

City of Fort Lauderdale

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Meeting Minutes

Tuesday, July 2, 2024

1:30 PM

NSU Art Museum - Horvitz Auditorium
1 E Las Olas Blvd, Fort Lauderdale, FL 33301

City Commission Conference Meeting

FORT LAUDERDALE CITY COMMISSION

DEAN J. TRANTALIS Mayor

STEVEN GLASSMAN Vice Mayor - Commissioner - District II

JOHN C. HERBST Commissioner - District I

PAM BEASLEY-PITTMAN Commissioner - District III

WARREN STURMAN Commissioner - District IV

SUSAN GRANT, Acting City Manager

DAVID R. SOLOMAN, City Clerk

THOMAS J. ANSBRO, City Attorney

PATRICK REILLY, City Auditor

CALL TO ORDER

Mayor Trantalis called the meeting to order at 1:34 p.m.

COMMISSION QUORUM ESTABLISHED

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

Also Present: Acting City Manager Susan Grant, Deputy City Clerk Casandra Brown, City Attorney Thomas J. Ansbro, and City Auditor Patrick Reilly

PRESENTATIONS

PRES- [24-0658](#)

1

Presentation - Marty Kiar, Broward County Property Appraiser

Broward County Property Appraiser Marty Kiar reviewed the role and responsibilities of the Office of the Broward County Property Appraiser. Mr. Kiar discussed increased property values and new construction revenue, tax rolls, available exemptions, and other related information.

In response to Commissioner Sturman's question, Mr. Kiar clarified that the revenue information discussed applies to the City, not Broward County. Mr. Kiar discussed efforts with the assistance of law enforcement to pursue real estate title fraud, expounded on related information, cited examples, and discussed how homeowners can protect their homes.

In response to Commissioner Sturman's question, Mr. Kiar confirmed exemption benefits and portability apply to individuals relocating to the City from other areas of the State and remarked on the large number of out-of-state people relocating to the area causing increases to housing costs and discussed related information.

Mayor Trantalis commented on the City maintaining the current millage rate over the past eighteen (18) years. Further comment and discussion ensued.

Commissioner Beasley-Pittman remarked on the \$250,000 home value limit required for a senior housing exemption and expounded on her viewpoint. In response to Commissioner Beasley-Pittman's question, Mr. Kiar discussed the possibility of the State Legislature placing an initiative

on a future ballot to increase the current \$250,000 home value limit for a senior exemption.

OLD/NEW BUSINESS

BUS-1 [24-0677](#)

Urban Land Institute - City Hall Project Presentation - (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis recognized Anthony Fajardo, Assistant City Manager. Mr. Fajardo provided an overview of this Agenda item and explained related information.

Mayor Trantalis recognized Cushla Talbut, Esq., Associate Attorney, Greenberg Traurig, and member of the Southeast Florida/Caribbean Urban Land Institute (ULI) Leadership Program (Program). Ms. Talbut narrated a presentation entitled *2024 LEADERSHIP INSTITUTE REDEVELOPMENT OF THE CITY OF FORT LAUDERDALE'S CIVIC HEART "REBUILDING TODAY FOR AN INNOVATIVE TOMORROW."*

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

Mayor Trantalis recognized Muriel Bryan Ramirez, Assistant Director of Development Services for Lauderdale-by-the-Sea, and Program member. Ms. Ramirez continued the presentation.

Mayor Trantalis recognized Jake Torres - Principal and Qualifier, Tower Construction Management, and Program member. Mr. Torres continued the presentation.

Mayor Trantalis recognized Carlos Morales, Program member. Mr. Morales continued the presentation.

Mayor Trantalis recognized Esteban Perez, Vice President of Development at The Kolter Group, and Program member. Mr. Perez continued the presentation.

Commissioner Herbst discussed his opposition to the recommendations included in the presentation and cited examples. He explained his viewpoint that the future workforce would be downsized, discussed other options, and remarked on his preference for a new City Hall location adjacent to the new Police Department Headquarters. Commissioner Herbst commented on information supporting his opposition to the Program recommendations.

In response to Commissioner Sturman's question, Commissioner Herbst discussed the nationwide downward trend in commercial office space and commented on related details. Further comment and discussion ensued.

Commissioner Beasley-Pittman acknowledged points raised by Commissioner Herbst. She remarked on her attendance at Reimagining City Hall Workshops (Workshops) with community members and commented on the need to address the perspective of workers born since 1980, Millennials (Generation Y), Generation Z, and Generation Alpha, who did not participate in the Workshops and will be utilizing the new City Hall over the next sixty (60) years.

Vice Mayor Glassman emphasized his opposition to Commissioner Herbst's viewpoint and expounded on his perspective. He acknowledged the similarity of the Program's efforts to those of the Infrastructure Task Force Advisory Committee (ITFAC), which included community outreach efforts. Vice Mayor Glassman concurred with the recommendations included in the presentation and cited examples.

Commissioner Sturman agreed with points raised by Commissioner Herbst and Vice Mayor Glassman. Further comment and discussion ensued.

Mayor Trantalis recognized Jenni Morejon, President and Chief Executive Officer of the Fort Lauderdale Downtown Development Authority (DDA). Ms. Morejon discussed her involvement with the ULI, acknowledged the efforts of Program members and confirmed the DDA's support of a new City Hall.

Mayor Trantalis recognized Marilyn Mammano, 1819 SE 17th Street, and ITFAC Chair. Ms. Mammano discussed her viewpoint and noted the ITFAC's perspective was significantly broader.

Mayor Trantalis acknowledged the work of those participating in the Program and concurred with numerous presentation recommendations. He recapped past efforts for a Joint Government Center with Broward County, noted the need to consider future workforce office models, remarked on possible site locations, and discussed related information. Mayor Trantalis concurred with points discussed by Vice Mayor Glassman and noted his viewpoint regarding office space and shopping mall trends in South Florida versus other areas of the country.

In response to Commissioner Sturman's question, Mayor Trantalis explained his understanding of the completion date for the new Federal Courthouse and noted the current site would not be available as a site for a new City Hall for approximately five (5) to six (6) years.

Commissioner Herbst acknowledged the work of the ULI and remarked on the workability of the current City Hall solution. Commissioner Herbst commented on the benefits of waiting five (5) to six (6) years to understand the viability of a hybrid workforce model and the impact of artificial intelligence (AI) before making decisions about a new City Hall. Further comment and discussion ensued.

In response to Vice Mayor Glassman's questions, Acting City Manager Susan Grant explained Staff efforts going forward. Commission feedback would be used to develop a plan for the next steps, including a site selection plan, having an owner's representative for the project, and deciding whether to utilize staff or an outside consultant. Staff will present its recommendations at the August 20, 2024, Commission Conference Meeting.

BUS-2 [24-0625](#)

Fort Lauderdale Police Headquarters Update - (Commission District 2)

Mayor Trantalis recognized Anthony Fajardo, Assistant City Manager. Mr. Fajardo provided an overview of the Agenda item and narrated a presentation entitled *Fort Lauderdale Police Headquarters Project Update*.

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

In response to Mayor Trantalis' question, Mr. Fajardo explained details associated new Fort Lauderdale Police Headquarters (Project) and initial corrective measures to reinforce columns addressing the construction defect known as deflection (construction defect). Mayor Trantalis remarked on his perspective regarding the construction defect. Further comment and discussion ensued.

Mayor Trantalis recognized Tim Blair, Managing Principal of AECOM. Mr. Blair continued narrating the portion of the presentation entitled *AECOM/Thornton Tomasetti-Structural Overview*, which focused on the path forward to remedy the construction defect.

In response to Vice Mayor Glassman's question, Mr. Blair explained that the structural analysis did not factor in the weight of precast slabs, which

was a human error and expounded on related details.

In response to Mayor Trantalis' question, Mr. Blair explained the details of the construction defect.

In response to Mayor Trantalis' question regarding future water damage associated with the construction defect, Mr. Blair explained there would be a finished roof over the concrete cracks to prevent water infiltration. Mr. Fajardo expounded on details regarding the finished roof. Mayor Trantalis commented on the construction defect, structural integrity, and his perspective. Mr. Blair continued the presentation.

In response to Mayor Trantalis' question, Mr. Blair said that the City will receive a warranty for the next fifty-seven (57) months and explained work to reinforce the concrete with supporting beams.

Mr. Fajardo said that the Building Services Department will review remedial actions for the construction defect and will provide its response.

In response to Vice Mayor Glassman's question regarding monitoring the efforts of all stakeholders involved in the remediation efforts, maintaining a list of related costs for reimbursement to the City, and ensuring all stakeholders are on the same page, Mr. Fajardo confirmed and explained related details. Further comment and discussion ensued.

Commissioner Herbst discussed his viewpoint in opposition to an engineering solution and recommended demolition of the building and beginning again due to future concerns related to water intrusion and ensuing mold problems. He discussed similar concerns experienced at the former Police Department Headquarters and at a District 1 Fire Station and cited additional examples encountered by the School Board of Broward County. Commissioner Herbst commented on the need for a performance bond to protect the City from any future issues related to construction defects.

In response to Mayor Trantalis' question, Mr. Fajardo explained that value engineering efforts were pursued prior to his involvement in the Project, and Staff did not include items associated with pending change orders in the original agreement. In response to Mayor Trantalis' question about using the Project's adjacent Community Center as a Commission meeting space, Mr. Fajardo explained that it would be useful for smaller Board and Committee meetings.

In response to Commissioner Sturman's question, Mr. Fajardo confirmed

the Community Center is a public entity and open to the public.

In response to Commissioner Herbst's question, Mr. Fajardo explained that the City would pay Mas Construction Services, Inc. (Mas) for costs associated with the additional design, construction work, and materials to correct the construction defect. AECOM will reimburse the City for costs paid to Mas. Commissioner Herbst emphasized his opposition to the City acting as a conduit for payments to Mas. Mr. Fajardo said Staff will explore related options.

Mr. Fajardo remarked on dwindling contingency amounts, noting that they need to be replenished. Commissioner Herbst said the contingency was small because the project had a guaranteed maximum price (GMP) and expounded on his viewpoint. Commissioner Herbst said that the request for proposals (RFP) should have included additional specifications and discussed recommendations. Further comment and discussion ensued.

Mayor Trantalis discussed concerns related to initial plans for the project, subsequent increased costs, the need for a cost cap, and expounded on his viewpoint. Mr. Fajardo clarified increased expenses related to the Police Department Radio Tower are associated with needed equipment upgrades, not the relocation of the Radio Tower. Further comment and discussion ensued.

BUS-3 [24-0431](#)

Park Impact Fees Policy Recommendations - (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis recognized Yvette Matthews, Office of Management and Budget Acting Director. Ms. Matthews provided an overview of this Agenda item and narrated a presentation entitled *PARK IMPACT FEE ALLOCATION RECOMMENDATIONS*.

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

In response to Commissioner Sturman's question, Ms. Matthews explained that the amount listed for 2024 Park Impact Fees (PIFs) as of May 24, 2024, do not reflect the total for 2024 and PIFs are determined by building permits.

In response to Mayor Trantalis' question, Ms. Matthews explained that Staff's recommendation includes fifty percent (50%) of PIFs funding regional parks because they are a destination serving the entire Community. The other fifty percent (50%) of PIFs would fund parks in the District where the contributing development is located. Mayor Trantalis

expounded on his perspective and cited related examples. Vice Mayor Glassman noted that this had been a topic of discussion for many years.

Acting City Manager Grant explained the position of the City Attorney's Office is that regional parks qualify for use of PIFs for Park expansion, not replacement.

Vice Mayor Glassman noted the allocation of fifty percent (50%) of PIFs for use in the District where the development occurred is better than nothing.

In response to Vice Mayor Glassman's question, Ms. Matthews explained regional parks are defined as Parks that serve an expansive portion of City-wide residents, are located within fifteen (15) miles of the development contributing to the PIFs, and remarked on related case law. Vice Mayor Glassman discussed the need for a list of all regional parks. Acting City Manager Grant confirmed Staff will provide a list of regional parks. Further comment and discussion ensued.

Vice Mayor Glassman remarked on the inclusion of the District 2 Oceanside Park as a regional park in the presentation. Commissioner Herbst noted similar concerns and the significant amount of PIFs used for beach area park projects from contributing development in the downtown area. The beach area and its amenities serve as a regional park because they attract residents throughout the City.

Commissioner Sturman commented on the need to reevaluate Tunnel Top Park as a District 4 signature park, which was included in the Parks Bond, and recommended consideration of Snyder Park as a signature park. Mayor Trantalis said that Tunnel Top Park was included in the Parks Bond due to its capital expense. Further comment and discussion ensued.

In response to Commissioner Sturman's question, Enrique Sanchez, Parks and Recreation Department Deputy Director, said that the total cost of Tunnel Top Park was approximately \$10,000,000. He explained funding details, remarked on related information, and said no additional costs are anticipated. Commissioner Sturman said he would not support additional funding to expand Tunnel Top Park. He supports allocating fifty percent (50%) of PIFs to expand other District 4 Parks. Further comment and discussion ensued.

Mayor Trantalis recognized Ted Inserra, 912 SW 19th Street, River Oaks Civic Association President. Mr. Inserra discussed his viewpoint and

noted concerns in Riverland Park.

Mayor Trantalis recognized Marilyn Mammano, 1819 SE 17th Street, on behalf of the Harbordale Civic Association. Ms. Mammano read from a prepared statement regarding this Agenda item.

A copy has been made part of the backup to this Agenda item.

Mayor Trantalis discussed the difference between signature parks and regional parks. Further comment and discussion ensued.

Commissioner Herbst commented on the term signature parks used in the Parks Bond and remarked on his viewpoint. He discussed PIFs, related information and his perspective. Further comment and discussion ensued.

In response to Commissioner Herbst's questions, Deputy City Attorney D'Wayne Spence said discussion of the State Statute and Broward County (County) case law involves a nexus of planning, legal definition, and budgeting to determine a concept. Deputy City Attorney Spence explained County case law and said future terminology would be signature parks versus regional parks. He discussed the model and details included in existing Code.

Mayor Trantalis remarked on his concern regarding using County case law as a model and explained his viewpoint, noting the County is significantly larger than the City. He concurred with Ms. Mammano's recommendation that the Parks, Recreation, and Beaches Board review the presentation and provide recommendations to the Commission. Mayor Trantalis cited examples of improvements to City Parks and expanded resident use.

Commissioner Sturman discussed his perspective and support for fifty percent (50%) of PIFs going into a District Park that is walkable from the contributing development and the other fifty percent (50%) being used in the area where the contributing development is located. Any unused portion of the fifty percent (50%) allocated to a Park within walking distance from the contributing development should remain in that District. Further comment and discussion ensued.

In response to Vice Mayor Glassman's question about Staff providing a list of projects and their respective PIFs from inception, Ms. Matthews remarked on the availability of that information. Acting City Manager Grant confirmed that Staff will research. Further comment and discussion

ensued.

Mayor Trantalis recognized Acting Assistant City Manager Ben Rogers. Mr. Rogers discussed the history and initial concept for Tunnel Top Park and decisions made by the previous Commission to reduce costs and move forward with base elements.

Commissioner Beasley-Pittman commented on the need for equitable use of PIFs in all Districts. She noted the purpose of the Parks Bond and the importance of ensuring that all Districts receive their fair share. Vice Mayor Glassman noted that since 2006, PIFs generated from District 2 have been used throughout the City. He commented on ensuring that residents in the District impacted by the new development have adequate park greenspace.

Mayor Trantalis confirmed a decision on this topic would be deferred until the Parks, Recreation, and Beaches Board has reviewed and provided recommendations to the Commission.

Commissioner Herbst commented on adding amenities to parks, which could transform those parks into regional parks and remarked on the past use of PIFs. Further comment and discussion ensued.

Commissioner Sturman discussed the need to use PIFs for residents impacted the most by area development. In response to Commissioner Sturman's questions, Ms. Matthews commented on development and redevelopment that contribute to PIFs.

Commissioner Beasley-Pittman remarked on the negative impact of not enhancing parks and greenspace in Districts that do not have significant development.

Mayor Trantalis recognized Chris Cooper, Development Services Department Director. In response to Commissioner Sturman's questions, Mr. Cooper discussed information related to projects and PIFs. Further comment and discussion ensued.

Commissioner Herbst commented on the opportunity for PIF exemptions and waivers and cited examples. Mr. Cooper said he would research and advise.

Commissioner Beasley-Pittman suggested rotating PIFs annually in Districts. Deputy City Attorney Spence reiterated the nexus required by State Statute, the need to develop a related methodology, and cited

examples. In response to Commissioner Beasley-Pittman's questions, Deputy City Attorney Spence explained the need for data to support case law related to Parks receiving PIFs within fifteen (15) miles of the contributing development and expounded on related information. Commissioner Beasley-Pittman remarked on Staff's recommendation, and Deputy City Attorney Spence clarified related details. Further comment and discussion ensued.

In response to Commissioner Sturman's questions, Mr. Cooper explained how PIFs are calculated and cited examples.

CONFERENCE REPORTS

CF-1 [24-0647](#)

Audit of the IPS Group, Inc. Contract (Parking Meter Contract) - (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis recognized City Auditor Patrick Reilly. City Auditor Reilly provided an overview of this Agenda item and discussed the Audit objectives, findings, conclusions, and recommendations.

In response to Commissioner Sturman's question, Ben Rogers, Acting Assistant City Manager, explained that the City's GIS map lists the location of parking meters.

In response to Vice Mayor Glassman's question, City Auditor Reilly noted that Staff could easily correct Audit findings. Commissioner Herbst commented on the positive nature of Staff agreeing with Audit Staff findings.

CF-2 [24-0458](#)

Quarterly Investment Report for Period Ending March 31, 2024 - (Commission Districts 1, 2, 3, and 4)

Mayor Trantalis recognized Linda Short, Finance Department Director. Ms. Short reported that the overall earnings of the City's Operating Fund Portfolio and investment funds performed well.

Mayor Trantalis recognized Richard Pengelly, Managing Director of PFM Asset Management LLC. Mr. Pengelly provided an update on market performance and remarked on a positive outlook, commented on the actions of the Federal Reserve, and the anticipation of lower interest rates in 2025.

In response to Mayor Trantalis' question, Mr. Pengelly explained information regarding the rate of return for City investments, noting the blended rates include both long-term investments made when interest

rates were significantly lower. Commissioner Herbst commented that it is a duration issue and expounded on related information.

In response to Commissioner Herbst's question regarding investment strategies, Mr. Pengelly confirmed a neutral investment position and reiterated anticipated future actions by the Federal Reserve.

CITY COMMISSION REPORTS

Members of the Commission announced recent and upcoming events.

In response to Commissioner Herbst's question, Acting City Manager Grant confirmed receipt of a report from Broward County (County) regarding options for the New River Crossing, which is under review by Staff. Commissioner Herbst requested a related Staff Memorandum coordinated with the City's consultant, BDO. He noted that this would be a topic of discussion at the upcoming Broward County Board of County Commissioners Meeting in August 2024.

Commissioner Herbst requested that this topic be scheduled for discussion at an upcoming Commission Conference Meeting. Acting City Manager Grant confirmed it would be scheduled for discussion at the August 20, 2024, Conference Meeting. Commissioner Herbst expounded on his viewpoint regarding the need to align and coordinate with the County to finalize a decision on the New River Crossing. Ben Rogers, Acting Assistant City Manager, explained Staff efforts towards that goal.

Commissioner Herbst provided an update on Lockhart Park mediation efforts. In response to Mayor Trantalis' question, Commissioner Herbst said no further mediation meetings have been scheduled. Commissioner Herbst remarked on discussions with the mediator, former Mayor John P. "Jack" Seiler. He discussed a conversation with Stephanie Toothaker, Esq., counsel for Mas Construction Services, Inc., regarding the City's request for a revised offer. Further comment and discussion ensued.

Commissioner Herbst commented on a recent U.S. Supreme Court decision regarding homelessness and requested an update on City plans to comply. Acting City Manager Grant confirmed an upcoming meeting with Broward County (County) Administration and City Managers from County municipalities that she and Assistant City Manager Fajardo will attend. Staff recommendations will be presented at the August 20, 2024, Conference Meeting.

City Attorney Thomas Ansbro updated the Commission on related meetings with the Broward County Attorney and City Attorneys from County municipalities. Commissioner Herbst recommended designating a Commission Member to participate in those meetings. Mayor Trantalis concurred and expounded on his viewpoint. Commissioner Sturman remarked on his involvement with efforts to address homelessness, and suggested that he represent the Commission. Further comment and discussion ensued.

Mayor Trantalis commented on the interpretation of the recent U.S. Supreme Court decision that reaffirmed the State Statute associated with homelessness. He discussed the enforcement mechanism available to a private citizen to file legal action against the City, which was not addressed in the decision. Further comment and discussion ensued.

Commissioner Sturman confirmed his support of pursuing low-barrier shelters.

Commissioner Herbst discussed his support of moving forward in coordination with the County to address recently enacted State legislation related to homelessness and expounded on his perspective.

Mayor Trantalis discussed Staff efforts in coordination with the Broward County Sheriff's Office and the Broward County Hospital District to address the discharge proceedings of homeless individuals from hospitals and the Broward County Jail. Mayor Trantalis remarked on outreach to Broward County coastal mayors on the topic. Further comment and discussion ensued.

Commissioner Beasley-Pittman confirmed she would continue efforts towards addressing homelessness as a member of Continuum of Care (CoC), Broward County's local planning group working to end homelessness. Commissioner Sturman said he will continue his efforts independently to avoid Sunshine Law notice requirements and will continue to provide updates to the Commission.

Commissioner Beasley-Pittman noted a Broward League of Cities Meeting that included a presentation from the School Board of Broward County Superintendent, who provided an update on the School Board's initiatives and direction. She remarked on a meeting with Susan Leon, the Chief Education Officer, who provided an update on ideas and plans for City schools. Commissioner Beasley-Pittman discussed a meeting with Sistrunk Corridor business owners, Acting City Manager Grant, and Police and Fire Department Staff to address safety concerns on the

Sistrunk Corridor. Commissioner Beasley-Pittman acknowledged the recent graduation of the Fire Academy Cadet Class. Commissioner Beasley-Pittman commented on the Sprouts Market Mobile Food Pantry schedule in District 3 and updated the Commission on several upcoming Back-to-School Events.

Vice Mayor Glassman commented on Staff efforts to rezone greenspace throughout the City as Parks. He acknowledged the efforts of Staff to produce the successful Florida Panthers Parade along State Road A1A to celebrate winning the Stanley Cup, and expounded on his positive perspective. Further comment and discussion ensued.

Vice Mayor Glassman noted an upcoming walk-through of the Las Olas Marina in preparation for the Boat Show and commented on related details and information.

Commissioner Sturman commented on an upcoming District 4 Townhall and said he will provide related updates and details of the proposed Fiscal Year 2025 Budget to residents. He discussed meetings with Broward County Board of County Commissioner Lamar Fisher regarding efforts to comply with recent State legislation addressing homelessness and explained related information. Further comment and discussion ensued.

Mayor Trantalis commented on meetings and conferences attended, including his address to the Greater Fort Lauderdale Chamber of Commerce Board, attendance at the U.S. Council of Mayors Conference in Kansas City, Missouri, and the Tri-County Mayors Conference. Mayor Trantalis discussed the success of the Florida Panthers Hockey organization and expounded on related information. Further comment and discussion ensued regarding similar signature City events and the Florida Panthers investments, including the Ice Plex at Holiday Park.

CITY MANAGER REPORTS

Acting City Manager Grant acknowledged Strategic Communications' messaging and coordination efforts for the Florida Panthers celebration and fireworks safety messaging for the upcoming 4th of July celebration.

MGR-1 [24-0611](#)

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

ADJOURNMENT

Mayor Trantalis adjourned the meeting at 5:23 p.m.