

MINUTES

PARKLAND CITY COMMISSION WORK SESSION

JUNE 14, 2006

3:30 P.M.

I CALL TO ORDER 3:35 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Commissioner Jay D. Smith
Commissioner Jared E. Moskowitz
Commissioner Tracey McGilvray - Absent
Vice Mayor Mimi Ribotsky
Mayor Michael Udine

Also Present:

Mark Lauzier, City Manager
Caryn Gardner – Young, Assistant City Manager
Andrew Maurodis, City Attorney
Roberta Moore, Planning Director
David Carry, BSO Police Chief
Sandra Couzzo, City Clerk

II PURPOSE:

1. DISCUSSION: AFFORDABLE HOUSING

Mayor Udine introduced the City Manager.

Mark Lauzier, City Manager, said here is a problem in Broward County with the availability of affordable housing. The City has been directed to update the comprehensive plan as it relates to

affordable housing. He introduced Terry Manning of the South Florida Regional Planning Council, and asked the Assistant City Manager to continue with the presentation.

Caryn Gardner-Young, Assistant City Manager, introduced Suzanne Remien Fejes from Broward County. She then gave a brief history of affordable housing. In 1992 they included several provisions for affordable housing in the City's comprehensive plan but have not addressed that issue since. Last April, the Parkland Village Project was submitted, also known as the Shield Project. When the City went for approval for that project, they were told to make provisions for affordable housing. The South Florida Regional Planning Council advised that since the City was donating 12 acres of land for a new school building, they would not need to address the affordable housing issue at that time. However, it would be expected the next time the City requested approval. The Commission adopted a resolution saying the City supports resolving the issue of affordable housing. The City was required to hold a workshop to determine what best fits the City's needs. The first step was in November when they brought three speakers to provide information, but hurricane issues took precedent. Recently Fort Lauderdale and Boca Raton began evaluating the affordable housing issues but have not yet adopted a course of action. Ms. Gardner-Young introduced Terry Manning from South Florida Regional Planning Council.

Terry Manning of the South Florida Regional Planning Council distributed two handouts to the Commission. Mr. Manning explained that the Council has a strategic plan which includes housing as a goal. They established policies to help local governments address the issue of affordable housing. They also set up action items to further examine issues and help direct staff. They came up with four primary goals; first, identify funding sources that will help local governments deal with affordable housing. Next, they are continuing to insure housing affordability is maintained over time and they are also encouraging better coordination between transportation, human services, and housing. Lastly, they are trying to develop a uniform housing data set for all local governments in this region which would include a variety of information. They are trying to develop ideas and concepts for local governments to utilize. Some solutions do not require building housing units, for example, more effective transportation may help to reduce living costs. They are also looking at trying to increase job wages. Ms. Manning distributed a hand out that has a series of recommendations for local governments.

Vice Mayor Ribotsky asked if they developed a recommended resolution for cities to adopt. She asked if they were looking for a plan within a specific set of parameters or if there was a model they would like the City to emulate.

Ms. Manning responded that they have been working with each City on an individual basis, looking at all options, i.e. trust funds, not just building. There is no model plan, as every City's needs are different.

Vice Mayor Ribotsky asked if there is a regional trust fund where money doesn't necessarily have to be spent in a specific geographic location, but can be utilized in areas which are most appropriate. She asked if there was a list of best practices.

Ms. Manning said that currently all the cities in South Florida are going through an evaluation process and they are continuing to examine a number of different programs. They are setting up a data base to have on their web site in early fall.

Vice Mayor Ribotsky asked if there had been any consideration for a phase-in process for affordable housing.

Ms. Manning stated that the Housing Authority has tried to prioritize options and came up with four top priorities, most important of which are finding a funding source and developing a data base.

Mayor Udine agreed that everyone's needs are unique to that area and each City needs to develop a plan in line with their own circumstances. There is very little room left in Parkland for additional housing. In addition, there are density issues. Within the City boundaries, the 11 acres on 441 is the only possible location for affordable housing.

Ms. Manning agreed that the City is in difficult position due to the lack of developable land, which is why they suggest they look at other, non traditional methods.

Suzanne Remien Fejes with Broward County said the County has been struggling with this issue for a long time. The availability of funding is a major issue. They are getting 22 million dollars from the federal government for disaster hurricane relief which will be distributed to the cities in Broward County. They are working out a formula to determine how much each city will receive. Part of the determining factor will be the amount of damage incurred; however getting accurate statistics has been a challenge. They have lost the use of 22,000 rental units; 18,000 to condo conversions and the rest to hurricanes. They have developed the idea of a housing trust fund but the problem is financing. One solution may be to augment existing programs. The County is preparing an agreement to conduct a study which would require employers to contribute to a housing program. There is currently a very low number of available housing.

Ms. Gardner – Young introduced Joe Karris, President of the Broward County Partnership.

Joe Karris, President of Broward Housing Partnership, gave a background of his corporation. They have been in existence for one year and believe that developing affordable housing is an economic issue which is why it is essential to have solutions. They held a summit last fall which was attended by 500 people and came up with a list of best practices using input from all over the country. The key is not to copy what others have done, but to customize to each municipality's own needs. Florida International University provided a base line study of the rental situation in Broward County. There is a very limited rental supply in the Broward area for the last few years; in fact, they have the lowest vacancy rate in the

country. In addition, half of the occupations in Broward earn less than \$25,000/year. The complete study, including some information which is broken down by municipality, is posted on their web site at: Browardhousingpartnership.org. He suggests Parkland's best option to address affordable housing would be to invest in a trust fund. The federal government has cut back grants and there are limited funds available from the state

for affordable housing; the money is in the private sector. They are working towards creating a private trust fund that can leverage public contributions through private investments. They are establishing the Broward Housing Partnership Trust Fund and already have a commitment of five million dollars, mostly from financial institutions. They are also asking the County to match that. In addition, they will match investments from each municipality's contributions and honor criteria as to how it should be spent. They have developed a subsidiary corporation called the Broward Housing Partnership Community Land Trust which will purchase land to be used for development of affordable housing.

Vice Mayor Ribotsky asked if they are a non profit corporation and what the corporation's overhead is.

Jim Karris confirmed they were a non profit organization and 5% of each investment will go to administrative overhead costs.

Mr. Lauzier asked why they are not joining forces with banks.

Mr. Karris stated that they will be working with the banks however they will also be arranging flexible lending plans that banks can not do.

Mr. Lauzier said that he thinks this is an excellent opportunity. To spend one dollar and get two dollars back.

Mr. Karris said their plan is based on an existing model in Silicon Valley.

Ms. Gardner – Young stated that the City has multiple options. The first is to investigate offering affordable housing within the City's boundaries. The second is to assist with affordable housing outside the City's boundaries. They want direction from the Commission to find out about land trusts; which may require joining with other jurisdictions. Parkland does not have a mixed use land category, but they would like to begin that process particularly as it effects parking fees and set backs. The staff needs direction from the Commission.

Mayor Udine stated he would prefer working with land trusts because the cost of land in Parkland is very high. He agreed that the staff should look at mixed use zoning.

Vice Mayor Ribotsky agrees with the Mayor. The City should also look at Pembroke Pines' affordable housing plan in which workers need a specific income threshold and length of service to qualify.

Mayor Udine stated that he is going to change the order of the agenda in order to discuss the wedge issue next.

Ms. Gardner - Young thanked the speakers.

3. DISCUSSION: "THE WEDGE"

Mark Lauzier, City Manager, presented a brief review on of the wedge parcel. He had discussions with the current landowners regarding issues raised from the proposed land use change which has the potential to greatly increase density in the area. Access to this area is through Parkland, although the land is in Palm Beach County. They are concerned that Parkland would be greatly impacted when the land is developed. Geographically, it makes no sense for the wedge to be in Palm Beach County. The goal is to incorporate the wedge into Parkland. Staff is planning on attending the Palm Beach County Land Use Advisory Board meeting on June 23 in order for Parkland to express opposition to the land use change. The Palm Beach County Commission will review this issue on July 19. They have received an initial traffic study which is currently being analyzed. Mr. Lauzier suggested they focus on how they would annex the wedge into Parkland and Broward County. He invited representatives of the major land owners to speak to the Commission. He introduced Kieran Kilday from Kilday and Associates, who is a Master Planner, and Edwin Stacker from Ackerman, Senterfitt, P.A. The land owners are planning on moving forward with their request for a land use change in Palm Beach County.

Ed Stacker of Ackerman, Senterfitt, P.A. is an attorney representing HHH Ranch, one of the four major property owners. He stated that Palm Beach County has already identified this area as one that would be logically enhanced with additional density. Lox Road and the canal create a physical barrier between the wedge parcel and Palm Beach County. They welcome dialogue with the City of Parkland in order to know Parkland's position on the possibility of annexing the land into Parkland and Broward County. What they are trying to achieve can be accomplished by an act of the legislature and it will entail a coordinated effort between Palm Beach County, Broward County and Parkland. They will continue to seek their land use change concurrently with examining options to annex into Parkland. There would be a density ceiling for further development of the parcel which comprises a total of approximately 1,940 acres. He introduced Kieran Kilday, who is working with four major property owners covering 1,400 acres.

Kieran Kilday, of Kilday and Associates, a Land Planning Consulting firm from West Palm Beach, gave maps of the property to the Commission. He stated that the property definitely has a greater relationship to Parkland than to south Palm Beach County. The vacant land on the map is owned by the South Florida Water Management District. They intend to birm it and use it for water storage. 1,400 acres represent five property owners, four of them major, who requested the land use change for their properties. Mr. Kilday indicated on the map which properties have not been included in the land change amendment including the Hendricks' property. The County did an EAR and recommended evaluating changing the wedge from a rural tier to an urban/suburban tier. It is the only rural tier in the south end of

the County. 400 acres of the 1,400 are lakes. The County is doing their own analysis of the full 1,900 acres. They are looking at the existing condition, which is one unit per 10 acres and comparing it to the lowest land use categories in the urban/suburban tier. Their application is asking for a maximum of two units per acre.

Mr. Kilday continued to say that there are traffic issues, the two primary roads for connections to Broward County, University Drive and Coral Ridge Drive, have not been developed. The Solid Waste Authority is on the property where Coral Ridge Drive would go through, however the County has not reserved the right of way. South Florida Solid Waste Authority has requested the connection be removed from the maps but it has not yet been done and the maps still show the road going through the property. The University Drive connection is still on the Palm Beach County plan. The new traffic study examined 12 options. If all the roads are connected, the wedge property would not have a significant impact on local traffic. If Coral Ridge is eliminated, University is used more. If University is also removed, University and Nob Hill Road become local collectors, State Road 7 then exceeds capacity and it severs the wedge from Palm Beach County resulting in a lot of connectivity to the south. Schools, parks and emergency services access are severed from Palm Beach County, which is why it makes sense to change to Parkland. The land can only be in one county. He thinks it is doable to change the county line to allow for the wedge to be in Broward County and Parkland. He envisions zoning to be a low density residential or possibly a mixed use.

The Mayor opened to questions from the Commission.

Commissioner Moskowitz asked where the owners stand and what their first priority is. He would like to see the land annexed into Broward County. He said this is an important issue and wants the wedge developed as part of Parkland. He expressed concern about the impact of traffic and is willing to work with the landowners to expedite the annexation process. He asked if there was a consensus amongst the major property owners to come into Broward County.

Mr. Stacker responded that the four major property owners are in concurrence that they would like to be annexed into Parkland. They welcome the opportunity to have a Parkland address to help market their parcel and would like Parkland to work with them. They need Parkland's leaders to meet with County leaders. They cannot do it without Parkland's support. Two years ago the Counties indicated that from a planning perspective, this land probably ought to be in Broward County. They are hoping that Parkland staff does not oppose the land use amendment that they are asking for in Palm Beach County.

Commissioner Moskowitz asked Mr. Stacker if he still believed Palm Beach County was willing to work with Parkland and Broward County. He also asked if Mr. Stacker thought it was a realistic goal to expect a positive vote from the legislature regarding annexation next year.

Mr. Stacker replied that the timetable does allow for the bill to become law next session. Palm Beach County Commissioners are not necessarily on board with this idea, previous feedback is from staff. He has no reason to believe the Commissioners would see it differently.

Mr. Kilday stated that West Boca is unincorporated Palm Beach County and they are in agreement with the proposed annexation. They want it tied to the University Drive issue. Palm Beach County wants an analysis of how much they would be losing (in taxes) as compared to how much it would cost them to provide services.

Commissioner Moskowitz asked if discussions have started with legislators at the County level.

Mr. Stacker stated that before they met with County officials, they were waiting for an official position from Parkland so they would not be misrepresenting Parkland.

Vice Mayor Ribotsky thanked everyone for coming. She believes that negotiations should include density, tax incentives, and anything else that it could impact Parkland. Most important is compatibility with Parkland. She asked if there were any environmental issues in the wedge that would prevent development.

Mr. Stacker said they were not aware of any environmental issues. The Department of Transportation recognizes that Nob Hill Road would not be extended because of the everglades.

Vice Mayor Ribotsky said there are five land owners that have not joined with the major land owners. What are their feelings on coming into Broward County?

Mr. Kilday said the other land owners have not been in attendance at the County annexation related meetings. So far, they have had no input.

Vice Mayor Ribotsky suggested they get in contact with all the property owners so they can be informed. There is not huge amount of time; the faster they could get their input the better. This is a natural fit for Parkland and the City needs to start negotiations.

Mr. Stacker thanked the Commission for giving direction to staff to work with them.

Mayor Udine asked that the staff continue working with the wedge developers. He wants the Commission to have a copy of the preliminary fiscal impact studies. He feels Palm Beach County is not going to give away a significant amount of tax revenue. He wants to set up a meeting with Commissioner Aronson and meet with the West Boca Coalition. There needs to be compatibility with Parkland, particularly the western section. He thinks the City should object to the proposed land use change because it is not compatible with Parkland.

Mr. Stacker said the application is for two units per acre. He said it is the engineering staff for Palm Beach County that is investigating the effect of three houses per acre.

Mayor Udine said the three units per acre analysis could influence the fiscal impact statement for Palm Beach County. The City Manager and City Attorney should have authority to formally pursue this issue, even if it needs bringing in outside experts. Mayor Udine thanked Mr. Stacker and Mr. Kilday.

Mr. Lauzier stated that staff will attend the July 23 meeting and he will set up a meeting with West Boca and a meeting with Burt Aronson.

Ms. Gardner - Young advised that once the developers are given the new density agreement, it will be an inherent right. It is important to address their concerns now.

Mayor Udine said the City has to object to three houses per acre.

Mr. Stacker stated there is a difference between a hearing and adoption. He is asking the City to take a leap of faith. They are planning on setting aside some of the land for public facilities, i.e. parks and lakes. The landowners hope the City does not voice concern at this stage and save it for the adoption procedures.

Vice Mayor Ribotsky suggested they state their concerns rather than their objections.

Mr. Stacker agreed this was better language.

Vice Mayor Ribotsky asked for the density numbers for the area west of University and see how they compare to what is proposed in the wedge.

Commissioner Moskowitz asked to clarify the procedure. What would happen if they did not object and the zoning was changed to two units per acre and then one year from now when the land is in Broward County, would the zoning change be binding?

Mr. Maurodis said the City was not required to grant them the maximum allowed by the county land use plan. There are two ways to look at it. They can go forward with their desire to change the land use and ask the City to take a leap of faith or the City can ask them not to pursue the land use change and ask the developers to take a leap of faith. There are a lot of economic incentives which makes it very difficult to predict the outcome. At this point, the City has no guarantees.

Commissioner Moskowitz asked if the developers could hold off the process for land change.

Mr. Stacker stated they do not want to do that.

Mayor Udine asked which is the key meeting.

Ms. Gardner – Young replied that this week is not the final meeting, but it is an opportunity for the City to have their concerns be heard and put on the record. The traffic study is being evaluated right now.

Commissioner Moskowitz asked if Parkland would be at a disadvantage if they waited until the adoption phase to first object to land zoning change.

Mr. Maurodis thinks Mr. Stacker is probably correct, the County would not hold it against them if they did not go on record with any concerns during the transmittal hearing, especially because there are often changes from the transmittal hearing to the adoption hearing.

Ms. Gardner - Young cautioned the Commission that following the transmittal hearing, the Department of Community Affairs issues a report. If they wait until the adoption hearing to express concerns, their comments will not be included in the report.

Mayor Udine thought it would be appropriate for the City to express their concerns at the transmittal hearing, but Parkland is not really prepared because they haven't seen any reports yet.

Mr. Maurodis said he agreed with Ms. Gardner – Young; in a very polite way we need to register our concerns and have it put on the record. They could also state that the City is in favor of the project without supporting a severe land use change.

Mr. Stacker said there are ways to express concerns and passive objections.

Motion made by Vice Mayor Ribotsky to extend the meeting to 6:00 PM. Second by Commissioner Moskowitz. Motion passed unanimously.

2. DISCUSSION: REDISTRICTING MAPS

Mark Lauzier, City Manager, asked the Commission to review the maps that were distributed. The districts were divided by three areas listed in the summary report. Neighborhoods were kept together as much as possible and the boundaries make sense geographically. None of the options dramatically altered the district boundaries and it is fairly easy to understand. Mr. Lauzier presented five options to the Commission. Based on the population projection of 26,346 residents, he tried to include approximately 6,586 people in each district, thus each district should have close to a 25% share of the total population. All deviations are less than the 10% guideline, and in most cases, the deviations are less than 5%. In order to maintain appropriate populations in each district, the size of Districts one and two needed to be reduced and Districts 3 and 4 needed additional people.

Option 1a includes Heron Bay and Parkland Isle South for D1, Parkland Isles North, Fox Ridge, PGCC, Ranches and Cypresshead for D2; D3 picks up Meadow Run and had to go further east and pick up Country Point Estates in order for the numbers to work correctly. Option 2 puts all areas with infrastructure problems in same district. This option is not as ideal as some others. In option 3, the

deviation between the districts is only 2 1/4% maximum. Option 3a is similar to option 1a in that it keeps the districts close, it takes Heron Bay Northeast and adds back Parkland Isles North. Heron Bay and Parkland Isles together are too big. In District 4, the master association along 441 is kept whole. Option 4 is split in a more north and south manner.

Mr. Lauzier said he was open to ideas, suggestion and questions about the different options. The City has until the end of the calendar year to decide which option to pick.

Mayor opened to questions from the Commission.

Commissioner Moskowitz asked if they can move one of Heron Bay's 200 to 300 resident areas to District 2 so the districts would be more equal in size for option 3a. He does not like option 4 or 2. He suggests adopting either option 3a or option 1a.

Vice Mayor Ribotsky agrees with moving part of Heron Bay. The districts that have the biggest potential for growth should be kept with the smallest numbers to begin with.

Mayor Udine agrees with leaving District 2 with fewer residents because it will grow the fastest.

Vice Mayor Ribotsky likes option 3A. It is the most natural expansion of the current districts. She doesn't think they should split HOA's.

Commissioner Smith thanked the City staff for their time. He also prefers option 3A and would like to maintain Parkland Isles in one District.

Mayor Udine stated that he does not like options 2 and 4; he feels they can be eliminated from consideration. He also picked options 1a and 3a.

Commissioner Moskowitz expressed concern that those options split Heron Bay.

Mayor Udine replied that Heron Bay has individual associations, not just one master association, so it would be alright to split it.

Commissioner Moskowitz asked when they expect the Shield to impact the population.

Commissioner Ribotsky suggested they divide the districts in part by workload; the Ranches creates a tremendous amount of work.

Commissioner Moskowitz said they should consider having Parkside Drive act as a natural boundary. He suggested they could remove Cypress Cay out of District 2 and give it to District 4 and give District 2 one of the Heron Bay areas.

Mayor Udine stated that he thinks staff understands what they are looking for.

Mr. Lauzier will bring back options 1a and 3a and look at other options, including Commissioner Moskowitz's suggestion. The Reserve, Bay Cove and Heron Bay East Highlands can be tweaked. The Shields development seems to be moving ahead.

Mayor Udine announced to the Commission that he spoke with Broward County School Board Member Stephanie Kraft and Mayor Brooks about organizing an Educational Summit for the residents of Parkland and Coral Springs. There will be presentations on pertinent topics by school officials followed by a question and answer session. It will be held on August 17, at Douglas High School and the school district is asking that Parkland and Coral Springs help publicize the event.

Mr. Lauzier asked the Commission to put the Ranches Action Plan on the agenda for the July 5 meeting. The Commission agreed.

III ADJOURNMENT

Motion made by Vice Mayor Ribotsky to adjourn the meeting at 6:03 p.m. Seconded by Commissioner Smith.

Motion passed unanimously.

ATTEST:

SANDRA COUZZO, C.M.C.
CITY CLERK

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