

# City of Fort Lauderdale

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## Meeting Minutes

Tuesday, December 16, 2025

1:30 PM

**Broward Center for the Performing Arts - Mary N. Porter Riverview  
Ballroom - 201 SW 5th Avenue, Fort Lauderdale, Florida 33312**

### **City Commission Conference Meeting**

*FORT LAUDERDALE CITY COMMISSION*

*DEAN J. TRANTALIS Mayor*

*JOHN C. HERBST Vice Mayor - Commissioner - District 1*

*STEVEN GLASSMAN Commissioner - District 2*

*PAM BEASLEY-PITTMAN Commissioner - District 3*

*BEN SORENSEN Commissioner - District 4*

*RICKELLE WILLIAMS, City Manager*

*DAVID R. SOLOMAN, City Clerk*

*SHARI L. McCARTNEY, City Attorney*

*PATRICK REILLY, City Auditor*

## CALL TO ORDER

Mayor Trantalis called the meeting to order at 1:38 p.m.

## COMMISSION QUORUM ESTABLISHED

**Commission Members Present:** Vice Mayor John C. Herbst, Commissioner Steven Glassman, Commissioner Pamela Beasley-Pittman, Commissioner Ben Sorensen, and Mayor Dean J. Trantalis

**Also Present:** City Manager Rickelle Williams, City Clerk David R. Soloman, City Attorney Shari L. McCartney, and City Auditor Patrick Reilly

## COMMUNICATIONS TO CITY COMMISSION

[25-1175](#)

Communications to the City Commission - (Commission Districts 1, 2, 3 and 4)

*Community Appearance Board (CAB)  
October 22, 2025*

***A copy of the Communication is part of the backup to this Agenda item.***

Mayor Trantalis recognized Matthew Till, CAB Chair. Chair Till explained the Communication, noting that the CAB lacks members with professional expertise. Mayor Trantalis acknowledged the need for additional Commission Member appointees. In response to Commissioner Beasley-Pittman's question, Chair Till explained the types of professionals included in the enabling legislation that would strengthen their effectiveness.

In response to Commissioner Glassman's question regarding whether staff has ever conducted a comprehensive review of all boards and committees to evaluate potential consolidation for those who may have overlapping missions, which could alleviate quorum challenges, Safeea Ali, Strategic Communications Department Manager, responded that a Citywide evaluation of boards and committees has been done, but noted that there may be opportunities to consider consolidation in certain areas and cited potential examples. Commissioner Glassman reiterated that there may be opportunities for consolidation where missions overlap.

*Audit Advisory Board (Audit AB)  
October 30, 2025*

***A copy of the Communication is part of the backup to this Agenda item.***

Mayor Trantalis recognized Linda Short, Finance Department Director. Ms. Short explained the communication and noted that the terms of the contract for the current external auditor had been resolved. In response to Mayor Trantalis' question, Ms. Short confirmed that the Audit AB District 1 appointee resigned. Further comment and discussion ensued.

### **OLD/NEW BUSINESS**

**BUS-1** [25-1152](#)

Presentation of a Proposed Living Seawall Permit Fee Assistance Program - (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis recognized Marco Aguilera, Chief Waterway Officer. Mr. Aguilera provided an overview of this Agenda item and narrated a presentation entitled *LIVING SEAWALL PERMIT FEE ASSISTANCE PROGRAM*.

***A copy of the presentation is part of the backup to this Agenda item.***

Commissioner Sorensen remarked on his involvement with this effort, discussed his support of living seawalls, and expounded on his perspective. Further comment and discussion ensued.

In response to Commissioner Sorensen's question, Mr. Aguilera confirmed that the City is the only municipality offering a one hundred percent (100%) discount for the base permit fee and noted additional Broward County and the State of Florida building permit fees. Commissioner Sorensen discussed numerous efforts to address needs of the City's waterways and expounded on his perspective. Further comment and discussion ensued.

Mayor Trantalis recognized Madisen Rieger. Ms. Rieger explained the benefits of living seawalls, which provide the same structural protection as traditional concrete seawalls while enhancing wave dissipation, flooding reduction, and water quality.

In response to Commissioner Sorensen's question, Mr. Aguilera confirmed that one (1) living seawall has been installed at Cox Landing,

noted the number of permits issued for traditional seawalls, and discussed the benefits that could be realized if traditional seawalls were replaced with living seawalls. Further comment and discussion ensued.

Commissioner Sorensen noted that Church by the Sea will be installing hundreds of linear feet of living seawalls and expounded on his positive perspective.

Commissioner Beasley-Pittman discussed the need for a balanced approach among residents and commercial entities for the proposed Living Seawall Permit Fee Assistance Program (Program). Mr. Aguilera explained information associated with the Program's City-wide funding capacity for residential permit fees. Further comment and discussion ensued.

In response to City Manager Williams' question, Commissioner Beasley-Pittman clarified her viewpoint regarding a balanced Program award approach. City Manager Williams confirmed staff could earmark a portion of the funding for residential and commercial categories and noted the ability to pivot if necessary. Further comment and discussion ensued.

Mayor Trantalis noted this is a pilot program, the likelihood that the Commission would want to increase funding in the future, and discussed the need to improve waterway quality.

Commissioner Glassman requested a clear, standardized Program to ensure transparency and consistent understanding among residents, property owners, and contractors. Mr. Aguilera confirmed that Program criteria would be presented with the proposed resolution. Further comment and discussion ensued.

In response to Mayor Trantalis' question regarding whether standardized living seawall designs exist, Mr. Aguilera explained that 3D-printing technology allows for flexible designs, with common models mimicking natural features such as mangrove roots to reflect site conditions. Mayor Trantalis emphasized that designs should prioritize functionality and environmental effectiveness.

Vice Mayor Herbst expressed support for the concept and goals of living seawalls but opposed this proposed funding approach. Vice Mayor Herbst said that seawall projects typically benefit the City's wealthiest property owners, who are least in need of financial assistance, and noted that similar requests for fee waivers or permit assistance have historically

been denied. He said that subsidizing these types of projects is not an appropriate use of public funds and questioned whether permit cost differences would meaningfully influence homeowner decisions.

In response to Commissioner Sorensen's question, City Manager Williams noted a consensus to move forward, and staff would return to the Commission with a resolution to establish the Program and a related budget amendment. Mayor Trantalis confirmed.

**BUS-2** [25-1057](#)

Holiday Park Parking Update - Presentation of the Unsolicited Proposals and the Evaluation Findings - (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis provided an overview of this Agenda item.

Mayor Trantalis recognized Ben Rogers, Assistant City Manager. Mr. Rogers explained details of this Agenda item and narrated a presentation entitled *HOLIDAY PARK PARKING UPDATE - UNSOLICITED PROPOSALS EVALUATION FINDINGS (HPP Update)*.

***A copy of the presentation is part of the backup to this Agenda item.***

In response to Vice Mayor Herbst's question regarding changes made to the analysis associated with last-minute updates, Mr. Rogers explained the omission of a lead development partner from an executive summary and the exclusion of three hundred (300) surface parking lot spaces and associated costs from a proposal's cost-per-space calculation.

In response to Mayor Trantalis' question, Mr. Rogers confirmed that all of today's proposal presentations include the cost of an additional three hundred (300) space surface parking lot.

Mayor Trantalis remarked on concerns regarding the four (4) year construction timeline for the Holiday Park Parking Garage (Garage), which prompted an interest in a surface lot parking, and stated that discussions with proposers suggested shorter timelines that could affect the Commission's decision. Mr. Rogers concurred.

Mr. Rogers introduced Michael Dennis, PFM Financial Advisors, LLC (PFM). PFM was engaged by the City to conduct a full financial analysis and comparative modeling of the three (3) unsolicited proposals for the Garage and would present its findings to the Commission. Mr. Dennis narrated a presentation entitled *Holiday Park Garage Analysis* -

*Proposals and Summary Review.*

***A copy of the presentation is part of the backup to this Agenda item.***

In response to Mayor Trantalis' question regarding how Holiday Park Parking Partners, LLC (HPPP) could accommodate an additional four hundred (400) parking spaces within the five (5) story design, Mr. Dennis said that the financials in their proposal are based on six hundred (600) parking spaces with the space and ability to increase that to one thousand (1,000) spaces as needed. Further comment and discussion ensued regarding the need for HPPP to expound on that topic during their presentation.

In response to Mayor Trantalis' question regarding HPPP's proposal including a vertiport on top of the Garage, Mr. Dennis confirmed it would be a capital cost and is included in their proposal.

In response to Mayor Trantalis' question about the proposals including a fire station, Mr. Dennis confirmed that G3 Development's (G3) proposal and Park Place Garages' (PPG) proposal both include an integrated fire station within the Garage along with associated costs. The HPPP proposal does not include a fire station. Further comment and discussion ensued. Vice Mayor Herbst voiced his related concerns regarding ensuring a comprehensive analysis. Mayor Trantalis agreed.

In response to Commissioner Glassman's question, Mr. Dennis explained that PPG indicated the three hundred (300) space surface lot was included in their analysis figure, but was not initially and would be clarified during PPG's presentation.

In response to Commissioner Glassman's question about why the PFM analysis did not recommend that the developer handle operations and maintenance, as was done with the new City Hall project, Mr. Dennis explained that model would be at the City's discretion and noted the ability for the City to outsource Garage operations and maintenance. Further comment and discussion ensued. Mr. Rogers stated that, unlike City Hall, the Garage is an exterior structure that the City is well equipped to operate and maintain, and noted that retaining control provides flexibility over revenues, rates, and operations to align with the needs of Holiday Park.

Mr. Rogers narrated the portion of the HPP Update presentation entitled *Fire Station Considerations*.

In response to Commissioner Glassman's questions regarding why staff's recommended delivery method did not include full buildout of the fire station by the developer, Mr. Rogers explained that the recommendation to deliver only the fire station shell is based on timing, market conditions, cost considerations, and long-term operational impacts. Further comment and discussion ensued. Commissioner Glassman said he did not agree, recommended reconsideration of full construction and completion of the entire fire station, and expounded on his reasoning. Vice Mayor Herbst concurred with Commissioner Glassman's recommendation, remarked on the need to get in front of goals related to the Blue Ribbon Fire Bond, and expounded on his viewpoint. Further comment and discussion ensued.

Mr. Rogers provided an update on the Heron Garage Fire Station with an anticipated opening in twenty-four (24) to thirty (30) months. City Manager Williams discussed potential fiscal year 2027 budget uncertainties based upon State Legislative decisions and said that decisions regarding building a fire station or an Emergency Medical Service (EMS) substation must account for long-term operational costs, estimated at approximately \$7 million annually for fire stations.

Vice Mayor Herbst said that the appropriate type of facility remains under evaluation, noting that if a downtown fire station is delivered, the site may only require an EMS substation in the Garage. Vice Mayor Herbst emphasized the need to hear from Fire-Rescue Department Chief Stephen Gollan regarding projected service demands in the Flagler Village area. Mayor Trantalis agreed. Further comment and discussion ensued.

Vice Mayor Herbst remarked on the Las Olas Garage, noting that it was funded in part with Community Redevelopment Agency (CRA) funds due to insufficient Parking Enterprise Fund (Parking Fund) revenues at the time. Mr. Rogers noted that subsequent parking rate increases stabilized the Parking Fund. In response to Vice Mayor Herbst's question regarding whether the Parking Fund is now sufficiently capitalized to support debt service for the proposed project, Mr. Rogers confirmed the need for Garage revenue generation and discussed information included in the presentation, including funding debt service for the Garage.

Mayor Trantalis noted that starting construction could temporarily eliminate significant surface parking and asked whether delaying surface parking improvements until after completion of the Garage would better preserve parking capacity. Mr. Rogers acknowledged that observation

and discussed related information. Further comment and discussion ensued.

Vice Mayor Herbst questioned the need for a surface parking lot, noting that the original intent of building vertically was to preserve green space for recreational use. He said that additional parking demand could be accommodated by adding Garage levels and noted that surface parking is unnecessary and inconsistent with park goals. Mayor Trantalis discussed convenience factors, cited related examples, and expounded on his perspective. Vice Mayor Herbst discussed his viewpoint and noted the value of passive greenspace areas in parks.

In response to Commissioner Glassman's question, Vice Mayor Herbst recalled original discussions, commitments and intent of the Parks Bond Program was to restore the surface parking area to greenspace and enhance recreational access. Commissioner Glassman noted his differing recollection.

In response to Commissioner Glassman's comment, Mr. Rogers clarified that the proposed vertiport would be fully funded, operated, and maintained by a private entity, and subject to future negotiations and Commission approval. Mayor Trantalis confirmed the need for further discussion regarding including a vertiport in the Garage, explained his perspective, remarked on Broward County plans for these types of facilities, and cited an example. Further comment and discussion ensued.

Mayor Trantalis recessed the meeting at 2:45 p.m.

Mayor Trantalis reconvened the meeting at 2:55 p.m.

Mayor Trantalis recognized Stephen Gollan, Fire-Rescue Department Chief. In response to Mayor Trantalis' questions, Chief Gollan provided an overview of current fire stations and the three (3) fire stations coming online. Chief Gollan recommended a phased approach to fire services at Holiday Park, advising construction of a two-bay fire rescue facility would allow future expansion as area growth and service demands increase, while maintaining funding flexibility through the Fire Assessment Fee. He explained emergency services needs in areas surrounding Holiday Park and remarked on related information.

In response to Commissioner Beasley-Pittman's question, Chief Gollan remarked that planned growth in the area would be better answered by Development Services Department staff. In response to Commissioner Beasley-Pittman's question, Chief Gollan confirmed current traffic

congestion in the area results in delayed emergency response times and explained related data.

Vice Mayor Herbst discussed his viewpoint, provided historical context for discussions about a fire station serving areas south of the river, discussed population increases and traffic constraints, and reiterated his support for the Garage as a strategic fire rescue site to improve response times and facilitate transport to Broward General for critical cases.

In response to City Manager Williams' question, Chief Gollan explained recent improvements to EMS response times. Mayor Trantalis reiterated his viewpoint that the Garage should include a fire station. Commissioner Sorensen confirmed his advocacy for a fire station.

In response to Commissioner Sorensen's question, Chief Gollan confirmed EMS vehicles respond to both emergency calls and fires. Commissioner Sorensen remarked on increased EMS vehicle staffing and discussed his understanding of adequately equipped first-responder resources to ensure rapid incident mitigation. Chief Gollan explained details of current staffing and apparatus configurations. In response to Commissioner Sorensen's questions, Chief Gollan recommended designing a fire station with at least two (2) bays to allow flexibility in housing engines and/or rescue units, accommodate future operational needs, and provide storm-related contingency capacity. Chief Gollan confirmed all fire stations under construction will have two (2) bays and adequate personnel accommodations. Further comment and discussion ensued.

In response to Commissioner Glassman's question, Chief Gollan explained his recommendation regarding emergency response vehicles in the Garage and confirmed the preferred approach is having drive-through access and direct access to NE 9th Street and Federal Highway, avoiding deployment through the park and minimizing traffic conflicts during events. Further comment and discussion ensued.

In response to Commissioner Sorensen's question regarding having additional athletic fields versus passive green space at Holiday Park, Carl Williams, Parks and Recreation Department Director, noted that the fields are heavily programmed and that adding more fields would be challenging. Commissioner Sorensen commented that additional athletic fields could potentially be added in the southern passive area or on portions of the surface parking area. Mr. Williams noted that field use is often at capacity.

Mayor Trantalis announced the members of G3 Team.

Mayor Trantalis recognized Gerry Guenther, G3 Managing Principal. Mr. Guenther along with Dan Helmick, Finrock Executive Vice President, and Thomas Green, Keith Engineering; Yvonne Garth, Garth Solutions President; Jacob Lucky, Finrock, Senior Project Executive; and Stephanie Ruiz, Finrock Project Design narrated portions of their presentation entitled *G3 Development Public Private Partnership to Build HOLIDAY PARK PARKING GARAGE*.

***A copy of the presentation is part of the back to this Agenda item.***

In response to Mayor Trantalis' questions, Mr. Lucky confirmed Option 2 includes ten thousand square feet of space for a fire station at an estimated cost of approximately \$10,000,000. Mr. Lucky clarified that the total cost for Option 2 is \$38,000,000, which includes full buildout of the fire station and one thousand (1,000) vehicle parking spaces. Further comment and discussion ensued. In response to Mayor Trantalis' question, Mr. Lucky confirmed emergency vehicles must back-in to the fire station.

In response to Mayor Trantalis' question, Mr. Lucky confirmed a two (2) month construction timeline following permitting for construction of three hundred (300) surface parking lot spaces. In response to Commissioner Sorensen's question, Mr. Lucky confirmed Option 2 also includes buildout of the surface parking lot.

In response to Mayor Trantalis' question, Ms. Ruiz clarified the thirty-five foot (35') building elevation does not include the elevator height. Mayor Trantalis noted that the primary purpose of Garage screening is to prevent fluorescent lighting detracting from the park setting and expounded on his perspective.

In response to Mayor Trantalis' question, Ms. Ruiz explained that the Garage includes three (3) emergency vehicle ingress and egress points, located on the north, east, and west sides, including access near The Parker and War Memorial Auditorium.

In response to Commissioner Sorensen's question, G3 clarified aspects of the project schedule, resulting in an overall duration of approximately two (2) years from award to completion.

G3 stated that the project assumes private financing, with lower lease

payments possible if the City financed the project using tax-exempt bonds and confirmed City bond funding would be approximately two percent (2%) lower.

In response to Mayor Trantalis' question regarding financing costs, Mr. Guenther confirmed that their financing model did not include the City financing the project.

In response to Commissioner Sorensen's questions, Mr. Guenther confirmed that the total project cost, including the Garage, fire station, and surface lot, is approximately \$38,000,000. The per space cost of \$25,000 applies to Garage spaces only, while surface parking spaces are estimated at approximately \$7,000 per space.

In response to Commissioner Sorensen's questions, Mr. Guenther explained the anticipated useful life of the Garage is approximately sixty (60) years, explained related maintenance details, and discussed the ability and challenges of adding additional levels. In response to Commissioner Sorensen's question regarding using permeable materials for the surface parking lot, Mr. Guenther confirmed and noted related costs were not included in the base price.

Mayor Trantalis recessed the meeting at 3:40 p.m.

Mayor Trantalis reconvened the meeting at 3:47 p.m.

Mayor Trantalis announced the members of Holiday Park Parking Partners, LLC, Team (HPPP) in attendance. Mayor Trantalis recognized Cody Kiess, CORE Construction President. Mr. Kiess introduced John Milledge, Counsel for HPPP. Mr. Milledge discussed HPPP's efforts to formulate their proposal for the Garage.

Mr. Kiess along with HPPP Team members Vincent Jannetti, Clarence Capital Managing Director; David Kiley, Clarence Capital Managing Director; Juan Justiniano, Justin Architects Principal; Teen Woon, Justin Architects Sr. Architect; Rudy Ortiz, CES Consultants Founder & CEO; Juan Alfonso; CES Consultants President; Rolando Tapanes, VertiPorts by Atlantic Head of Development; Kevin Dahm, Parking Advisors Co-Founder & Principal; Scott Maclaren, Stiles Corporation President; Whitt Markum, Stiles Corporation Project Executive; Gregory Kimmelman, Stiles Director of Preconstruction; Corey Green, Core Senior Superintendent; Kristof Von Anderson, Core Preconstruction; and Lethe-Anne Kazeh-Anfo, Core Virtual Construction narrated portions of their presentation entitled *TURNKEY P3 SERVICES FOR THE CITY*

*OF FORT LAUDERDALE - HOLIDAY PARK GARAGE.*

***A copy of the presentation is part of the back to this Agenda item.***

In response to Commissioner Sorensen's question regarding the advantages and disadvantages of incorporating a fire station in the Garage or a standalone fire station, Chief Gollan explained that firefighter parking can be accommodated on the roof of the Garage, consistent with Fire Station 17 at the Heron Garage, and that interior design features would address fire ratings and sound dampening to mitigate vehicle noise. In response to Commissioner Sorensen's question, Chief Gollan indicated that the previously referenced allocation of thirty-three (33) parking spaces was excessive, noting that the number required would be based on operational needs.

In response to Commissioner Sorensen's question regarding ingress and egress aspects of fire station design, Fire Chief Gollan stated fire operations should be separated from high-traffic Park areas with emergency access routed through Northeast 9th Street to minimize congestion. A drive-through bay configuration would allow emergency vehicles to enter and exit efficiently while avoiding high-traffic park areas. Further comment and discussion ensued.

In response to Mayor Trantalis' question, Mr. Alfonso said that preliminary cost estimates for a fire station have been developed and the estimated costs are consistent with other proposals, averaging approximately \$970 per square foot. Mr. Alfonso noted that their cost estimate is slightly lower by approximately fifteen dollars (\$15) per square foot.

Mayor Trantalis remarked that their rendering includes five (5) stories of parking, totaling approximately one thousand (1,000) parking spaces, including the rooftop.

In response to Commissioner Sorensen's questions, Mr. Kiess said that the total for a ten thousand square foot parking garage and a semi-permeable surface parking lot is approximately \$34,120,000 and the cost with a fire station is approximately \$42,375,500. Commissioner Sorensen reviewed his understanding of costs of the proposals thus far.

City Manager Williams clarified that detailed information regarding the fire station's inclusion, costs, schedule, and square footage were not available to staff or PFM and that those additional details are now being provided.

In response to Mayor Trantalis' question, Mr. Kiess confirmed HPPP's ability to finance Garage construction costs at a rate very close to the City. Mayor Trantalis reiterated it would be less expensive for the City to finance construction of a Garage and expounded on his viewpoint. In response to Mayor Trantalis' question regarding whether the inclusion of a vertiport on top of the Garage would reduce parking capacity, Mr. Kiess clarified that the vertiport would be located on a separate top deck and would not reduce parking spaces. Mayor Trantalis noted that removing the vertiport could allow additional rooftop parking, potentially adding approximately two hundred fifty (250) spaces. Mr. Kiess confirmed and noted that additional parking levels could be added to the Garage if desired. Further comment and discussion ensued regarding including a vertiport.

Commissioner Glassman noted positive resident feedback from surrounding neighborhoods regarding the Garage having a vertiport.

Vice Mayor Herbst expressed opposition to charging for parking at public parks, emphasizing that they should remain free and accessible for families and recreational use. He recommended avoiding any revenue model that charges residents to park for general use and stated that parking fees should apply to park access for performance and sports facilities. Further comment and discussion ensued regarding current parking revenue for The Parker. Mayor Trantalis requested scheduling a separate discussion on that topic.

The HPPP Team showed a vertiport video.

***A copy of the video can be obtained through the Office of the City Clerk.***

Mayor Trantalis recessed the meeting at 4:24 p.m.

Mayor Trantalis reconvened the meeting at 4:32 p.m.

Mayor Trantalis recognized John Scherer, Park Place Garages, LLC (PPG). Mr. Scherer along with PPG's Team members, Rick Derrer, Gulf Building Chief Operating Officer; Rob Gillette, Gulf Building Senior Vice President; Ray Garfield, Garfield Public/Private LLC, Chairman; Mark Santos, Walker Consultants Principal / Director of Operations; Merrill Romanik, Stratus Architect / Vice President; Tom McDonald, Craven Thompson & Associates President; J.W. Howard, Morgan Stanley Executive Director Head of Florida Coverage; Shai Markowicz, Morgan

Stanley Executive Director - Head of Social Infrastructure Group; and Steve Galbreath, Garfield Public/Private LLC Partner & Chief Development Officer, narrated portions of their presentation entitled *Holiday Park Parking Garage & Fire Station*.

***A copy of the presentation is part of the back to this Agenda item.***

In response to Mayor Trantalis' question, Mr. Santos clarified that passenger pick-up and drop-off for The Parker would continue to occur under the portico, while valet vehicle storage would be on the ground floor of the Garage.

In response to Vice Mayor Herbst's question regarding the estimated five percent (5.0%) to five point two-three percent (5.23%) interest rate for Garage financing and whether providing a backup security pledge could reduce the interest rate, Mr. Howard confirmed and explained related information. Further comment and discussion ensued.

In response to Mayor Trantalis' question regarding the chart entitled *Parking Garage Summary*, Mr. Scherer confirmed that it reflects a blended cost of approximately \$31,000 per Garage parking space, inclusive of the surface parking spaces and explained related information.

In response to Commissioner Sorensen's question regarding PPG's total project costs, Mr. Scherer explained that the \$41,000,000 figure reflects only the cost of the Garage and excludes the fire station and clarified that adding the fire station, estimated at approximately \$8,800,000, brings the total project cost to approximately \$49,000,000.

Vice Mayor Herbst expressed concern that the \$8,000,000 cost estimate is higher than expected, noting that earlier standalone stations were closer to \$5,000,000 and acknowledged increasing costs. Vice Mayor Herbst questioned why integrating a fire station into a larger structure did not result in cost savings and requested further explanation. Mr. Scherer explained fire station construction requires building it within the Garage.

In response to Commissioner Sorensen's question regarding using semi-permeable materials for the surface parking, Mr. Scherer discussed details of related options and confirmed that a cost estimate for permeable materials was not available at this time.

Mayor Trantalis requested an objective, apples-to-apples comparison of total project costs, including the garage, surface parking, and fire station.

Further comment and discussion ensued regarding aspects of the three (3) Garage proposals.

City Auditor Patrick Reilly explained his understanding of allotted parking spaces in each proposal. Further comment and discussion ensued.

In response to Mayor Trantalis' question regarding the cost of a standalone Garage with 1,000 parking spaces, Mr. Kiess clarified HPPP's cost for a one thousand (1,000) space Garage would be \$31,500,000. Further comment and discussion ensued.

Mayor Trantalis reviewed and clarified his understanding of the three (3) proposals for the Garage, a surface parking lot, and a fire station. Further comment and discussion ensued. Mayor Trantalis noted the cost deltas in the three (3) proposals.

Commissioner Sorensen discussed his viewpoint and noted that the proposal numbers have changed, and corrections have been made and stated that additional time is needed before making a decision. Commissioner Sorensen recommended that PFM and City Auditor Reilly review and analyze the updated figures, and suggested deferring a Commission decision until January to allow for full evaluation.

Commissioner Glassman concurred with Mayor Trantalis' comments to move forward.

In response to Mayor Trantalis' question, Commissioner Beasley-Pittman noted the importance of transparency and community awareness, noting that significant last-minute changes warrant additional time for neighbors to review and understand the updated information, and expressed a preference to defer action to allow for public input and clarity. Vice Mayor Herbst concurred and said that too many varying figures were presented and emphasized the need for a single, consistent set of vetted numbers that incorporate the same assumptions, and expounded on his viewpoint.

Mayor Trantalis stated that the item would return as a formal evening agenda item rather than a conference item, with Commission action to be taken based on staff backup materials. Commissioner Glassman asked whether PFM would be re-engaged to review the revised information, noting concerns about inconsistencies between presentations and the need for all parties to operate from the same, coordinated set of data. Further comment and discussion ensued.

Vice Mayor Herbst and Mayor Trantalis requested City Auditor Reilly

review and provide clarity and consistency with regard to the three (3) proposers' final project numbers. Mayor Trantalis remarked that all three (3) proposers are well qualified, expounded on his perspective, and recommended deferring a decision until the January 6, 2026, Commission Meeting. Further comment and discussion ensued.

Commissioner Glassman remarked on scheduling concerns and clarity associated with items impacting District 2. Further comment and discussion ensued. City Manager Williams confirmed that the New River Trading Post and the International Swimming Hall of Fame projects are intended to return as evening agenda items on January 6, 2026.

Vice Mayor Herbst requested that all proposals be repriced using a single, consistent set of criteria to allow an apples-to-apples comparison, including a one thousand (1,000) parking space garage, approximately three hundred (300) surface parking spaces, and a fire station size based on Fire Department needs to ensure uniform assumptions across all proposals.

In response to Commissioner Glassman's questions, Mr. Rogers confirmed that staff would re-engage with all three (3) proposers, apply the standardized criteria, and return with a revised comparative analysis for Commission consideration at the January 6, 2026, Regular Meeting.

Mayor Trantalis recessed the meeting at 5:25 p.m.

**BUS-3** [25-0567](#)

Las Olas Mobility Western Corridor (Downtown, Retail Shops, Colee Hammock) Design Update - (Commission District 4)

Deferred to a future Commission Meeting.

**EXECUTIVE CLOSED DOOR SESSION - 4:30 P.M. OR AS SOON THEREAFTER AS POSSIBLE**

[25-1185](#)

The City Commission shall meet privately to discuss pending litigation, pursuant to Section 286.011(8), Florida Statutes, concerning the following matter(s):

Paula Wren v. City of Fort Lauderdale Case No.: CACE 25-004231 (03)

Mayor Trantalis announced the City Commission shall meet privately to conduct discussions between the City Manager, the City Attorney, and the City Commission relative to pending litigation pursuant to Section 286.011(8), Florida Statutes, in connection with the following matter(s):

Paula Wren v. City of Fort Lauderdale

Case No.: CACE 25-004231 (03)

Present at the attorney-client session will be:

Mayor Dean J. Trantalis  
Vice Mayor/Commissioner John C. Herbst  
Commissioner Steven Glassman  
Commissioner Pamela Beasley-Pittman  
Commissioner Ben Sorensen  
City Manager Rickelle Williams  
City Attorney Shari L. McCartney  
Deputy City Attorney D'Wayne M. Spence  
Assistant City Attorney Robert M. Oldershaw, and  
Certified Court Reporter from Bailey-Entin Court Reporting

The estimated length of this session will be approximately 15 minutes.

Mayor Trantalis adjourned the Executive Closed-Door Session at 6:35 p.m.

Mayor Trantalis recessed the Conference Meeting at 6:35 p.m.

Mayor Trantalis reconvened the Conference Meeting at 9:56 p.m.

### **CITY COMMISSIONERS' REPORTS**

***Commission Members announced recent and upcoming community events and expounded on related information.***

Commissioner Beasley-Pittman discussed attending an event at Fort Lauderdale Executive Airport (FXE) focused on building a student-based talent pipeline for the aviation, marine, and automotive industries. Rufus James, FXE Director, explained this effort is led by Experience Aviation and aviator Barrington Irving.

Commissioner Glassman discussed the December 8, 2025, reopening event for the Jimmy Evert Tennis Center at Holiday Park, celebrating the completion of improvements and where more than six hundred (600) young athletes from around the world participated in the Orange Bowl International Tennis Championships, which relocated to the City.

In response to Commissioner Glassman's question regarding an update on negotiations with the selected City Hall development team, City Manager Williams responded that a kickoff meeting is scheduled for

January 8, 2026, preceded by internal staff coordination and engagement of outside counsel to discuss strategy. City Manager Williams confirmed staff's commitment to keeping the Commission informed and returning with updates as progress is made. Commissioner Glassman remarked on his hope that the process will proceed as quickly as possible.

Commissioner Glassman congratulated Fire-Rescue Chief Gollan for being selected as the Broward County Fire Chief Association's Fire Chief of the Year. Commissioner Glassman also congratulated Susan Grant on receiving the Excellence in Leadership Award from the Broward County City Managers' Association.

Commissioner Sorensen raised concerns about e-bike activity in parks and neighborhoods, and suggested that additional regulations are needed. Commissioner Sorensen requested that City Attorney McCartney review potential ordinance options, including restrictions on City property and sidewalks, age requirements, and other safety measures. Mayor Trantalis agreed and directed the City Attorney's Office to explore options and report back.

Commissioner Sorensen discussed further reducing single-use plastics, noting the City's progress and suggesting consideration of a ban at City events and on City property. Mayor Trantalis questioned whether state law preempts local authority in this area. City Attorney McCartney said she would research the issue and report back to the Commission.

Commissioner Sorensen revisited prior discussions about using drone shows as an alternative to fireworks for the Fourth of July and New Year's celebrations. City Manager Williams confirmed that a short fireworks show and a drone show are both planned for the upcoming New Year's celebration. Further comment and discussion ensued.

Commissioner Sorensen shared an initiative being developed with the Boys & Girls Club of Broward County to create a one-day internship or job-shadowing program for high school students who may not otherwise have access to career exposure opportunities. Commissioner Sorensen invited participation from other Commissioners and community professionals willing to host students. Further comment and discussion ensued. City Manager Williams confirmed staff would explore a proposed one-day internship program and suggested that the initial focus could be on City departments as a way to build a future recruitment pipeline.

### CITY MANAGER'S REPORT

**MGR-1** [25-1206](#)

City Commission Follow-up Action Items - (Commission Districts 1, 2, 3 and 4)

City Manager Williams announced Fire-Rescue Department Driver-Engineer Alexander Pritchard was awarded Firefighter of the Year by the Fire Chiefs' Association of Broward County.

### MAYOR'S REPORT

***Mayor Trantalis announced recent and upcoming community events and expounded on related information.***

Mayor Trantalis recognized Lisa Scott-Founds, President & CEO of Winterfest, Inc., for another outstanding year of Winterfest events. He commented on the upcoming grand opening of the Omni Hotel at the Broward County Convention Center.

### CITY ATTORNEY'S REPORT

None.

### ADJOURNMENT

Mayor Trantalis adjourned the meeting at 10:01 p.m.