a large sum of money for renderings and a design for this project. Town Manager Hoffmann said that she would ask the University of Miami to include that element in their project, which could provide a general cost and renderings.

Town Manager Hoffmann requested direction from the Commission whether to include RMA's idea to convert the El Prado parking lot to a Town Square, into the University of Miami charrette for public input, pricing and renderings. Mayor Minnet agreed that it was important for the University to identify the idea and determine whether it was feasible for the area.

Town Manager Hoffmann explained that the MPSC also recommended that the Town be mentioned on any neighborhood entryway signs but that received a mixed reaction in public input sessions. She requested direction whether the Town preferred to be included on the signage. Mayor Minnet did not believe it was a priority to include such language on the signs. Commissioner Sasser and Commissioner Vincent agreed.

Commissioner Sasser recalled previous discussions in years past regarding converting El Mar Drive from four lanes to one or one and half lanes. He questioned whether the Commission preferred to leave it as is or reduce the number of lanes. Commissioner Vincent believed the issue needed to be addressed as soon as possible.

Town Commission Roundtable Meeting Minutes
April 25, 2011

Commissioner Vincent stated that a designated area for delivery trucks was needed. Mayor Minnet explained that something could be written into the ordinance to prohibit delivery trucks from blocking traffic and when they did, Code Enforcement could issue a citation. Commissioner Vincent said that he was trying to avoid having Code Enforcement issue violations. He reiterated that he preferred to provide a safe and convenient location for delivery trucks to park. Vice Mayor Dodd explained that the trucks were using the medians to make U-turns and that he contacted several companies in the past to let them know that in the future he would take photographs and send them a bill for the damage they caused to the swales. He agreed with Mayor Minnet to include language in the Town Code, but he was not in favor creating an area for the trucks to park.

Vice Mayor Dodd recalled that the CIC (Citizen's Initiative Committee) fought hard to maintain the two current lanes on each side of El Mar Drive. He stated that if the street was converted to one and half lanes, it would preclude the use of El Mar Drive for parking for special events.

Mayor Minnet questioned where the visitors would park during Town special events if the Town went to one lane on El Mar Drive. She said that there would be a lack of adequate parking in the Town for those events, which would force the Commission to consider whether a parking garage was needed.

Commissioner Clotey advised that with substantial back out parking along El Mar Drive, placing a bike lane on the right side of the road would create a safety issue. She said that motorists would not be able to see the bicyclist from that angle. Commissioner Vincent pointed out that there were bicycle lanes next to back out parking on A1A and across the country. He said that it was a situation that could not be avoided in most areas.

Mayor Minnet suggested creating designated areas for delivery trucks to only be used during certain times of the day. Commissioner Vincent agreed.

Town Manager Hoffmann suggested staff determine several parking alternatives for delivery trucks and bring them back to the Commission for further discussion. Commissioner Sasser explained that the number of lanes on El Mar Drive, also needed to be addressed. Commissioner Vincent requested the opinion of David Nixon. Mayor Minnet allowed Mr. Nixon to speak.

David Nixon explained that if the Town's goal was to make El Mar Drive pedestrian friendly, then the sidewalks needed to be widened to at least eight feet. He added that he did not have an opinion regarding reducing or expanding the number of motorists lanes along the street. Mr. Nixon said that if the Town chose to implement one, 16 foot wide travel lane, that would allow for special event parking and make it easier for delivery trucks to maneuver along the street.

Vice Mayor Dodd explained that a lane 16 feet wide would create a safety issue. He said that motorists trying to maneuver around a parked vehicle would be forced to enter the bicycle lane.

Mayor Minnet requested clarification as to whether the Commission wished to keep El Mar Drive as 2 lanes on each side or covert to one lane with a multipurpose lane. The Commission agreed to maintain two lanes on each side of El Mar Drive with the understanding that the inside lane could be used for parking during Town special events.

Town Manger Hoffmann clarified that the Commission wished to maintain two travel lanes on both sides of El Mar Drive with one lane to be used for special event parking, and that the Commission did not wish to implement a multipurpose lane. The Commission was in consensus. Town Manager Hoffmann added that the sidewalks were also to be widened to eight feet. The Commission agreed with the condition that there be no loss of green space. There was consensus not to build a bicycle lane due to lack of space.

Town Manager Hoffmann stated that staff would come back to the Commission at a later date with recommendations in regards to delivery trucks.

There was no further discussion.

4. OTHER TOWN BUSINESS

a. Wine Bars (Vice Mayor Dodd)

This item was added earlier in the evening.

Vice Mayor Dodd recalled that the Town Attorney previously advised that wine bars could not be added to the list of conditional uses because the required liquor license allowed the business to sell both wine and beer. He explained that he was in favor of allowing wine bars with the understanding that they could also sell beer and requested consensus as to whether they should add wine bars as a conditional use.

Attorney Trevarthen advised that should the Commission add wine bars to the list of conditional uses, it would allow for micro brewery's and beer bars as well.

Mayor Minnet questioned whether wine bars could be brought forward as a separate ordinance so as to move forward with the current conditional use ordinance. Town Attorney Trevarthen said that was an option and pointed out that the conditional use Notice of Intent was valid until the end of the year.

Vice Mayor Dodd clarified that he did not intend for the Commission to make any changes to the current conditional use Notice of Intent. He explained that this use could come forward during the next session of code changes. Mayor Minnet said that she was

in favor of discussing this item at a roundtable meeting to be drafted as a separate ordinance.

Commissioner Sasser said he was not in favor as the item was not a priority at this time. He explained that he would rather staff stay focused on the issues already on the table.

Commissioner Vincent and Commissioner Clotey were in favor of discussing the item at a future roundtable.

There was Commission consensus to direct staff to research the inclusion of wine bars as a conditional use and to bring the information back to a future roundtable for further discussion.

5. ADJOURNMENT

With no further business before the Commission, Mayor Minnet adjourned the meeting at 7:45 p.m.

Mayor Roseann Minnet

ATTEST:

Town Clerk, June White

Date