City of Lauderhill

City Commission Chambers at City Hall
5581 W. Oakland Park Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

Meeting Minutes - Draft

Monday, November 25, 2024

6:00 PM

City Commission Chambers

City Commission Meeting

LAUDERHILL CITY COMMISSION

Mayor Denise D. Grant
Commissioner Richard Campbell
Commissioner Melissa P. Dunn
Commissioner John T. Hodgson
Commissioner Sarai Martin

Desorae Giles-Smith, City Manager
Andrea M. Anderson, City Clerk
Angel Petti Rosenberg, City Attorney

I CALL TO ORDER

Mayor Grant called to order the Regular City Commission Meeting at 6:00 PM.

II ROLL CALL

Present: 5 - Commissioner Richard Campbell,Commissioner Melissa P. Dunn,Commissioner John T. Hodgson,Vice Mayor Sarai Martin, and Mayor Denise D. Grant

ALSO PRESENT:

Kennie Hobbs, Deputy City Manager

Angel Petti Rosenberg, City Attorney

Constance Stanley, Police Chief

Andrea M. Anderson, City Clerk

III COMMUNICATIONS FROM THE PUBLIC (AND CITY MANAGER RESPONSES TO THE PUBLIC, IF THE TIME PERMITS DURING THIS PORTION OF THE MEETING OF THE CITY COMMISSION)

IV ADJOURNMENT (NO LATER THAN 6:30 PM)

I CALL TO ORDER OF REGULAR MEETING

II HOUSEKEEPING

A motion was made by Vice Mayor S. Martin, seconded by Commissioner Campbell, to ACCEPT the Revised Version of the City Commission Meeting Agenda for November 25, 2024. The motion carried by the following vote:

Yes: 5 - Commissioner Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

III PLEDGE OF ALLEGIANCE TO THE FLAG FOLLOWED BY GOOD AND WELFARE

IV ELECTION

A. ELECTION OF VICE MAYOR

Commissioner Campbell nominated Commissioner Martin to serve as vice mayor.

A motion was made by Commissioner Campbell, seconded by Mayor Grant, to approve the appointment of Commissioner Sarai "Ray" Martin as vice mayor. The motion carried by the following vote:

Yes: 5 - Commissioner Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

V CONSIDERATION OF CONSENT AGENDA

A motion was made by Vice Mayor Martin, seconded by Commissioner Dunn, that this Consent Agenda was approved. The motion carried by the following vote:

Yes: 5 - Commissioner Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

VI APPROVAL OF MINUTES

A. MINUTES OF THE CITY COMMISSION MEETING FOR JUNE 10, 2024.

Attachments: June 10, 2024 - City Commission Meeting Minutes

These Minutes were approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

B. MINUTES OF THE CITY COMMISSION MEETING FOR AUGUST 26, 2024.

Attachments: August 26, 2024 - City Commission Meeting Minutes

These Minutes were approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

C. MINUTES OF THE CITY COMMISSION MEETING FOR SEPTEMBER 12, 2024.

Attachments: September 12, 2024 - City Commission Meeting Minutes

These Minutes were approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

VII PROCLAMATIONS / COMMENDATIONS (10 MINUTES MAXIMUM)

VIII PRESENTATIONS (15 MINUTES MAXIMUM)

A. A PRESENTATION FROM THE SOLID WASTE AUTHORITY (REQUESTED BY COMMISSIONER MELISSA P. DUNN).

XII QUASI-JUDICIAL MATTERS (IF NOT ON CONSENT AGENDA)

25. RESOLUTION NO. 24R-10-260: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING LE PARC AT LAUDERHILL, LLC. AN AMENDMENT TO SPECIAL EXCEPTION USE

ORDER (RESOLUTION NO. 19R-12-275), SUBJECT TO CONDITIONS, TO ALLOW IN THE RESIDENTIAL MULTI-FAMILY (RM-40) ZONING DISTRICT A MULTI-FAMILY DEVELOPMENT WITH AN INCREASE IN THE MAXIMUM NUMBER OF DWELLING UNITS from 330 TO 358 DWELLING UNITS ON A 9.93± ACRE SITE LEGALLY DESCRIBED AS TRACT 1 OF "AT&T NO. 1" AS RECORDED IN PLAT BOOK 127, PAGE 18, OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 3831 N.W. 13TH STREET, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Attachments: RES-24R-10-260-Special X - LeParc

AR 24R-10-260

Attachment A - SEU Application

Attachment B - Applicant Narrative

Attachment C - Development Review Report (24-SE-017 - Le Parc)

Attachment D - Public Notice Affidavit (LeParc)

Attachment E - SEU Conditions Affidavit (UNSIGNED)

Affidavit Conditions - Le Parc

Persons wishing to speak on the subject item were duly sworn in by the City Attorney.

Commissioner Dunn stated she asked for the subject item to be moved to the present Commission agenda to allow the applicant time to speak with the community surrounding her development. She requested an update on that interaction.

Vivian Dimond, the applicant, thought the meeting with the community went very well; they had a long discussion with Georgetown residents, the community adjacent to her property; her team responded to all the questions and concerns voiced by residents.

Commissioner Dunn remarked that in her conversations with Georgetown residents they communicated that they had no issues with the development other than traffic concerns. She asked what Ms. Dimond's plan was to address traffic concerns.

Ms. Dimond clarified that the residents did not voice specific traffic concerns, so her team told them that they would willingly look further into the matter.

Commissioner Dunn directed the question of mitigating the residents' traffic concerns to city staff.

Planning & Zoning Director Daniel Keester-O'Mills replied that through the site plan process, staff reviewed all aspects of the proposed development, including traffic impacts that was based on a traffic study.

Commissioner Dunn pointed out that with the additional units being requested by the applicant, this meant an increase in traffic.

Ms. Dimond noted the current zoning allowed for 399 units, but from the inception of the project they asked for a lower number of units; the addition of 28 more units still brought to total number of below what the zoning allowed

Mayor Grant clarified that the number of units the applicant was requesting was an increase from the previous number of 330 to 358 units.

City Planner Molly Howson commented, because the subject site plan was originally approved several years ago, and the additional units being requested was a modification to the original approval, the site plan would go back to the Development Review Committee (DRC) for review, including the City's traffic consultant revisiting the traffic study to take into account the additional 28 units. If the consultant felt it necessary, an update to the previous traffic study would be requested of the applicant.

Vice Mayor Martin mentioned the last time he spoke with the Georgetown residents, they asked if the pedestrian gates would allow students living in Georgetown access to get to the charter school, versus them walking down to 441 past the UPS facility.

Ms. Dimond thought, for security reasons for the 358 unit occupants, allowing such access to students was not a good idea.

Vice Mayor Martin remarked, prior to the development, and present convenience, was it possible to allow students such access.

Ms. Dimond responded pedestrian access was possible until actual construction began, as the project's insurance company would likely wish the activity to stop for liability reasons. However, if the insurance company allowed the pedestrian access to the students, the developer would find this acceptable. She noted the City always called upon her to use the lot for parking, etc., which they were able to grant at present, but this would change once construction began, as there were safety matters to consider.

Commissioner Campbell sought clarification on where the entrance to the proposed development was located.

Ms. Dimond replied the approach would be on the road entering Georgetown, with access to the development being before actually reaching Georgetown. She invited the Commission to look at the current site plan to get clarification on the location of the entrance, the only entrance/exit to the site. The only other access was solely for use by the fire department, as the latter requested that the site have an exit to the rear of the property. She reiterated there would be one main entrance with a guardhouse.

Deputy City Manager/Finance Director Kennie Hobbs reminded the Commission the developer would be transferring land over to the City that would be used to construct a through street, so there would be a through street to allow traffic to travel between NW 13th Street and 15th Street. Thus, there would be access for both vehicular and pedestrian traffic along that corridor;

students might not be able to enter the developer's property, but they could walk along the through street without having to walk out to 441. The same applied to Commissioner Campbell's questions with regard to vehicular access, as cars could arrive at the property either off of 19th, 16th or 13th Streets.

Commissioner Campbell wished to know if there was any access going south.

Mr. Hobbs answered yes.

Ms. Howson added, about halfway down, if a car was heading towards east toward the Georgetown entrance, passing the latter there would be an intersection where the street Mr. Hobbs mentioned was located. This was the piece of the project that staff was most excited about, as it began to provide that connection between the industrial area, the arts and entertainment district between NW 15th and 16th, connecting it down to NW 13th Street, and the hope was it would eventually connect to the Central Regional Park. It would be a public roadway with dedicated five-foot ADA-accessible sidewalks at least one side.

Commissioner Campbell wondered if residents were aware of this possibility.

Mr. Hobbs stated it was included in the presentation of the initial site plan to the surrounding residential community; that is, the dedication of the land, and the development of the through street. He would have staff specifically refresh the community on the information regarding the plans for the through street.

Commissioner Dunn said the traffic concerns expressed by the residents was not related to the through road; it was more to do with the increase in traffic along 441.

Ms. Dimond commented that her team and she were excited to begin construction, as it had been a number of years that the project was being planned; they were excited to break ground in December, so whatever was needed to prevent further delay they were happy address.

Mayor Grant questioned the timeframe for staff to revisit the site plan, and the traffic study.

Ms. Howson replied that the applicant needed to resubmit the site plan, and DRC hearings were held at least twice a month, so as soon as the applicant resubmitted their modified site plan, the DRC would review them as quickly as possible.

Mayor Grant opened the discussion to the public.

Alan Brown, Lauderhill resident, thought residents were not against development, but it was imperative for it to be smart development; this meant due diligence, transparency, and engaging with the whole community, including Georgetown, West Ken Lark, and Broward Estates, as they were all one community. He believed there was a tendency to get caught up in development, much of which, if asked, many residents knew nothing of; there were too many

projects to keep track of. He claimed residents had no knowledge of whether or not developers were receiving tax abatements, subsidies, fee waivers, etc. from the City, and developments were being stacked, and slipped in without residents' knowledge. He never met Ms. Dimond, though he could not speak for members of their homeowners' association (HOA). Mr. Brown felt the subject item should be tabled, so the developer and staff could meet with the all east Lauderhill communities, not just one.

Mayor Grant stated this was not the first time Ms. Dimond presented the subject development at a City Commission meeting; in fact, the subject development had been coming before the Commission, staff, and the community for several years. She knew Mr. Brown was a regular attendee at City Commission meetings, so she was somewhat surprised to hear that he was unfamiliar with the details of the subject development. Nevertheless, she understood Mr. Brown's concerns, and she believed the City wished Ms. Dimond and her team to discuss the development in relation to the immediate surrounding area; perhaps the discussions could be expanded to include other HOAs and their residents.

Ms. Dimond stated her team, and she worked on the subject project for five years, and they always worked with residents and staff to ensure their plan worked for everyone.

Karen Lue, Lauderhill resident, echoed similar concerns to Mr. Brown's, remarking that she did not wish to see a recurrence of what happened with the development at the old Target site on W Commercial Boulevard and N University Drive; residents wanted more discussion on the subject development. She mentioned the need to address what was happening with Florida Medical Center (FMC), as well as with city taxes, which was once the lowest in Broward County; now there were people unable to purchase a home in the City due to the high taxes. She sought clarification as to what was meant by multifamily development.

Ms. Dimond said she had no wish for the current discussion to become a long debate, stating the only way for the City's taxes to be lowered was for there to be development that allowed the City to collect tax revenue to reduce the burden on existing taxpayers. Multifamily development meant more than one family living under the same roof; for now, the units in her development would be for rent not purchase.

Ms. Lue questioned why Lauderhill was becoming a rental community, asking why the City was not focusing on developments to attract families to increase homeownership. She claimed the City was allowing investors to come in, and take apart the City; if this continued, there could be a mass exodus of residents. She lived in Lauderhill, and cared about the City.

Varion Harris, Lauderhill resident, and a member of the HOA for United Lauderhill Community Association, asked if there was a traffic study for the subject development regarding its impacts to 441. He wished to know when the meeting with Georgetown residents took place.

Ms. Howson stated the City's planning staff was always clear that homeownership in Lauderhill was very important, per the dictate of the previous and present Commission. This point was conveyed to any developers coming into the City, but private property was privately owned, and they had their own development rights through which staff could only try to guide them via City Code. She said the subject project was a unique situation, as the project, as was stated earlier, began at the end of 2017 when the property was rezoned, and through 2017 to 2019, Ms. Dimond and her team worked through rezoning the property from industrial to residential, went through the entitlement process, gaining a special exception the resolution referenced in the backup, and they worked through the site plan process to the present day. The subject development was not at the forefront of the community in the last year or two, as the project was approved sometime ago, and the development process slowed down due to the COVID 19 pandemic, and other extenuating circumstances, but they were now back at the table. Ms. Howson noted with the request for additional units, the project had to come back before the Commission for consideration. In reference to the 441 Arthouse project that was looked at about six or eight months ago, Mr. Brown brought up the issue of notification to the community. She said staff took that information to heart, and proposed text amendments that asked for a number things: the Commission to approved extending the noticing requirement from a 300-foot to a 500-foot noticing radius of a project site, and staff asked that all nine major HOAs be notified when such public notices went out. These requests were approved by the previous Commission, and those amended noticing requirements were adhered to by the City, and staff's effort to be as transparent as possible, advertising more heavily the development projects coming to the City for consideration. Ms. Howson pointed out the fact that the subject project was now before the Commission was evidence that staff was being very conscientious in keeping the community notified, and the City Commission informed, and comfortable as to the additional units being requested.

Mr. Hobbs added that through more recent community meetings city staff held, the Finance Department, and through the CRA board there were numerous presentations related to the subject property. He personally attended HOA meetings at which upcoming projects, such as the present one, and the 441 Arthouse were discussed a number of times; the discussions included the entitlement process, the tax abatement process, etc., all done in the public at HOA meetings, and at noticed CRA and Commission meetings at City Hall. Staff would continue to ensure notifications were sent to all HOAs citywide, not just to those in the surrounding area of the development; staff would continue to ensure developers communicated with immediately affected associations, and associations would be notified whenever public meetings at which projects would be discussed.

City Attorney Rosenberg wished to correct for the record that rather than tax abatement, it was a reimbursement. For clarification, the matter before the Commission was just for a special exception to approve the increase in the number of dwelling units, so the applicant could proceed with the site plan modification and resubmittal to the DRC. The City Commission and public would see the site plan of the subject development again.

Ms. Howson stated all site plans required a traffic study, and the City contracted with a traffic study engineer at planning staff's request; the traffic consultant reviewed all traffic studies supplied to the City. The 2019 traffic study for the subject project would be revisited by the DRC when the modified site plan was resubmitted to determine what, if any, changes would be required to address further traffic impacts.

Mr. Hobbs added that the DRC would ensure the traffic concerns voiced by the public were communicated to the traffic consultant and engineers.

Mr. Brown recalled when the 441 Arthouse project was presented to the community, some residents rejected the project, as they could not understand how an apartment building could be erected between three gas stations, exposing residents to pollution. He reiterated that residents were not against development, they just wanted smart development. His claimed his community never heard any presentation from Ms. Dimond, and the three apartment projects should not be combined, or presented under what he termed a cloud of controversy, particularly the apartment development at the Lauderhill Mall, stating three members of the present Commission, Mayor Grant, and Commissioners Campbell and Hodgson, received campaign contributions from Lauderhill Mall owner, Yoram Izhak.

Mayor Grant received no further input from the public.

Commissioner Dunn knew there was an Urban Land Institute (ULI) study of the subject corridor some time ago, stating the ULI did studies to evaluate the best use of a corridor, with an idea of doing smart development. She asked if in the ULI study there was information around traffic for the three above-named projects combined, as, in total, they proposed about 1,000 residential units.

Mr. Hobbs replied the ULI study did not specifically look at traffic, but staff provided the ULI with information on the potential development along that corridor.

Commissioner Dunn thought it wise for the City to get a traffic study to see the impact of the 1,000 new units in that area to determine their cumulative impact.

Mr. Hobbs noted the City ordered a traffic study related to the through street off NW 38th Avenue, as it was required when the City was looking at connectivity to the Regional Park, as well as Ms. Dimond's development. He could have his staff pull that traffic study, as the goal was to have a through street from the Regional Park down to NW 19th Street; working with staff, they would incorporate all the proposed developments in that area to see what additional impacts could be.

Vice Mayor Martin mentioned he spoke frequently with both Mr. Brown, and Mr. Wilkerson. He responded to certain comments made at the present meeting, the first for the newly elected Commission, noting there was a pledge by the Commission to try to work together to ensure they united Lauderhill. Additionally, there were things that were voted on years ago, some approved even before some members of the last commission began serving; for

example, discussions on the Le Parc project began when Chuck Faranda was Lauderhill's city manager, and through the years to today the Commission continued to vote on the project. He referred to former city commissioner Lawrence "Jabbow" Martin's congratulations made during public comments to the City Commission, and his willingness to work with the Commission and City staff for the betterment of the Lauderhill community, noting the same was needed of Lauderhill's community leaders, their showing a willingness to work with the City to help the community merge united. Regarding the United Lauderhill Association, he was a resident of that community when there was a nonfunctioning HOA for many years, and he was instrumental in putting together the present HOA, and in appointing Varion Harris as HOA president. It was only due to that HOA functioning again that projects were coming to that community's notice, as before that there was no method by which developers could communicate with those residents as a group. Again, the Le Parc project predated this HOA's existence, and the developer should not be penalized because the HOA did not exist. Vice Mayor S. Martin urged residents, rather than incite negative energy, they should allow the City, residents, and developers the opportunity to work together going forward, as some things were due to past mistakes, others could have been handled better, but the resulting outcomes could not be changed, and they were better addressed collectively. He said the Commission and staff heard the residents' comments, and would try to work better going into the future. Since Lawrence Martin began serving on the Commission, he pushed the initiative, Connect Lauderhill for residents to sign up to stay updated on city happenings; additional city efforts to keep the community engaged included the quarterly newsletter, Lauderhill Spotlight, sending eBlasts, text notifications, attending community meetings, etc.; if residents stayed connected, they were unlikely to miss information. He believed, in light of the recent elections, the Lauderhill community was more engaged than ever before, and this was a good thing, and that energy should be used to make Lauderhill a better place, rather than starting out on with negative energy that might discourage residents attending City Commission meetings for the first time, or tuning in virtually. Vice Mayor Martin stressed that the Commission was aware Lauderhill residents would hold them accountable, and they pledged their support to work to uplift and unify the community, so citizens should give the newly elected commission a chance to do so. Community leaders were welcome to speak with members of the Commission individually, and if still dissatisfied with the feedback, then they could bring their concerns to the public forum.

Commissioner Campbell remarked, historically, development was a controversial matter, balancing the needs of the community with those of developers; 20 years ago when he was the president of the Estates of Inverrary HOA, some residential developments, such as Sienna Ridge, did not exist, and residents at HOA meetings voiced loud opposition to proposed townhomes. There was always some tension between residential developments, and not only in Lauderhill, due to fear and anxiety such changes might bring; some were objective and real, while others were not. He encouraged community debates on such matters, but at some point there needed to be an understanding that communities always went through changes. He asked residents to bear with the City Commission and staff as they navigated the subject process, adding as an aside that it was not illegal for election candidates to receive donations from

their local community, whether from residents or businesses, and accepting such donations did not amount to any candidate "selling out." He remarked this was just part of the U.S.'s democratic process; each member of the Commission's vote would be based on what they believed was right at the present time; not all Commission decisions would be liked by everyone, and some would be tougher than others, but decisions had to be made, as it was the job of the Commission. The City Commission's interest was to take Lauderhill to a better place than they found it, and at no time did the Commission feel it was or ever would be perfect.

Commissioner Hodgson concurred with resident involvement in the dialog on any matter before the Commission, particularly before a decision was made; he heard some residents express their concern regarding Lauderhill becoming a rental city, both at the present meeting, and while on his campaign trail. As this was his first meeting, he assured those who voted for him, and the Lauderhill public, that he heard their concerns, as he listened to staff's presentations, the comments of his fellow commissioners, and the public. His receiving donations from persons during his election campaign did not, in anyway obligate him to support donors, or prevent them being investigated if such action was warranted, a latter action that was the duty of the police, not him. He echoed his fellow elected officials' urging for the residents and businesses to work together with the City Commission and staff, as this was the only way for Lauderhill to strive to be a better city.

Commissioner Dunn asked Ms. Dimond if she was willing to meet with another community association.

Ms. Dimond responded that she met with community associations, as directed by city staff; noting when she tried handing her card to Mr. Brown sitting next to her, so they could speak after the meeting, he immediately handed the card back to her.

A motion was made by Commissioner M. Dunn, seconded by Vice Mayor S. Martin, that this Resolution be approved. The motion carried by the following vote:

Yes: 5 - Commissioner Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

IX ORDINANCES & PUBLIC HEARINGS - FIRST READING (NOT ON CONSENT AGENDA) (AS ADVERTISED IN THE SUN-SENTINEL)

1. ORDINANCE NO. 24O-11-158: AN ORDINANCE APPROVING FISCAL YEAR (FY) 2025 ROLLOVER SUPPLEMENTAL APPROPRIATIONS TO INCLUDE: A CAPITAL BUDGET ADJUSTMENT IN THE AMOUNT OF $2,048,535.00, A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $27,696,987.00, AND AN INTERDEPARTMENTAL BUDGET ADJUSTMENT IN THE AMOUNT OF $1,237,089.00 REFLECTING APPROPRIATE ADJUSTMENTS TO VARIOUS REVENUE AND EXPENDITURE ACCOUNTS AS SPECIFICALLY INDICATED IN THE

BREAKDOWN IN THE TOTAL AMOUNT OF $30,982,611.00 PROVIDING VARIOUS BUDGET CODE NUMBERS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Attachments: ORD-24O-11-158-Budget-Supplemental & Capital Appropriation Nov 2024.pdf
AR 24O-11-158
ROLL OVER IIIFY 2025.pdf

This Ordinance was approved on the Consent Agenda on first reading to the City Commission Meeting, due back on 12/09/2024. (See Consideration of Consent Agenda for vote tally.)

2. ORDINANCE NO. 24O-11-159: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CITY OF LAUDERHILL CODE OF ORDINANCES, CHAPTER 20, TRAFFIC, CREATING ARTICLE IV, "SPEED DETECTION SYSTEMS FOR ENFORCEMENT OF SCHOOL ZONE SPEED LIMITS"; PROVIDING FOR USE OF TRAFFIC INFRACTION DETECTORS IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 316; MAKING A DETERMINATION THAT THE TRAFFIC DATA STUDY SUPPORTS THE INSTALLATION AND OPERATION OF PROPOSED SCHOOL ZONE SPEED DETECTION SYSTEMS IN PARTICULAR LOCATIONS WHICH CONSTITUTE A HEIGHTENED SAFETY RISK THAT WARRANT ADDITIONAL ENFORCEMENT MEASURES; ADOPTING AND INCORPORATING THE TRAFFIC DATA OR OTHER SUPPORTING EVIDENCE; AUTHORIZING INSTALLATION OF THE SPEED DETECTION SYSTEMS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Attachments: ORD-24O-11-159-Code-Chapter 12-School Zone Speed Detection.pdf
AR 24O-11-159
All School Zones Speed Study.pdf

Mr. Hobbs explained there was a proposal to install school zone speed detection systems in Lauderhill; prior to taking such action, a traffic study was required, and Police Chief Constance Stanley and her staff conducted the study; the results of that study was the matter for discussion.

Police Chief Stanley indicated Lieutenant Joseph Soren and his staff conducted the study, the results of which were previously presented to members of the Commission. It was important for the City's schools to be safe, and other cities were exploring the implementation of a similar system.

Lieutenant Joseph Soren gave a PowerPoint presentation of the subject traffic study, as detailed in the backup, highlighting the following:

• The study was done over the course of five days, collecting daily averages

• Speeding violations were anything over ten miles per hour (mph) over the speed limit; the speed limit in school zones was 15 mph
• The schedule allowed for the operation of the system only during school days
• The spreadsheet in the backup detailed the results, showing an average violation rate of over 50 percent; for example, the school zone at the 2500 block of NW 55th Avenue had an 83 percent violation rate, morning and afternoon combined
• The percentage violation rate was significantly higher in afternoons than mornings.

Commissioner Hodgson asked if the high rate of violations on NW 55th Avenue was related to the actions of the surrounding population.

Lieutenant Soren answered no; he believed the high rate was due to the absence of a flasher; at present, there were only signs with times listed, and the implementation of the proposed system would add flashers. The latter alone would be a significant deterrent to speeding in all school zones around Lauderhill.

Vice Mayor Martin wished to know the amount the City would receive per citation.

City Attorney Rosenberg explained the subject ordinance was not for the assignment of a specific vendor, it was to authorize the implementation of the program, and as there was a bid currently out for a vendor to provide this service, it was preferable not to pose specific vendor questions at the present time. Such matters would depend on the bid vendors submitted, and how they would be ranked.

Mayor Grant opened the discussion to the public.

Mr. Harris noted when the subject presentation was made previously, he was concerned that the radar would not be active outside of school hours, asking if this could be mentioned in the bid discussions.

Jonathan, a resident, asked if a goal for the reduction in violations was established by the police department (PD), an expected number they wished to see, realizing none was the ultimate goal. He questioned if there was a time/date by which the City hoped to implement the subject system.

Lieutenant Soren concurred as to zero violations being the desire; some agencies that implemented the system saw up to a 95-percent reduction in violations. The system was currently out to bid, and would remain open until December 10; there were next steps in the process staff had to go through, and bringing it back to the Commission one or two more times before actual construction began.

City Attorney Rosenberg reminded the Commission this was the first reading of the ordinance, which meant a second reading was needed for the ordinance to take effect.

Police Chief Stanley mentioned there would be a community education component to the implementation of the subject system; though the PD wanted to stop violators, they wished to educate them first, as the ultimate goal was a 100-percent reduction.

Jonathan asked if any rates for accidents was available due to the number of speeding violations issued in Lauderhill's school zones.

Lieutenant Soren replied that in the history of his employment with the City there was no significant crash with a child in a school zone.

Mayor Grant received no further comments from the public.

A motion was made by Commissioner Dunn, seconded by Vice Mayor Martin, that this Ordinance be approved on first reading to the City Commission Meeting, due back on 12/9/2024. The motion carried by the following vote:

Yes: 5 - Commissioner Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

3. ORDINANCE NO. 24O-11-160: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL AMENDING THE LAND DEVELOPMENT REGULATIONS (LDR); ARTICLE II, ADMINISTRATIVE PROVISIONS, SECTION 2.1, PURPOSE OF ARTICLE, DEVELOPMENT APPROVALS; SUBSECTION 2.1.3, DEVELOPMENT REVIEW ADMINISTRATION, (b) MEMBERSHIP AND DUTIES OF THE DEVELOPMENT REVIEW COMMITTEE, TO UPDATE THE POSITIONS APPOINTED TO THE DEVELOPMENT REVIEW COMMITTEE AND CLARIFY THE MINIMUM NUMBER OF PARTICIPANTS NECESSARY TO HAVE A QUORUM; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Attachments: REVISED FINAL ORD-24O-11-160-Code-LDR-DRC Membership and Quorum.pdf
AR 24O-11-160

Attachment A - DRR Report - DRC-Quorum

Attachment B - P&ZB Minutes (10-15-2024)

This Ordinance was approved on the Consent Agenda on first reading to the City Commission Meeting, due back on 12/09/2024. (See Consideration of Consent Agenda for vote tally.)

3A. ITEM REMOVED - ORDINANCE NO. 24O-11-161

X ORDINANCES & PUBLIC HEARINGS - SECOND READING (NOT ON CONSENT AGENDA) (AS ADVERTISED IN THE SUN-SENTINEL)

4. ORDINANCE NO. 24O-10-152: AN ORDINANCE OF THE CITY

COMMISSION OF THE CITY OF LAUDERHILL APPROVING THE DEVELOPMENT AND FUNDING AGREEMENT AMONG THE CITY OF LAUDERHILL, THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY, AND GJ LAUDERHILL, LLC; PROVIDING FOR DEVELOPMENT INCENTIVES IN THE FORM OF TAX REIMBURSEMENTS FOR THE PROPOSED DEVELOPMENT OF A MIXED-USE COMMERCIAL MULTI-FAMILY HOUSING PROJECT COMPRISED OF 245 HOUSING UNITS AND 7,000 SQUARE FEET OF RETAIL CONSISTING OF THREE (3) MID-RISE APARTMENT BUILDINGS, AT APPROXIMATELY 52 + UNITS PER ACRE ON A 4.65 + ACRE SITE IN THE GENERAL COMMERCIAL ZONING DISTRICT AND WITHIN THE TRANSIT ORIENTED CORRIDOR, LEGALLY DESCRIBED AS A PORTION OF TRACT "A" LAUDERHILL SHOPPES NO. THREE, ACCORDING THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, INCLUDING FOLIO NUMBERS 494125320030 AND 494125320010, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE.

Attachments: Ord-24O-10-152-CC-Arthouse 441- Development Agreement.pdf

AR 24O-10-152

Arthouse 441-FINAL 10-30-24.pdf

Exhibit A - Arthouse Legal Description-Unity of Title.pdf

Exhibit B - RES 22R-06-129 SEU 441 Arthouse Matthew Jacocks

Exhibit C - RES 23R-08-214 Arthouse Site Plan

Exhibit D - Formulary.pdf

Exhibit E - Project Schedule.pdf

Mr. Brown stated for the record that when Ms. Dimond offered him her card, he told her he did not accept bribes. He restated his objections to the 441 Arthouse project, adding that this was an already congested area, and he heard nothing mentioned about the ingress/egress for the site. He claimed it was already acknowledged that when the subject project was presented to the HOA there was room for improvements regarding communication; some commissioners present at that meeting admitted to dropping the ball, having no knowledge of the project. It was puzzling that they could know nothing about the plan to build 245 apartments on one of Lauderhill's main thoroughfare, and he told them at the time if they were truly unaware, they should leave the commission, as he doubted if such a project was in Inverrary it would have been missed. Mr. Brown stated, years prior, residents and their community representatives supported, and pushed for what was now Broward Central Regional Park, as this was smart development. They believed the area should be the synergy for local, black, small businesses, which the presence of the park would facilitate. He urged the Commission to listen to the community that voted them in, as he feared such developments would lead to gentrification along 441; he and other residents were against the project.

Mayor Grant opened the discussion to the public.

Ms. Lue asked if the subject apartments would be rentals.

Mr. Hobbs answered yes.

Ms. Lue wished to know why there were plans to build more apartments, rather than focusing on homes for young families. She went on to say that many residents kept abreast of what was taking place mostly behind the scenes, but she decided she would begin attending meetings, as the homes of her family and hers were in Lauderhill, so what took place in the City was very important to them. Added to her earlier question was wanting to know if anyone knew the percentage of rentals there were in Lauderhill; it seemed the City was approving higher buildings, and she already hated driving on 441 due to the numerous traffic lights, and persistent traffic congestion on the corridor.

Commissioner Campbell stated, with regard to young families, latest statics showed that young persons thought differently than people of their age years ago in terms of owning single-family homes versus plush apartments. Secondly, Lauderhill was a land-locked city, meaning it was surrounded by other cities, some larger that the City with large tracts of vacant land; the City was running out of developable land with no potential to expand in any direction, thus, the only direction development could take was vertically. He mentioned the anticipation in the State of Florida of a great potential influx of residents moving from the north, and outside the U.S., and the only way for Lauderhill to absorb some of those potential residents was to attract developers to build residential units, and developers were unlikely to utilize a three to four-acre tract to develop a few single-family homes. Commissioner Campbell stressed that this was not a trend he particularly welcomed, but it was part of the reality moving forward, as it was a trend seen in other Florida cities, adding that he agreed with smart development.

Mr. Harris said he was not against redevelopment in Lauderhill. One of the biggest topics of discussion was people earning a good living wage, and the latter were not where it should to be; realtors said in order to become a homeowner, a buyer had to earn a six-figure salary. He would remain openminded as to possibilities in Lauderhill.

Mr. Martin thought the Commission's and residents' focus should not be on the residential piece only, but also on transportation, the ability to live, work, play, and buy local, as the current trend of developers was to build mixed-use projects. This meant commercial/retail on lower floors, and residential on upper floors. He noted the Broward Metropolitan Planning Organization (MPO), on which he represented the City when he served on the commission was about making transportation along the County's major corridors accessible to individuals in the area to reduce the number of vehicles on the roadways. There were discussions on other smart transportation, such as light rail, so many factors tied into the subject conversation that could make the community more at ease with proposed developments if they understood the reality of such discussions, that they were attainable, and they were coming to Broward. He stressed that smart development was not done in a vacuum, focusing on just

one piece, and the City Commission and staff were aware of the contributing pieces that facilitated redevelopment. Mr. Martin urged the new members of the Commission to educate themselves on such matters, so their responses to the public could reduce the pressure and concerns felt by residents living in areas around proposed development.

Mr. Brown continued to state the need for the City Commission and developers to engage the residents in their planning, and decisions, so residents did not feel ignored.

Mr. Hobbs commented on the importance of recognizing that things were not happening in a vacuum; despite the present discussion, these processes were ongoing for quite some time, for which there was considerable public outreach: flyers, emails, public presentations, MPO presentations at City Commission meetings, and special meetings. Thus, the proposed projects had been years in the works, with staff and the Commission meeting with the developers, and the developers making presentations at public meetings, etc. He stated traffic studies were conducted, and community feedback was received and relayed to traffic engineers to include in their activities, as well as staff's work with the MPO; feedback was incorporated into any transportation planning, so the MPO could provide recommendations related to ingress and egress. Mr. Hobbs restated that along with the subject discussions at the present meeting, multiple agencies were working with the City and developers over multiple years. During that time, communications were sent out to communities for their participation, whether online, or at regular or special Commission meetings; the latter were held to impart information to the public on specific matters. He stressed that none of the development projects being discussed at the present meeting were brought to the City or staff under the cover of darkness, as extensive efforts were made to engage the community throughout the years, and the City would continue to do so; staff would take the feedback from the present meeting, and do a better job attending HOA meetings to keep communities informed.

Mayor Grant asked Mr. Brown if the subject project was presented at a meeting of his HOA.

Mr. Brown affirmed it was, at which time some residents present voiced concerns that no elected officials informed them of the proposed development.

Mayor Grant wished to know how long the process for the proposed project had been going on.

Mr. Hobbs replied multiple years, not wishing to misspeak as to the exact timeframe; he recalled it had been since the time of the pandemic.

Mayor Grant believed it predated the reestablishment of the HOA of which Mr. Varion was the president; it was possible that some newly elected members of the commission in 2020 were not yet brought up to speed when the project was presented, so they had no knowledge of the project at the time of the 2020 HOA meeting. The project was an ongoing discussion for years, and the present Commission promised to do a better job sending information out to the community. She reminded everyone meeting information was sent out to the

community via a variety of methods, including emails, so residents who were not connected to the City's network might not receive the notices. She invited anyone present in the Chambers who wished to receive such information to give staff their contact details.

Madeline Noel, Lauderhill resident, noted one of her previous questions was related to the 441 Arthouse project, specifically the opportunity to have any type of community/ youth space. Thus, in the mindset of building a project where residents could work, play, shop in their community, thought should be given to including community centers in the proposed development, or a resource center for youths and their families. For example, she suggested a literacy center where families could use resources to pay bills, learn a trade, equip themselves to become business owners, etc.; this would be particularly helpful for those without their own transportation. She wished to know the percentage participation of Lauderhill businesses in building the proposed development.

Mr. Hobbs responded, as it related to Lauderhill businesses and residents being able to participate in the actual development, as part of the agreement there was a portion that required developers to use local businesses to carry out certain activities, and provide services. Thus, there would definitely be an opportunity for local businesses to participate in the development and/or maintenance of the proposed project.

Commissioner Dunn believed the last time the subject project was discussed at a Commission meeting, the applicant was asked to, again, reach out to the surrounding community, for which one or two meetings were held. She asked the applicant to share what transpired at those meetings.

Hope Calhoun, the applicant's representative, affirmed the applicant's team attended a few HOA meetings prior to, and after the approval of the subject project's site plan, as well as prior to the CRA, and the City Commission having a second reading on the subject development agreement. Overall, she thought residents had a positive response, though there were residents adamantly against the project with no desire to see anything happen at that site; they voiced their intention to protest when construction began. The applicant's team agreed to continue working with neighboring communities; in fact, a resident contacted her about posting a notice for an open house, to which the applicant agreed.

Commissioner Dunn sought clarification there would be additional opportunities for the community to weigh in on the site plan, etc.

City Attorney Rosenberg affirmed if the developer submitted any further site plan modifications, they had to be brought before the Commission for approval.

Commissioner Dunn questioned if residents at the HOA meetings made specific recommendations as to what they wished to see in the development.

Ms. Calhoun responded that their feedback did not concern how the building would look, or the programming; they were more in terms of what they wished to see as a price point. This was the first time she was hearing comments

regarding the inclusion of some type of community center, or related use. She mentioned the applicant's team said on numerous occasions there would be an artist-type development, as they would encourage artists to reside on the property; this was their way of incorporating local artists into the development.

Commissioner Dunn wished to know if there was still time to get more community input with the possibility of incorporating some of their suggestions in the development.

Ms. Calhoun reiterated the site plan was already approved, but the applicant was willing to incorporate community recommendations where possible.

Mayor Grant received no further input from the public.

Commissioner Dunn recalled the previous interaction with Mr. Brown, and his comments about the then commission's lack knowledge; it led to an ordinance that put policy in place requiring developers to engage with the community at a certain point in the development process.

Mr. Brown remarked the location of the subject development was within a strong African American community, so he sought assurance from the Commission that tenants of the development would reflect the diversity of the surrounding community.

Commissioner Dunn thought the challenge many communities faced when they were developing and growing was that sometimes people got moved out, and others got moved in. Part of the opportunity before the City Commission was to ensure the policies and practices they put in place that went through the city manager, and city planners' office enabled the creation of an environment where residents could live, learn, work, and play well in Lauderhill. She mentioned one of the factors she insisted be placed in the subject developer agreement, to which the developer agreed, was to ensure they hired, and contracted locally; this was a very important piece for maintaining the cultural integrity, and making sure the community was fully included. She suggested Mr. Brown and she have a conversation after the present meeting, and through his HOA president, and the subject developer they could meet to discuss concrete ways to ensure some of their concerns were met. As a city, the Lauderhill administration was not able to dictate who should be included as residents of a rental development; however, the Commission could put practices in place, so Lauderhill residents had an opportunity utilize the space well, to work there, do business with the developer, and that it was a beautiful space that was responsive to the needs of the community. Commissioner Dunn remarked there were still opportunities for stakeholders to give input, which she believed the developer welcomed.

Mr. Harris remarked the issue of discrimination as to residency in Lauderhill was put to rest, and he believed the subject developer had been more than transparent with the community, attending two HOA meetings to have discussions with residents, and the developer told residents the door was still open for further discussion at any time.

Mayor Grant received no further comments from the public.

A motion was made by Commissioner Campbell, seconded by Commissioner J. Hodgson, that this Ordinance be approved on second reading. The motion carried by the following vote:

Yes: 5 - Commissioner Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

5. ITEM REMOVED - ORDINANCE NO. 24O-10-153

6. ORDINANCE NO. 24O-10-154: AN ORDINANCE OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES, CHAPTER 2, ADMINISTRATION, ARTICLE II, OFFICERS AND EMPLOYEES, DIVISION 3, RETIREMENT, PART 3 POLICE PENSION PLAN AND TRUST FUND, SECTION 2-87.1(b), DEFERRED RETIREMENT OPTION PLAN, (DROP) TO CORRECT A SCRIVENER'S ERROR REGARDING ELIGIBILITY TO ENTER INTO THE DROP PLAN IN ACCORDANCE WITH THE COLLECTIVE BARGAINING AGREEMENT AND MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF LAUDERHILL AND FLORIDA STATE LODGE FRATERNAL ORDER OF POLICE LODGE #161; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Attachments: ORD-24R-10-154-Code 2-87.1- 15 year DROP Ordinance.pdf

AR 24O-10-154

This Ordinance was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

7. ORDINANCE NO. 24O-10-155: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL APPROVING THE TRANSFER OF LAND LOCATED AT 5213 N.W. 23RD STREET #166, AS MORE PARTICULARLY DESCRIBED IN THE ATTACHED QUIT-CLAIM DEED TO BE TRANSFERRED FROM THE CITY OF LAUDERHILL TO THE CRA; APPROVING THE QUIT-CLAIM DEED REGARDING THE TRANSFER; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER DESORAE GILES-SMITH).

Attachments: ORD-24O-10-155--Deed City to CRA-5213 NW 23 St#166.pdf

AR 24O-10-155

Deed CITY TO CRA - 5213 NW 23 Street Unit 166.pdf

This Ordinance was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

8. ORDINANCE NO. 24O-10-156: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL APPROVING THE

TRANSFER OF LAND LOCATED AT 5406 N.W. 25th STREET #7, AS MORE PARTICULARLY DESCRIBED IN THE ATTACHED QUIT-CLAIM DEED TO BE TRANSFERRED FROM THE CITY OF LAUDERHILL TO THE CRA; APPROVING THE QUIT-CLAIM DEED REGARDING THE TRANSFER; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER DESORAE GILES-SMITH).

Attachments: ORD-24O-10-156-Deed City to CRA-5406 NW 25 St#7.pdf

AR 24O-10-156

Deed CITY TO CRA - 5406 NW 25 Street Unit 7.pdf

This Ordinance was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

9. ORDINANCE NO. 24O-10-157: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL AMENDING THE CITY CODE OF ORDINANCES, CHAPTER 14, OFFENSES AND MISCELLANEOUS PROVISIONS, CREATING ARTICLE IX, UNAUTHORIZED PUBLIC CAMPING AND PUBLIC SLEEPING, PROHIBITING PUBLIC CAMPING AND PUBLIC SLEEPING ON PUBLIC PROPERTY WITHIN THE CITY OF LAUDERHILL PURSUANT TO FLORIDA STATUTES, SECTION 125.0231; PROVIDING DEFINITIONS, PROVIDING METHODS OF ENFORCEMENT; PROVIDING PENALTIES; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Attachments: ORD-24O-10-157-Lauderhill-Draft Homelesss Public Camping Sleeping Ordinance.pdf
AR 24O-10-157

Broward County Final Passed Ordinance 2024-37.pdf

This Ordinance was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

XI RESOLUTIONS (IF NOT ON CONSENT AGENDA)

10. RESOLUTION NO. 24R-11-267: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL ACCEPTING THE CERTIFIED RESULTS OF THE NOVEMBER 5, 2024 GENERAL ELECTION FROM THE BROWARD COUNTY CANVASSING BOARD, BROWARD COUNTY SUPERVISOR OF ELECTIONS OFFICE; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER DESORAE GILES-SMITH).

Attachments: RES-24R-11-267-Election Results Nov 2024.pdf

AR 24R-11-267

Lauderhill

This Resolution was approved on the Consent Agenda. (See Consideration of

Consent Agenda for vote tally.)

11. RESOLUTION NO. 24R-11-268: A RESOLUTION APPROVING THE FINAL SETTLEMENT BETWEEN THE CITY OF LAUDERHILL AND ATREYU BRIGHTLY IN THE AMOUNT OF $75,000.00 AS FULL AND FINAL SETTLEMENT OF ANY AND ALL CLAIMS INCLUDING ATTORNEY'S FEES AND COSTS RELATED TO ANY AND ALL CLAIMS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Attachments: RES-24R-11-268-Settlement-Agrmt-Brightly.pdf

AR 24R-11-268

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

12. RESOLUTION NO. 24R-11-269: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL APPROVING THE SECOND AMENDED ANNUAL CALENDAR OF CITY HOSTED SPECIAL EVENTS FOR FISCAL YEAR 2025; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Attachments: RES-24R-11-269-Calendar-City Hosted Events 2nd Amended 2025.pdf

AR 24R-11-269

Updated Commissioner Events (Second)

Vice Mayor Martin sought clarification that when elected officials placed items on the events calendar, they should complete and submit an EPAF for approval before the event came before the City Commission for approval.

Mr. Hobbs affirmed the submission of an EPAF was first; it should be submitted at least 30 days prior to any event; once approved, as the policy stated, the matter came before the City Commission for approval.

Mayor Grant felt, as this was a newly elected commission, there was a need for the Commission and staff to review the current events calendar in more depth, as some events might be removed, and new ones added. She asked that at the next workshop, the City Manager place an item on the agenda for this matter to be discussed.

Mayor Grant opened the discussion to the public.

Ms. Noel requested that when City events were noticed to the public, they should be published in Creole and Spanish, as well as English, as Lauderhill's population was very diverse. The same applied to radio broadcasts, as this method of communication was still very popular among Caribbean and other cultures in the City. She felt, with regard to City events, very few spoke to the Haitian community culturally, so the City could explore how to embrace the Haitian community to make them feel such events took them into consideration.

Commissioner Dunn and Lawrence Martin were thanked for their support on an initiative the Haitian Mobilization Committee launched in January 2024, which they hoped the City of Lauderhill would host or sponsor when it was again held in January 2025, noting January was Haitian Independence Month. She sought the entire Commission's support, and urged the City to have more events that spoke to the Haitian community, to keep them informed of the resources the City had available for them to access.

Commissioner Hodgson understood the need for the City to further embrace Haitian residents, but as Lauderhill residents spoke a variety of languages, it would be difficult for the City to publish or send out notices of events, services, etc. in numerous languages. He recommended that, as Ms. Noel was an advocate for the Haitian community, and the U.S. was an English-speaking country, she encourage them to understand English a little bit more, adding that this was not meant as a put down of Haitian residents, as many Haitians voted for him, most of whom spoke English.

Commissioner Dunn commented some 35 languages were spoken in Lauderhill, and 39 percent of the City's population was from a different country. Looking at best practices around cultural competencies, it was a best practice with communities as diverse as Lauderhill's to look at the percentage of population makeup, and ensure materials were published not only in the language of the top three countries represented in a city, but that the reading level of the information published was something everyone could understand. This was a practice Broward County, and many other cities used; when the County sent out information, for example, such as by the Supervisor of Elections, or centered around certain topics, typically, the County published the information in English, Spanish, Creole, and, in some cases, Portuguese. She said the education level used as the guide was between a sixth and eighth grade reading level.

Commissioner Campbell strongly supported that it was not unique to Lauderhill or the United States, as all societies had populations that spoke multiple languages. However, it was a common practice to print notices in English, Spanish, and French, and this was an appropriate practice, regardless of whether such persons understood English; there was no more direct communication than that in one's native tongue. He felt there was a large enough population of French Creole-speaking residents in Lauderhill to warrant city communications being sent out in Creole as well.

Ms. Noel thanked the Commission for their responses, expressing feelings of shock at Commissioner Hodgson's comment, feeling it was insensitive for a community such as the City of Lauderhill that promoted multicultural, and multi diversity. In light of the very recent commission election, for which everyone who voted had to be a citizen of the U.S., and even if they had some understanding of the English language, the election ballot was in Creole, English, and Spanish; nothing on the ballot required the voter to be English speaking in order to vote. She was proud to be a resident of Lauderhill, and Commissioner Dunn selected a number of residents as Lauderhill Proud Ambassadors, of which she was proud to be one, and wore the honor at all times.

Commissioner Hodgson felt sorry Ms. Noel viewed his comments as insensitive, reiterating he had no disrespect for Haitians, as he knew many of them, including his neighbor, apologizing if it came across in this manner.

Mr. Harris said, as a first responder, they dealt with persons who spoke many different languages, and communicating with persons who spoke English fluently was not always simple, as one word could be interpreted in multiple ways, making Commissioner Hodgson's point invalid.

Mayor Grant received no further input from the public.

A motion was made by Commissioner M. Dunn, seconded by Vice Mayor S. Martin, that this Resolution be approved. The motion carried by the following vote:

Yes: 5 - Commissioner Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

13. RESOLUTION NO. 24R-11-270: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL APPROVING THE AWARD OF BID (2025-004) TO ENCO IN THE AMOUNT NOT TO EXCEED $2,569,525.00 TO CONSTRUCT AND INSTALL 3,006 LINEAR FEET OF TWELVE INCH (12") WATER MAIN ALONG N.W. 82ND AVENUE; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AN AGREEMENT AND EXECUTE ANY DOCUMENTS NECESSARY; PROVIDING FOR PAYMENT FROM BUDGET CODE NUMBER 401-917-06496; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Attachments: RES-24R-11-270-BID-enco.pdf

AR 24R-11-270

Enco_LLC._Bid_Package

BID RESULT 2025-004 (002)

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

14. RESOLUTION NO. 24R-11-271: A RESOLUTION OF THE CITY OF LAUDERHILL CITY COMMISSION APPROVING THE DONATION OF ABANDONED PROPERTY FUNDS IN THE AMOUNT OF $1,000.00 TO THE BROWARD COUNTY HUMAN TRAFFICKING COALITION (BHTC) NON-PROFIT CHARITY TO PROMOTE EDUCATION FOR LAW ENFORCEMENT CENTERED ON HUMAN TRAFFICKING; PROVIDING FOR PAYMENT FROM BUDGET CODE NUMBER 001-24-7300; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Attachments: RES-24R-11-271-Abandoned property-donation-human trafficking.pdf

AR 24R-11-271

BHTC-Request 11-5-24.pdf

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

15. RESOLUTION NO. 24R-11-272: A RESOLUTION APPROVING THE EMERGENCY CHANGE ORDERS FROM GREEN TEAM WHICH WERE DEEMED NECESSARY TO PROPERLY REPAIR THE PITCH OF THE DRAIN PIPE AT THE POLICE STATION; APPROVING PAYMENT FOR CHANGE ORDER #1 IN THE AMOUNT OF $7,661.61 AND CHANGE ORDER #2 IN THE AMOUNT OF $17,500.00; PROVIDING FOR PAYMENT IN THE TOTAL AMOUNT NOT TO EXCEED $25,161.61 FROM BUDGET CODE NUMBER 305-351-06239; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Attachments: RES-24R-11-272-Emergency Change Orders-Team Green.pdf

AR 24R-11-272

CO #1 Green Team for PD Rehab.pdf

PO 28805 Change Order 2.pdf

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

16. RESOLUTION NO. 24R-11-273: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL APPROVING THE RENEWAL OF THE SMALL GOVERNMENT ENTERPRISE AGREEMENT (SGEA) WITH ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE (ESRI), A SOLE SOURCE PROVIDER OF THE GEOGRAPHIC INFORMATION SYSTEM (G.I.S) MAPPING APPLICATION, FOR CITYWIDE USE FOR A THREE (3) YEAR TERM; PROVIDING FOR PAYMENT IN THE TOTAL AMOUNT NOT TO EXCEED 170,100.00 OVER THE THREE YEAR TERM; PROVIDING FOR PAYMENT FROM BUDGET CODE NUMBERS 401-911-04620 AND 401-911-03110; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Attachments: RES-24R-11-273-Sole Source-GIS.pdf

AR 24R-11-273

Esri SGEA Renewal 2024 Lauderhill.pdf

ESRI.pdf

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

17. RESOLUTION NO. 24R-11-274: A RESOLUTION OF THE CITY

COMMISSION OF THE CITY OF LAUDERHILL APPROVING THE AWARD OF BID TO ORACLE ELEVATOR COMPANY (RFP 2023-053) AS A QUALIFIED VENDOR TO RENOVATE THE SADKIN COMMUNITY CENTER ELEVATOR IN AN AMOUNT NOT TO EXCEED $87,433.00; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AN AGREEMENT AND EXECUTE ANY DOCUMENTS NECESSARY; PROVIDING FOR PAYMENT FROM BUDGET CODE NUMBER 307-326-6534; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Attachments: RES-24R-11-274-BID-oracle-sadkin elevator.pdf

AR 24R-11-274

RFP 2023-053 8-17-23

Oracle Proposal

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

18. RESOLUTION NO. 24R-11-275: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL WAIVING COMPETITIVE BIDDING; AUTHORIZING THE PIGGYBACK OF THE FLORIDA SHERIFF ASSOCIATION'S CONTRACT (FSA 24VEL32) TO APPROVE THE PURCHASE OF TWO (2) FORD F-150 TRUCKS AND A TRAILER FROM DUVAL FORD, OR ANY OTHER APPROVED VENDOR LISTED IN THE CONTRACT IF NECESSARY, TO BE UTILIZED BY THE PUBLIC WORKS DEPARTMENTS WITHIN THE CITY; PROVIDING FOR PAYMENT IN THE TOTAL AMOUNT NOT TO EXCEED $99,876.00 FROM BUDGET CODE NUMBER 450-927-06420; PROVIDING FOR AN EFFECTIVE DATE, (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Attachments: RES-24R-11-275-Piggy-FSA-Vehicles.pdf

AR 24R-11-275

Duval Quotes

Florida Sheriff's Contract

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

19. RESOLUTION NO. 24R-11-276: A RESOLUTION OF THE CITY OF LAUDERHILL CITY COMMISSION APPROVING THE WAIVER OF COMPETITIVE BIDDING; APPROVING THE LIST OF SOLE SOURCE DESIGNATION OF VARIOUS SOLE SOURCE PROVIDERS AND/OR DISTRIBUTORS OF VARIOUS ESSENTIAL SERVICES CITYWIDE; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Attachments: RES-24R-11-276-Sole Source List-Citywide essential services 2024-25.pdf
AR 24R-11-276
Sole Source Letters

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

20. RESOLUTION NO. 24R-11-277: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, APPROVING THE SUBGRANT AWARD AGREEMENT BETWEEN THE CITY OF LAUDERHILL AND THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SUBGRANT FOR HIGHWAY TRAFFIC SAFETY FUNDS IN THE AMOUNT OF $100,000.00 TO REDUCE SPEEDING AND AGGRESSIVE DRIVING CRASHES THROUGH EDUCATION AND ENFORCEMENT; PROVIDING THAT THE CITY IS NOT REQUIRED TO PROVIDE ANY MATCHING FUNDS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Attachments: RES-24R-11-277-GRANT-Highway Safety Traffic 2024.pdf
AR 24R-11-277
Subgrant for Highway Traffic Safety Funds

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

21. RESOLUTION NO. 24R-11-278: A RESOLUTION APPROVING THE WAIVER OF COMPETITIVE BIDDING; APPROVING THE AWARD OF BID FOR THE PURCHASE, DELIVERY AND DISCHARGE OF QUICKLIME TO THE VARIOUS VENDORS INDICATED AT THE COOPERATIVE PRICING ON AN AS NEEDED BASIS BY THE CITY OF LAUDERHILL BASED UPON THE BIDS SOLICITED BY THE CITY OF TAMARAC ACTING AS "LEAD AGENCY" FOR THE SOUTHEAST FLORIDA GOVERNMENTAL COOPERATIVE PURCHASING GROUP (#23-36B); PROVIDING FOR PAYMENT IN THE TOTAL AMOUNT NOT TO EXCEED $700,000 FROM BUDGET CODE NUMBER 401-921-05520 ON AN AS NEEDED BASIS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER DESORAE GILES-SMITH).

Attachments: RES-24R-11-278-PIGGY-QUICKLIME 2024.pdf
AR 24R-11-278
Quicklime_Contract_Award_for_Co-op_Web-site_2023

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

22. RESOLUTION NO. 24R-11-279: A RESOLUTION APPROVING THE

WAIVER OF COMPETITIVE BIDDING; APPROVING THE COOPERATIVE PURCHASE FOR THE SUPPLY OF AGGREGATES, TOP SOIL AND SAND BASED UPON BASED UPON THE BIDS SOLICITED BY THE CITY OF MARGATE ACTING AS "LEAD AGENCY" FOR THE SOUTHEAST FLORIDA GOVERNMENT PURCHASING COOPERATIVE MULTIPLE AWARD BID #2022-006; SECURING PRICING ON AN AS NEEDED BASIS; PROVIDING FOR PAYMENT FROM APPROPRIATE BUDGET CODE NUMBERS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Attachments: RES-24R-11-279-piggyback-top soil sand 2024.pdf

AR 24R-11-279

CO-OP NIGP SEFL Contract Award - Copy

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

23. RESOLUTION NO. 24R-11-280: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL WAIVING COMPETITIVE BIDDING; AUTHORIZING THE PIGGYBACK OF THE CITY OF POMPANO BEACH'S CONTRACT FOR THE PURCHASE OF UNLEADED GASOLINE & DIESEL FUEL FROM PORT CONSOLIDATED, INC FOR VARIOUS VEHICLES AND GENERATORS BY VARIOUS CITY DEPARTMENTS.; PROVIDING FOR PAYMENT FROM BUDGET CODE NUMBERS 001-138-05241 AND 001-138-05240; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Attachments: RES-24R-11-280-PIGGY-Pompano-Gasoline & Diesel Fuel.pdf

AR 24R-11-280

e-03-22-initial-contract-term-3-15-2022-3-14-2027-1647443712682

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

23A. RESOLUTION NO. 24R-11-281: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL APPROVING EMERGENCY STRUCTURAL REPAIRS OF THE TWO GREEN LEAF FILTERS AT THE WATER TREATMENT PLANT IN THE TOTAL AMOUNT NOT TO EXCEED $500,000; PROVIDING FOR PAYMENT FROM BUDGET CODE NUMBER 401-918-6358; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY DESORAE GILES-SMITH).

Attachments: RES-24R-11-281-Emergency Repair-Green Leaf Filters -WTP.pdf

AR 24R-11-281

Water Treatment Plant Green Leaf Filter Emergency Repairs.pdf

Change Order emergency repair water plant.pdf

WTP-Second Quote.pdf

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

23B. RESOLUTION NO. 24R-11-282: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL APPROVING THE PRESENTATION OF A KEY TO THE CITY OF LAUDERHILL TO FORMER MAYOR KEN THURSTON IN RECOGNITION OF HIS DEDICATION AND COMMITMENT TO THE CITY; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY COMMISSIONER SARAI "RAY" MARTIN).

Attachments: RES-24R-11-282-KEY TO THE CITY-Thurston.pdf

AR 24R-11-282

Vice Mayor Martin remarked the Key to the City was the highest tool the Commission had at its disposal, and as Ken Thurston was the first black mayor of Lauderhill, and he did a great job while serving, it was only fitting that he be awarded the Key to the City.

A motion was made by Commissioner M. Dunn, seconded by Vice Mayor S. Martin, that this Resolution be approved. The motion carried by the following vote:

Yes: 4 - Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

Off Dais: 1 - Commissioner Campbell

23C. RESOLUTION NO. 24R-11-283: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL APPROVING THE PRESENTATION OF A KEY TO THE CITY OF LAUDERHILL TO HAYWARD BENSON IN RECOGNITION OF HIS DEDICATION AND COMMITMENT TO THE CITY; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY COMMISSIONER SARAI "RAY" MARTIN).

Attachments: REVISED-RES-24R-11-283-KEY TO THE CITY-Hayward Benson.pdf

AR 24R-11-283

Vice Mayor Martin said his comments were similar to those of the previous item, this time honoring Hayward Benson, noting at times when one was serving on a commission it was difficult to see the benefits or negative outcomes until years later. Mr. Benson helped put things in place to allow certain items going on the agenda, along with supporting backup that gave each item a specific reason for

being on the agenda. He supported the institution of term limits, and while some might agree/disagree with the changing of commissioners, he thought term limits turned out to be a good thing for the City. Again, he felt Mr. Benson was very deserving of the Key to the City for his years of service on the City Commission.

A motion was made by Commissioner M. Dunn, seconded by Mayor D. Grant, that this Resolution be approved. The motion carried by the following vote:

Yes: 5 - Commissioner Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

23D. RESOLUTION NO. 24R-11-284: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL APPROVING THE PRESENTATION OF A KEY TO THE CITY OF LAUDERHILL TO DESORAE GILES-SMITH IN RECOGNITION OF HER DEDICATION, COMMITMENT AND MANY YEARS OF SERVICE TO THE CITY; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY COMMISSIONER SARAI "RAY" MARTIN).

Attachments: REVISED TYPOS-RES-24R-11-284-KEY TO THE CITY-Desorae Giles-Smith.pdf
AR 24R-11-284

Vice Mayor Martin commented City Manager Desorae Giles-Smith voiced her desire to retire after 36 years of service, working her way up through the years, for which he felt she deserved recognition. Therefore, she should be awarded the Key to the City.

A motion was made by Vice Mayor S. Martin, seconded by Commissioner J. Hodgson, that this Resolution be approved. The motion carried by the following vote:

Yes: 5 - Commissioner Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

23E. RESOLUTION NO. 24R-11-285: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL ACKNOWLEDGING AND ACCEPTING THE AMENDED TERMS OF THE NOTICE OF RETIREMENT AGREED TO BY THE CITY MANAGER DESORAE GILES-SMITH; APPOINTING KENNIE HOBBS AS INTERIM CITY MANAGER EFFECTIVE UPON THE RETIREMENT OF DESORAE GILES-SMITH; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY COMMISSIONER SARAI "RAY" MARTIN).

Attachments: RES-24R-11-285-ackowledge & accept amended terms retirement of City Manager.pdf
AR 24R-11-285

Retirement Correspondence

This Resolution was approved on the Consent Agenda. (See Consideration of Consent Agenda for vote tally.)

23F. RESOLUTION 24R-11-286: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL REQUESTING A LIST FROM ALL CITY DEPARTMENTS OF ALL CURRENT AND FUTURE ONGOING PROJECTS TO BE PROVIDED TO THE CITY COMMISSION; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY COMMISSIONER SARAI "RAY" MARTIN).

Attachments: RES-24R-11-286-List of Projects for City Departments.pdf

AR 24R-11-286

Vice Mayor Martin clarified the Commission's ask in the subject item was to help the Commission remain responsive to the Lauderhill community by gaining knowledge of all City projects; for example, there might be projects already in the pipeline for some five or six years ago that the current Commission might be unaware of. Therefore, every city department should create a consolidated list of projects, whether or not they were publicized, so all elected officials could be educated on which projects were already in the pipeline, pending, new, etc., and whether they were capital or operational projects, thus reducing the chances of the Commission, and the community being blindsided.

Mr. Hobbs understood the request, adding that the majority of the project information making up the lists was currently available on the City's website, and project information was updated monthly. Some projects were operational, and took place in the normal course of the City doing business, so they might never make it to a list, having to be addressed sooner rather than later. He said, as it related to larger projects, particularly developments, staff could coordinate that information, create a single list, and disseminate that information through the City's website, HOAs, and to the Commission, including some operational items.

Mayor Grant asked if a workshop could be designated to such a discussion only.

Mr. Hobbs answered yes.

Commissioner Dunn sought clarification as to what the list should include, wondering if construction projects were the focus of the request.

Vice Mayor Martin responded no, not just construction projects. He mentioned a project such as the implementation of the school zone safety system voted on earlier had not yet come before the Commission, but the Commission was now aware that it would in the near future. Some new projects might not come to the Commission for six months to a year, but it was important to know about them even if it was for tracking rather than decision purposes. The Commission should be aware of some operational activities, such as canal cleaning, as the Commission's being aware could help them when responding to resident inquiries.

Commissioner Dunn supported having a workshop discussion on the matter, as she desired clarity on why the Commission needed to be informed of such information; it would be more helpful for staff to get some clear direction.

Vice Mayor Martin added the subject item was not for going into the contents of the list, it was for the Commission to approve a directive to staff to develop the list, then in a workshop meeting the Commission could discuss with staff what, going forward, should be included on the list to keep the Commission updated.

Mr. Hobbs agreed with the need to workshop the matter, as the dissemination component of the information gathered was important.

City Attorney Rosenberg stated the Commission could table the item to the next Commission workshop.

A motion was made by Vice Mayor S. Martin, seconded by Commissioner Campbell, that this Resolution be tabled to the City Commission Workshop, due back on 3/17/2025. The motion carried by the following vote:

Yes: 5 - Commissioner Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

XII QUASI-JUDICIAL MATTERS (IF NOT ON CONSENT AGENDA)

All persons wishing to speak on the following quasi-judicial items were collectively sworn.

24. RESOLUTION NO. 24R-10-259: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING LAUDERHILL MALL INVESTMENTS, LLC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT A MIXED-USE DEVELOPMENT INCLUSIVE OF 233 DWELLING UNITS AND 14,186 SQ. FT. OF COMMERCIAL USES ON A 3.23± ACRE SITE LEGALLY DESCRIBED AS A PORTION OF THE "LAUDERHILL MALL SOUTH OUT PARCELS" PLAT AS RECORDED IN PLAT BOOK 183, PAGE 374, OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 1267 N.W. 40TH AVENUE, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Attachments: RES 24R-10-259 Special Exception - Lauderhill Mall

AR 24R-10-259

Attachment A - SEU Application

Attachment B - Applicant Narrative

Attachment C - 24-SE-011 - DRR (1267 NW 40 Avenue) Lauderhill Village

Attachment D - Public Notice Affidavit

Attachment E - SEU Conditions (UNSIGNED)

Commissioner Dunn sought clarification as to why the subject item was being tabled.

City Attorney Rosenberg explained the applicant contacted staff to request the item be tabled; special exception applications required applicants to satisfy certain advertising requirements. However, per statute, if an item was tabled at a public meeting to a date certain, the applicant avoided the need to readvertise. The motion would be to table the item to the Commission's January 13, 2025 meeting.

Commissioner Dunn thought the item was tabled when it was last on the agenda.

Mr. Keester-O'Mills indicated the applicant was still reviewing the City's conditions of approval, and they were not yet at the point of being ready to sign the affidavit to commit to those conditions. He would follow up with the applicant accordingly.

Commissioner Dunn questioned if there was a limit on the number of times an applicant could table an item.

City Attorney Rosenberg explained if the applicant was not ready by the time the agenda item came up, they could request that it be tabled to a date certain.

This Resolution was tabled on the Consent Agenda, due back to the City Commission Meeting on 01/13/2025. (See Consideration of Consent Agenda for vote tally).

26. RESOLUTION NO. 24R-11-287: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL GRANTING TO CARLOS ARRUZA, OWNER OF SSI LUBRICANTS, LLC., A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT AN OUTDOOR STORAGE/BULK STORAGE OF GAS, OIL, AND OTHER FUELS FOR THE STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT IN A FULLY ENCLOSED SCREENED AREA USE ON AN APPROXIMATELY 0.91± NET ACRE VACANT PARCEL; GENERALLY LOCATED ON THE SOUTH SIDE OF N.W. 16TH STREET BETWEEN N.W. 34th TERRACE AND N.W. 38TH AVENUE, WITH THE ADDRESS OF 3550 N.W. 16th STREET WITHIN THE CITY OF LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Attachments: RES-24R-11-287-Special X - SSI Lubricants outdoor fuel storage.pdf

AR 24R-11-287

Attachment A - SEU Application.pdf

Attachment B - Applicant Narrative.pdf

Attachment C - Survey.pdf

Attachment D - Development Review Report (DRR) (24-SE-019).pdf

Attachment E - Public Notice Affidavit.pdf

Attachment F - SEU Conditions Affidavit (SIGNED)

Matt Scott, representing the applicant, introduced project team members Robert Warnick, and Carlos Arruza.

Commissioner Campbell recalled that a special exception was already approved for the subject property, asking why another was needed.

Mr. Keester-O'Mills replied the applicant sought to purchase the subject property, and the special exception granted to the previous owner would not transfer to the new owner. Additionally, the applicant was slightly modifying the outdoor storage element.

Commissioner Campbell asked if parcel of land in question was for parking only.

Mr. Scott affirmed the proposed use was for parking fuel vehicles only.

Commissioner Campbell saw in the backup it stated storage of gas, asking if this meant there would be two different uses.

Mr. Scott responded that the application was for the storage of fuel trucks; that is, to park them onsite, and as they were fuel trucks that might have some fuel in them, so staff viewed this as outdoor storage. In his experience, most cities viewed storage of any kind, whether it be vehicles, materials, or equipment as outdoor storage; thus, outdoor storage parking was a type of outdoor storage if the parking was not for consumer or passenger vehicles. The applicant did not propose installing any tanks onsite, in the ground or otherwise for the storage of fuel.

Commissioner Dunn requested a presentation.

Mr. Scott gave a PowerPoint presentation on the subject item, as detailed in the backup. The site was less than an acre located in the City's industrial zoning district; based on Google research, the site had been vacant for 30 years, and the applicant thought it ideal for their needs. He said they provided diesel fuel to various industries, including: marine, healthcare, construction, etc., and the subject location was very central to the various clients they served. They proposed storing 15 to 20 fuel trucks onsite, and they would improve the site with new fencing with secured access points, and security cameras, landscaping, and a hard surface on which trucks would park. He noted the routine would be for drivers to come on site, park their cars, take the trucks

offsite, fill them with diesel fuel at the port, deliver fuel, and then return the trucks. Mr. Scott explained, with regard to safety concerns, no truck maintenance or repairs would be done onsite; nor would any fueling or un-fueling of trucks be done onsite; the request was to park the trucks overnight. Currently they rented a site in Davie to park their trucks, but due to them being an established business for some 60 years, they thought it better to purchase a site to park their trucks. He said parked trucks would only contain ultralow sulfur diesel, and biodiesel fuel, as it was the safest of fuels; this was important, as in the fuel industry there were certain types of fuel, gasoline and propane that had very low ignition points, and diesel had the highest flashpoint of all potential fuels. In most cases the trucks would be empty, but in an abundance of caution, they wished to disclose they may contain a small amount of fuel. City staff recommended approval of the subject application, subject to staff conditions, as they found it met the criteria for approval in the City's code. Mr. Scott stated that the staff conditions to be met included: the use must go through the site plan review process, so staff from planning and zoning, police, fire, engineering, etc. would review the applicant's site plan to ensure it met city code; he said the applicant willingly complied with all staff conditions. The fuel truck industry was heavily regulated, and the applicant possessed all required licenses, truck inspections, etc.; the presentation included a 20-year study on fuel truck accidents, and the data showed no accidents occurred while a fuel truck was parked. He showed pictures of the types of fuel trucks that would be parked onsite, stating they were all equipped with a variety of safety features; he asked that the Commission approve the subject application.

Commissioner Dunn wished to know more about the type of fencing around the site.

Mr. Scott stated city code required fencing with landscaping inside, and outside that fencing, so the applicant would provide the tallest fencing allowed, along with landscaping, security cameras, and gated access with a fob system only employees could access.

Commissioner Dunn asked if there was an accident onsite, was Station 30, the nearest fire station to the subject site, equipped to handle such an incident.

Fire Chief Robert Torres commented the subject use was a unique situation, and his duty was to the safety of Lauderhill residents, so they would look at how a significant leak on one of the subject trucks would be dealt with. His staff, including Fire Marshal Matthew Newman would review the applicant's site plan to ensure all city fire codes were met, and ensure it was as safe as possible.

Commissioner Dunn questioned if it were possible to get an assessment of the safety piece of the subject development before voting on the proposed resolution.

City Attorney Rosenberg explained the matter currently before the Commission was the special exception component; the next step would be the site plan, and the Commission could direct staff to bring the site plan before the Commission, so safety questions could be posed to the applicant.

Commissioner Dunn stated, as safety was her main concern, she wished the site plan to be presented to the Commission.

Commissioner Campbell drove past the site, as he was concerned about its proximity to the adjacent residential community. A canal separated the industrial area from the residential community; the site was not located as far east as he thought, being more central, so he realized it was not as close to the residential community as he thought.

Mayor Grant asked why staff recommended approval.

Mr. Keester-O'Mills replied, as it was a special exception application, all the conditions laid out in the Land Development Regulations (LDR) were met, or would be met by the applicant as part of the application, which would be the site plan approval.

Commissioner Dunn asked for staff to examine the health and wellbeing of the surrounding community when reviewing the applicant's site plan.

Mr. Keester-O'Mills explained the approval of special exception applications included factors related to health, safety, and the general welfare of the community.

Mayor Grant opened the discussion to the public.

Ms. Lue expressed concern over the size of the trucks, and the narrowness of the roadways they would traverse, so she, too, wished to see the site plan.

City Attorney Rosenberg indicated this was just the beginning stages, and the site plan submitted by the applicant had to go through all of the processes, including being reviewed by all disciplines, and there would be opportunities for community input at each meeting, including when the site plan was presented at the Commission meeting.

Scott Wagner, Lauderhill resident, reminded the Commission the proximity of the Turnpike running right through the center of the City had trucks running up and down it all day; they presented a greater hazard than a few trucks parked in an empty lot. This was an opportunity for the City to earn some tax revenue.

Mayor Grant received no further input from the public.

A motion was made by Vice Mayor S. Martin, seconded by Commissioner Campbell, that this Resolution be approved. The motion carried by the following vote:

Yes: 5 - Commissioner Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

XIII QUASI-JUDICIAL MATTERS, FIRST READING

XIV QUASI-JUDICIAL MATTERS, SECOND READING

XV UNFINISHED BUSINESS

XVI OLD BUSINESS

XVII NEW BUSINESS

A. MOTION FOR RECONSIDERATION OF ORDINANCE NO. 24O-09-151:

ORDINANCE NO. 24O-09-151: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL APPROVING THE COMPREHENSIVE AGREEMENT BETWEEN THE CITY OF LAUDERHILL AND THE HILL DISTRICT, LLC, PROVIDING FOR THE DEVELOPMENT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE GATEWAY DESTINATION COMPLEX AS CONCEPTUALIZED IN THE UNSOLICITED PROPOSAL TO BE LOCATED ON THE PROPERTY CONSISTING OF APPROXIMATELY +/- 13.9 ACRES GENERALLY LOCATED AT SUNRISE BOULEVARD AND STATE ROAD 7 AS RECORDED IN PLAT BOOK 178, AT PAGE 161, OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY AND AS MORE PARTICULARLY DESCRIBED HEREIN AND MORE COMMONLY KNOWN AS THE FORMER K-MART SITE; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Attachments: ORD-24O-09-151-The Hill Comprehensive Agreement.pdf
AR 24O-09-151
The Hill Comprehensive Agreement - 10-15-24 CLEAN FINAL.pdf
Exhibit A Legal description.pdf
2024-09-23 LAUDERHILL CONCEPT PLAN Exhibit B.pdf
BID RESULTS RLI 2022-014.pdf
Cancellation Notice.pdf

City Attorney Rosenberg read the ordinance into the record, as detailed in the backup.

Vice Mayor S. Martin noted the subject property was located at the intersection of Sunrise Boulevard and 441, and as the subject site was meant to be a Lauderhill destination, the desire was to develop a large complex on the property that included restaurants, parking, etc. As residents were passionate about development in the subject area, he thought it a good idea to allow the elected officials to look at the subject site, as there were two items in the backup that were not there when approval was granted previously. He explained the purpose of the subject item was for his colleagues and he to vote

to reconsider the previously approved ordinance, not to discuss the contents of that ordinance.

City Attorney Rosenberg gave an overview of what took place regarding the subject property. In 2021 there was a request for letters of interest (RLI) issued by the City, asking interested parties to give feedback on the type of development they envision for the subject location. She said the City received ten responses to that RLI, as shown in the attachments contained in the backup. The point of the RLI was for city staff to gather information to determine the scope on which to prepare a request for proposal (RFP) that would be sent out, detailing the development the City considered to be best for that location. She recalled that at that time a number of large developments were taking place in bordering cities, and the City wanted to wait to see how those transpired to see if they were good ideas. During this time, the City was approached by a private developer with an unsolicited proposal; the latter was something that was a different mechanism allowed in Florida statutes called a public/private partnership. In such situations, all the costs would be paid by the developer, and they had to provide public purpose, a donation of some aspect in order to qualify to apply. Ms. Rosenberg mentioned this was the first proposal of this type the City ever received, and there was nothing in the city code to dictate what that process was, though the State statute had parameters in place as to whether the developer would have to pay a fee, how long the bid should remain open, etc. She said the City then passed a code, adopting the Florida statute, filling in those gaps to define how the City would process unsolicited bids as part of Lauderhill's purchasing code. Staff tracked what other cities were charging as a fee, and found that Fort Lauderdale had experience with processing unsolicited bids and charged a $25,000.00 fee, which the City similarly adopted. Though this seemed high, city staff wished to ensure that before staff took the time to process and review a development application the City was not asking for, they needed to make sure the developer was serious. The City put into place all of the steps, and the developers asked for no tax incentives, or any other monies from the City; in this instance, the developer contributed public portion elements, one being a public parking garage the City requested. Other elements the developer proposed included hotels, some residential areas, likely condominiums, as well as other commercial uses, such as restaurants. She noted the City asked for a commercial kitchen to be put in place at the Lauderhill Performing Arts Center (LPAC), as it currently had a small area with a microwave, making it challenging for caterers for events to function. A greenspace area was proposed, a type of beer garden, to hold outdoor events. Ms. Rosenberg stated the applicant was very involved in high tech, such as digital art, holograms, etc., noting that one of the principal members developed Wynwood, previously Overtown, so they were used to uplifting areas. When this overall concept was presented, the City had to decide if it was something it wished to proceed with. She said the City decided to advertise the development, and in January 2024, the advertisement was published, explaining the parameter of the elements being sought, and a 60-day period was given to respond, per city code. When that advertising went out, it was not only sent to the entire City Commission, it went to all city departments, telling everyone who was interested to make sure they were aware. She said the advertisement was sent to everyone who responded to the RLI to give them an opportunity to respond, but no responses were received

after two months; the unsolicited bid proposer was then awarded the project. The approved ordinance before the Commission was the comprehensive agreement that spoke about the terms, which said the applicant would build an unsolicited, conceptual of the project, but the City Commission would decide what that site plan would look like, the elements it would and would not include; that had yet to happen. Ms. Rosenberg explained the ordinance was a kind of global agreement that stated the developer could lease the land, paying the City annual rent, and the City would collect the taxes for every use on the property that was not a government component; the latter would include the City's requested parking garage, and commercial kitchen at the LPAC. She said this would bring in income to the City, and, ultimately, give the ability to lower the tax burden on Lauderhill's taxpayers; again, there were no tax incentives for the developer in the agreement. She added that the developer agreed to update the technology in the LPAC, as they planned to use the City's facilities; they agreed to provide training, so there would be an education component, and to contract and hire local. The developer would pay for all infrastructure for the development, and once completed, at the end of the lease it would all belong to the City. She noted, as the next step was the site plan phase, from the beginning the Commission would be involved in planning what went on the site.

Vice Mayor Martin said the presentation and what the developer proposed was great; it was a good idea from which the City would benefit. He sought clarification as to why an RFP was not issued after the responses to the RLI closed, as planned.

Mr. Hobbs affirmed that after the City received the RLIs, staff was in the process of developing an RFP when the unsolicited bid was sent in, after which staff stopped developing the RFP that was based on the RLIs submitted, shifting the focus to the unsolicited bid. As part of the unsolicited bid, there was an opportunity for interested parties to provide feedback and comments on the unsolicited bid.

Assistant City Attorney Zach Davis-Walker disclosed, as his family and he owned land, and lived in the subject area; he was both an interested party, and a city employee. He was involved in the subject process at its inception, stating the RLI was initially sent out for the City to explore the kind of demand in the market, and if that demand was in line with the City's goals for the 14-acre property that lay in the City's eastern CRA. The property was an anchor parcel, which meant the City had to be the catalyst for development in that area, so it was important to know what developers had in mind for development in that corridor. He commented that despite the City not being pleased with the responses to the RLI, which included: a big box store, townhome-type products; in general, nothing that would create economic growth along that corridor, staff proceeded with developing an RFP. However, once the City went received the unsolicited bid, the RFP became moot, but the City was required to go to the public to let all the developers who responded to the RLI know that the City received an unsolicited proposal; after the required 60-day period, the City received no responses. He remarked, at that point, there was no purpose to send out an RFP to find developers who would partner with the City, which would cost the taxpayers, when there was already an interested developer willing to pay to develop the property on their own with no financial ask from the

City. The unsolicited bid acted as a point of reference for any interested developers who thought they could match that bid, and they had 60 days to bring forward their proposal; thus, the route the City chose to move in had the same effect of sending out an RFP at that time.

Mr. Hobbs reiterated, prior to the unsolicited bid coming in, and following the RLI responses, despite not being satisfied, staff was in the process of developing an RFP, which they stopped doing for the reasons stated above by Mr. Davis-Walker. It took time for staff to develop the RFP, as they continued to research development in nearby cities, such as Plantation, and Dania, exploring development for the subject site.

Commissioner Campbell wished to know if staff was satisfied with the proposal as is, considering the development along NW 38th Avenue and NW 19th Street corridors, and the projections made in the past.

Mr. Hobbs responded that, conceptually, the City was satisfied with all the components presented in the unsolicited bid, but there were other processes in place that must take place before Commission approval on the final product could be considered.

Mr. Davis-Walker explained the subject area within the City had a County land use of a transit oriented corridor (TOC) that promoted density, and with his involvement with the MPO that spanned a number of years, he knew there were certain rights of way within the County with failing levels of service, and 441 would not get any wider. The County, therefore, sought to plan for more transit oriented, pedestrian-connected areas to bring density, and retail closer, which was what was transpiring on 441. He said the City was abiding by, and ensuring Lauderhill's Land Use Plan corresponded with the County's Land Use Plan; unfortunately, the multiple rights had failing levels of service due to the sheer number of persons using them.

Vice Mayor Martin restated his reason for placing the subject item on the agenda was to allow the current Commission to have input on the development of the subject parcel; if there was a consensus, he was open to tabling the item indefinitely, or removing it from the agenda.

City Attorney Rosenberg commented, as this was a reconsideration of an already approved ordinance, there was no need to revote on the ordinance; the motion would be to remove the reconsideration of the item, the approval of which meant the original approval of the ordinance would remain as is.

Mayor Grant opened the discussion to the public.

Ms. Noel stated there were certain elements of the subject project that spoke to her, such as the education component that she looked forward to hearing more about; she thought the hotel component would be great in terms of attracting businesses, and much-needed jobs for city residents. She was motivated and excited to hear more about the proposed components for the project.

Mr. Wagner mentioned the development proposed for the subject parcel was

the kind of economic development he supported for the City; these were the types of elements that were discussed by residents at a past HOA meeting that Commissioner Dunn, and Lawrence Martin attended. If the City's tax base was to expand in order to reduce the burden on Lauderhill's taxpayers, this was the type of economic development that was needed; the subject parcel was one of the areas they discussed at length to achieve such goals. He remarked while it was easy to urge city staff and the Commission to do the right type of development, coming up with such a plan was difficult; the proposed project had many merits, and the community did not need another big box store; instead, more restaurants, entertainment venues, etc. were needed. Whatever uses were selected for the parcel would require significant input from the Lauderhill public.

Mr. Martin believed the subject parcel went through numerous iterations of how the City wanted to move its development forward in an effort to create a Lauderhill destination. The subject opportunity was well researched when it came forward, including the examination of local communities in surrounding cities, where staff and the Commission found the subject process was utilized; they were relieved the City would not have to come up with any funding for the parcel's development. The developer who submitted the unsolicited bid took the right steps at the beginning, going to HOAs in the surrounding area to get their buy in, which they achieved. He was puzzled as to the tone to revisit the approval of the subject ordinance with the possibility of pulling it back, as there was already buy in from every HOA in the area; this was smart development, a positive, directional change for Lauderhill.

Mayor Grant received no further input from the public.

A motion was made by Vice Mayor S. Martin, seconded by Commissioner M. Dunn, that reconsideration of this Ordinance be removed. The motion carried by the following vote:

Yes: 5 - Commissioner Campbell, Commissioner M. Dunn, Commissioner J. Hodgson, Vice Mayor S. Martin, and Mayor D. Grant

Abstain: 0

B. SCHEDULE A SPECIAL CITY COMMISSION WORKSHOP (REQUESTED BY COMMISSIONER SARAI "RAY" MARTIN).

Vice Mayor Martin observed the Commission had only one more meeting for the year on December 9, 2024, and he wished to schedule a special workshop to allow his colleagues to meet and discuss other City matters before the end of 2024. Staff could send the Commission possible dates for a workshop, then a decision could be made on the agenda items for that meeting.

Commissioner Dunn indicated her schedule for December was already set based on the Commission's meeting calendar, so she was not available to meet the first and third weeks of December,

• There was a Commission consensus not to schedule a workshop in December.

Mayor Grant thought the very spirited meeting yielded some fantastic things related to development in the City; she felt sure many members of the public attending the meeting had a better understanding of matters of concern after the discussions. The public's engagement was really appreciated by the City Commission and staff.

XVIII COMMUNICATIONS FROM PUBLIC OFFICIALS SHALL BEGIN IMMEDIATELY BEFORE ADJOURNMENT

City Attorney Rosenberg congratulated Mayor Grant, the newly elected members of the Commission, and the reelected members; she looked forward to working with them. She wished everyone a healthy and Happy Thanksgiving.

Commissioner Hodgson thanked the members of the public who attended the Commission meeting, wishing them a Happy Thanksgiving.

Commissioner Dunn welcomed her new and returning colleagues; she looked forward to working with them to move Lauderhill forward. She mentioned in the past month she had the opportunity to attend the National League of Cities City Summit in Tampa, and a number of opportunities arose from that event that she looked forward to sharing with her colleagues at a future meeting. The waitlist for Lauderhill Shines cohort ten was open, so for Lauderhill business owners, or aspiring entrepreneurs wishing to start a business Lauderhill Shines offered opportunities on learning how to get a business license, registering their business in Lauderhill, government contracting, networking, etc. She indicated they would be graduating cohort nine in a few weeks, and the application for cohort ten would be officially opened; they usually had about 75 to 100 applicants for 15 to 25 slots, and anyone on the waitlist had a 48-hour head start to apply; interested persons could go to the City's website at lauderhill-fl.gov/shines to join the waitlist. There would be an upcoming Dine in Lauderhill at Peppa Seed on North University Drive on the second Friday in December; the speaker would be Ms. Marie Gill, the Florida representative for the U.S. Department of Commerce; she did a lot of work around helping small, minority businesses to access capital, and other resources. Anyone interested in exporting, or working with the federal government, Ms. Gill could help them with that. The Dine in Lauderhill format had attendees meet at a local restaurant, pay for their own lunch, and network with entrepreneurs; registration for the event was on the City's website at lauderhill-fl.gov/lunchmeetup. Commissioner Dunn mentioned a principal round table was held, at which a few Lauderhill school principals stated they wished to engage residents more, so anyone looking for the opportunity to volunteer, or contribute or do something special for a young person, such as over the holidays, they could reach out to the school principals to see how they could contribute. She mentioned one of the City's local churches held a Thanksgiving dinner for teachers, doing something special for them to show appreciation for the amazing job they did.

Vice Mayor Martin wished everyone a Happy Thanksgiving.

Commissioner Campbell wished everyone a Happy Thanksgiving. He informed Mr. Hobbs that his phone would be turned off in the coming week, as he had not had a week off in quite a while. Unless there was an emergency, he could not be reached.

Mr. Hobbs congratulated the entire City Commission on their election to serve the great residents of Lauderhill; he looked forward to working with them. There was a toy drive, and a Thanksgiving giveaway taking place the coming Wednesday, and before the next Commission meeting, there was a Movin & Groovin event on Saturday, December 7, 2024, at St. George Park, 4:00 p.m. to 8:00 p.m.

Mayor Grant thanked Lauderhill voters for granting her the opportunity to serve as City of Lauderhill Mayor. The Commission would work together, as it took a collective effort to move the City forward, which they would do; the public's support was greatly appreciated. She wished everyone an enjoyable and Happy Thanksgiving.

Mr. Hobbs wish to correct his earlier announcement of the turkey giveaway, which would take place on Tuesday, November 26, 2024, 4:00 p.m. to 6:00 p.m. at Fresco y Más.

Mayor Grant sought clarification as to whether anyone could receive a turkey, or did they have to register online first.

Mr. Hobbs affirmed people needed to register to receive a voucher to get a turkey.

XIX ADJOURNMENT - 10:41 PM