

**Tarpon River Civic Association**  
Board of Directors Meeting Minutes  
April 4<sup>th</sup>, 2019  
Recorded and Submitted by Toni Ravelo

Mission: *“To Improve the Quality of Life in the Tarpon River Neighborhood”*

Meeting was held at Southside Cultural Arts Center and was called to order at: 7:00pm

Present were: Allison Foster (President), Marie McLaughlin (Treasurer), Jack Malloy (Board Member), Steven Buckingham (Board Member), Toni Ravelo (Secretary), David Rose (Board Member), and associate board members Michael Stone, Cynthia H. and Marita Flem.

Also presented was: Jim Hetzel, AICP, LEED Green Associate, Principal Planner Department of Sustainable Development with the City of Fort Lauderdale. [jhetzel@fortlauderdale.gov](mailto:jhetzel@fortlauderdale.gov) Tel: 954-828-5019 Fax: 954-828-5275 – 700 NW 19<sup>th</sup> Ave Fort Lauderdale Fl. 33311

**The following agenda items and topics were discussed:**

**I. Jim Hetzel Presentation - Downtown Master Plan Updates**

- a. Jim presented on the city’s proposed codification amendments that’s based on quantitative and qualitative aspects. The presentation described the following:
  - i. Tower separation
  - ii. Building floorplate sizes
  - iii. Building Length Maximum
  - iv. Building Podium Heights and Stepbacks (*or Set backs*)
  - v. Transition Zones: Steve asked: “How do you guys look at a situation like TR where perhaps the built-in environment is a single-family home that may be in a built-in area that is zoned differently.? Jim responded: Applicants are asked to speak to neighbors in the area, legally they have the right to build up to 55 ft high, we have to find a balance.
  - vi. Open Space
  - vii. Codify Streetscape Design – City jurisdiction
  - viii. Next Steps: Draft Code Amendments, stakeholder outreach, potential adoption fall 2019
- b. Questions
  - i. Michael: Where does traffic flow fit in this?
    1. Jim: This runs under the traffic and Mobility office.
  - ii. Michael: Utilities, traffic and support structures – wouldn’t these areas be planned for during the initial planning phase?
    1. Jim: Comprehensive planning is an umbrella approach, underneath that big picture comes master planning (sets the tone), then you get into development review process, (that triggers a deeper analysis: which includes traffic, mobility, etc.) at this point is when the city gets into the details of everything.
  - iii. David: How many people and businesses can this area support with the current infrastructure? Has anyone looked at this bigger picture?
    1. Jim: According to US Census millennials will outpace the baby boomers by 22 million. Where are we going to put those people? That’s my challenge as a planning professional.

- iv. Marie: Why are you not looking at the infrastructure and putting the power before the buildings go up?
  - 1. Jim: Costs are associated with it and a process CIP (Capital Improvement Plan) associated with it as well. Those are the times the community needs to be vocal so tax dollars are spent on these improvements before large buildings come in.
- v. Michael: Why are you making it hard on the developer? Within that master plan should be an infrastructure plan to indicate how it would be able to support the additional people.
  - 1. Jim: In 2003 this took place. The developer fixes any infrastructure improvements that are needed within the area that they propose to build.
- vi. David: How is the city going to balance the growth?
  - 1. Jim: I work on city planning, public works department is in charge of city infrastructure and new buildings impacts.
- vii. Allison: Is the answer ever no, as a city, we can't do this anymore?
  - 1. Jim: Our process allows mitigation.

**Additional Comments from Jim:**

We do not have jurisdiction of all the roads. That's always been an issue with traffic in FLL. This is a huge challenge. This is where as a community we start to speak up, so FDOT doesn't tell us what to do. We need a plan and funding source in order to improve in this area.

**Questions regarding SW 6<sup>th</sup> Street, Street Vacation Application.**

Steve: Want to remind you of a vacation right of way in our area. (A statement from us was given to Jim) Next Tuesday at 9:30am this application will go before you. As long as the application is in order with DRC will this move on to P&Z?

Jim: We look at, is the vacation request justified? This application is unique because it's connected to water. We look at parks master plan and we look at other areas in the neighborhood with water access to analyze the area with regards to this applicator. We brought all this up to applicant.

Steve: Does DRC have the ability next week to reject this?

Jim: We don't reject this we go over technical comments with participants.

Steve: This may go on to PNZ but it may not go on to PNZ without a recommendation.

Jim: There will be comments in writing, and applicant will need to go back and address these concerns/comments. This case is a very hard one to justify.

David: When you are looking at this do you look at history? There's only been one case from memory that has been approved.

Jim: Because of that reason, it makes this current application much more difficult. What is your justification? What is your rationale? Those are the aspects we look at.

## **Next order of business:**

### **Approval of March minutes deferred to next meeting**

## **President updates:**

- Talked to Ben about impact fees – Ben requested a weekly reminder about these issues
- Also working on guests for August and October general meeting

## **Treasurer updates:**

- Numbers haven't changed since our last BOD meeting.
- Problem with everyone on our PayPal system. The automatic system is still charging \$10.00 instead of new \$15 fee. The only way to change it is to go in and get passwords and change it but we will be liable for this.
- Members have to change this fee themselves.
- Emails have been sent to update fees, not many have updated this.
- Allison – will email those that need to update their fees, to update it via paypal.

## **Communications updates:**

- Constant Contact has been our new platform for sending out emails and newsletter to members. There is a cost associated with using constant contact. (\$20 a month or \$168 a month)
  - Marie asked about advertisement to help with cost of constant contact.
  - Toni mentioned that one person has already reached out regarding advertising and that she will put together a pricing sheet for this and add a banner to the bottom of our newsletter seeking others who may want to advertise.
- Steve motion to move forward with a one-year annual subscription to constant contact. Motion seconded and approved.
- Website updates- Toni presented on a potential look and feel for our website and also mentioned that costs associated with the development of this website may vary between \$250-\$350.
  - Marie asked to see more work that has been produced by the developer, sections to new website, along with pricing.
  - Toni to come back with work produced by developer, sections for new website and pricing.

## **Unfinished Business**

### **Party in the Park**

- Barry is coming with music. Barry always gets a tip of \$100.
- Bev – going to Costco for ice cream. We will need three table clothes.
- Allison doesn't have the signs for Party in the Park for membership, Janet has them, this year they will be printed and placed on registration table.
- Toni to bring 4 bags of ice, 1:15pm meet up at park
- CERTS will be there with five other people to mingle and speak about hurricane preparedness. Marita to wear her CERT shirt

## **May General Meeting**

- CERT and mobility plan update
- Mobility plan update will consist of more than the sidewalk update.
- Steve: Enrique is going to help us fix up 5<sup>th</sup> Street and 6<sup>th</sup> – gateway to our neighborhood
  - Steve presented a design for a sign that says "Welcome to Tarpon River Neighborhood" to be posted in this gateway.
- Marie mentioned that Laura Cash gets paid \$25/hour to come and up keep our TR areas monuments.

## **Bylaws**

- Send in May newsletter an announcement about changes to our bylaws.

## **NEW BUSINESS**

- Dave going to DRC meeting and will update us after
- Steve: write a memo saying that our neighborhood supports turning these guidelines into code. We should go on record to show our support.
- David to find our TR master plan.

## **Upcoming events**

- April 6<sup>th</sup> – Party in the Park
- April 27<sup>th</sup> – Adopt-a Street/Fort Lauderdale Cares Day
- May 9<sup>th</sup> – Board of Director meeting
- May 23<sup>rd</sup> – General Meeting

**Meeting adjourned: 8:53pm**