



TURNKEY P3 SERVICES FOR THE CITY OF FORT LAUDERDALE

HOLIDAY PARK GARAGE



HOLIDAY PARK
PARKING PARTNERS



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**WHO
WE ARE**

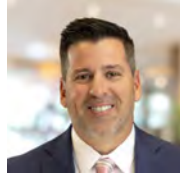
Introduction



WHO WE ARE



Vincent Jannetti
Managing Director
CLARENCE CAPITAL



Juan Alfonso
President & COO
CES CONSULTANTS



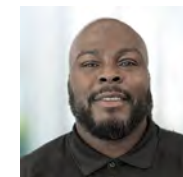
Greg Kimmelman
Director of Preconstruction
Stiles Construction



David Kiley
Managing Director
CLARENCE CAPITAL



Rolando Tapanes
Head of Development
VERTIPOINTS BY
ATLANTIC



Corey Green
Senior Superintendent
CORE



Juan Justiniano
Principal
JUSTIN ARCHITECTS



Kevin Dahm
Co-Founder & Principal
Parking Advisors



Kristof Von Anderson
Preconstruction
CORE



Teen Woon
Sr. Architect
JUSTIN ARCHITECTS



Scott MacLaren
President
Stiles Corporation



Lethe-Anne Kazeh-Anfo
Virtual Construction
CORE



Rudy Ortiz
Founder & CEO
CES Consultants



Whitt Markum
Project Executive
Stiles Construction



Cody Kiess
President
CORE



DEVELOPMENT & COMMERCIAL STRUCTURING

CLARENCE
CAPITAL
PARTNERS



DESIGN-BUILD



OPERATIONS & MAINTAINANCE

CLARENCE
CAPITAL
PARTNERS



No Silos. No Hand-off's. Complete Integration.

WHAT WE DO

Experience and Performance Record

CLARENCE CAPITAL PARTNERS



Delray Beach



\$250M+ Assets Managed



\$50M+ Liquidity



Long-term Patient Capital Provider



#1



Parking Facility Operator in the Nation

\$3B+ Parking Assets Managed; \$250M+ In South Florida



CAM #25-1057



Fort Lauderdale



Fort Lauderdale AIA Award Winner

46

Years In Fort Lauderdale



Fire Stations Design



PORT EVERGLADES HERON PARKING GARAGE



FLL CAR RENTAL FACILITY GARAGE



BROWARD COUNTY JUDICIAL PARKING GARAGE



A. HUGH ADAMS GARAGE (BC + E&J)

Pembroke Pines

ces



JACKSON HEALTH SYSTEM PARKING GARAGES



MARLINS PARK PARKING GARAGES



Fort Lauderdale

95

Year Operating Legacy

100+

North American FBO's

10

Florida Locations



Driven By Data. Built By Demand.

Two-time winner of the Pulitzer Prize

SOUTH FLORIDA

SunSentinel

SUNSENTINEL.COM

THURSDAY, DECEMBER 4, 2025

\$4.50

Some school closures opposed

Broward boundary advisory group recommends keeping 5 of 8 open

By Scott Travis
South Florida Sun Sentinel

The majority of Broward schools targeted for closure next year should stay open, a boundary committee tasked with reviewing proposals to the School Board has recommended.

The district's School Boundary Committee, which consists of about 50 members, is asking

the School Board to keep open five of eight schools being proposed for closure: Glades Middle in Miramar, Walter C. Young Middle in Pembroke Pines, Panther Run Elementary in Pembroke Pines, North Park Elementary in Fort Lauderdale and Fair Middle in Sunrise.

The committee did recommend closing three schools during a meeting Tuesday night: Plantation Middle, Sunshine Elementary in Miramar and Palm Cove Elementary in Pembroke Pines. Plantation Middle would merge with nearby Plantation High to create a 6-12 school. Students at Sunshine would attend nearby Fairway Elementary while students at Palm Cove would attend either Pines Lakes Elementary or Lakeside Elementary, both in Pembroke Pines.

The members of the boundary committee included representatives from schools that may face closure or boundary changes, as well as members of district advisory groups.

It's unclear how much sway the committee's recommendations will have. Last year, the boundary committee considered a proposal to close just one school, Broward Estates Elementary, and it voted against it. Still, Superintendent Howard Hughes recommended its closure and the School Board ultimately approved it.

Turn to School, page 8

Firefighter accused of hitting teens with bat after prank

By Angie DiMichele
South Florida Sun Sentinel

Ding-dong, ding-dong, it's a prank where someone rings a doorbell or knocks on someone's door and runs away before the resident opens the door. There have been several recent cases both in South Florida and throughout the country in which ding-dong ditchers were held at gunpoint, shot or killed.

Lara's father called police to report the teens, and an officer was on the way to the address, someone reported witnessing a man with a bat hitting teenagers in a golf cart near the 2000 block of Northwest 40th Street, according to an arrest warrant. He turned himself in Monday at the Lighthouse Point Police Department.

Turn to Prank, page 2

Futuristic design for City Hall a winner for Fort Lauderdale

By Susannah Bryson
South Florida Sun Sentinel

The new Fort Lauderdale City Hall would be a very landmark, very modern, futuristic — nothing like the boxy old gray building taken over by the flood in April 2023.


On Tuesday night, commissioners ranked four development teams vying to build the new City Hall. One activist referred to the competition as a beauty contest. In the end, the team with the most head-turning design earned the top ranking.

Turn to Hall, page 2

ARCHER

RELATED ROSS

1/4



1,440

43

21

737

Liked by relatedross and others

flyarcher Our planned Miami air taxi network aims to connect South Florida's major cities, including Miami, West Palm Beach, Boca Raton, and Fort Lauderdale, with safe, low-noise electric air taxi flights, dramatically reducing travel times compared to traditional ground transportation.

Headlined by notable partnership with @RelatedRoss and Dragon Global's Magic City Innovation District and featuring flagship locations Hard Rock Stadium and Apogee Golf Club, the network also plans to offer efficient travel options between the region's three major international airports: Miami International Airport (MIA), Fort Lauderdale-Hollywood International Airport (FLL) and Palm Beach International Airport (PBI), as well as several strategic general aviation airports in the area, streamlining travel throughout the region.

MIAMI WTF

@miami_wtf

MIAMI TRAFFIC CRISIS WILL SOON BE SOLVED WITH \$200 FLYING TAXI

MIAMI, FLORIDA TRENDING NOW



onlyinclude

1/3

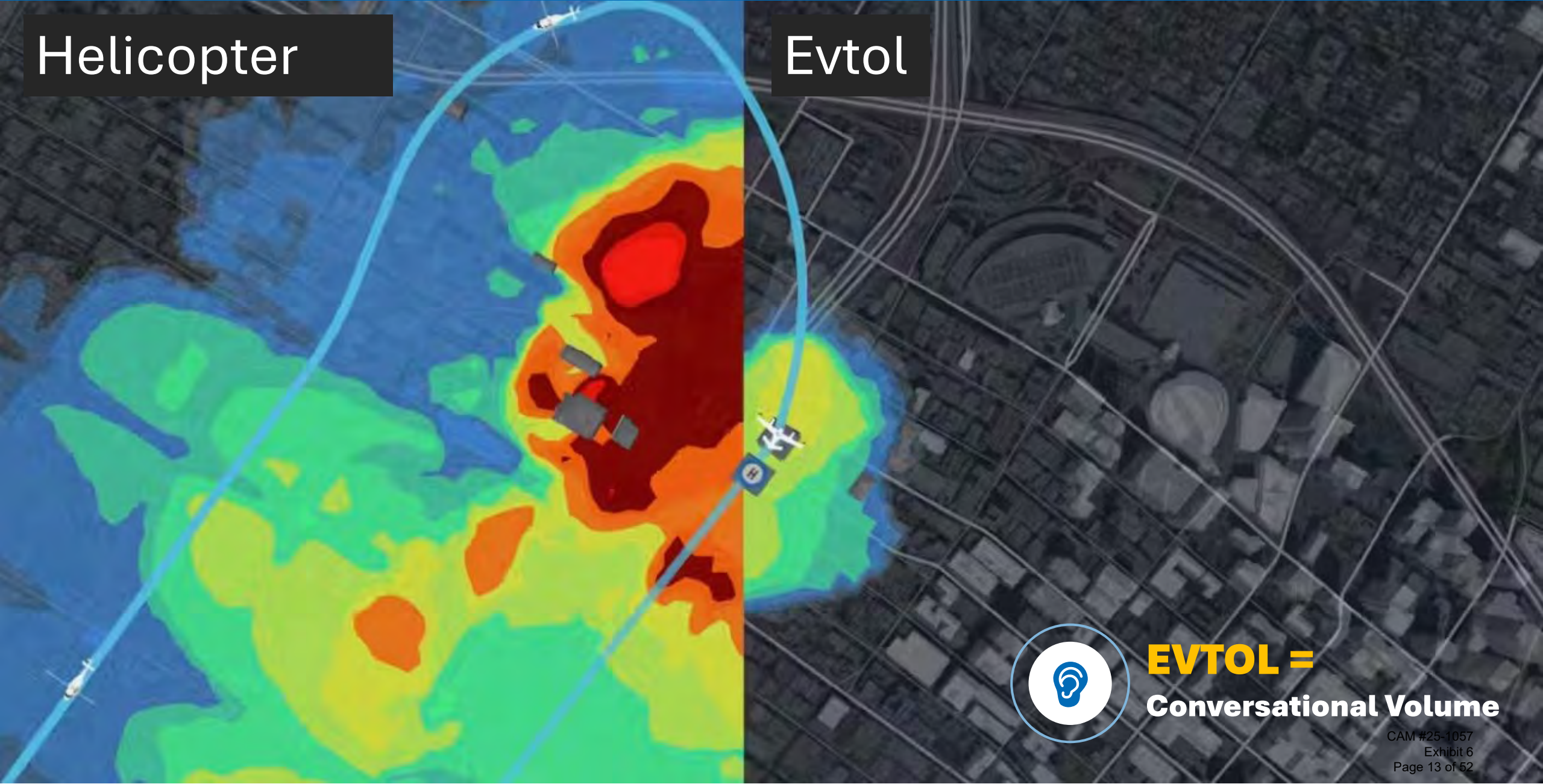


NEWS

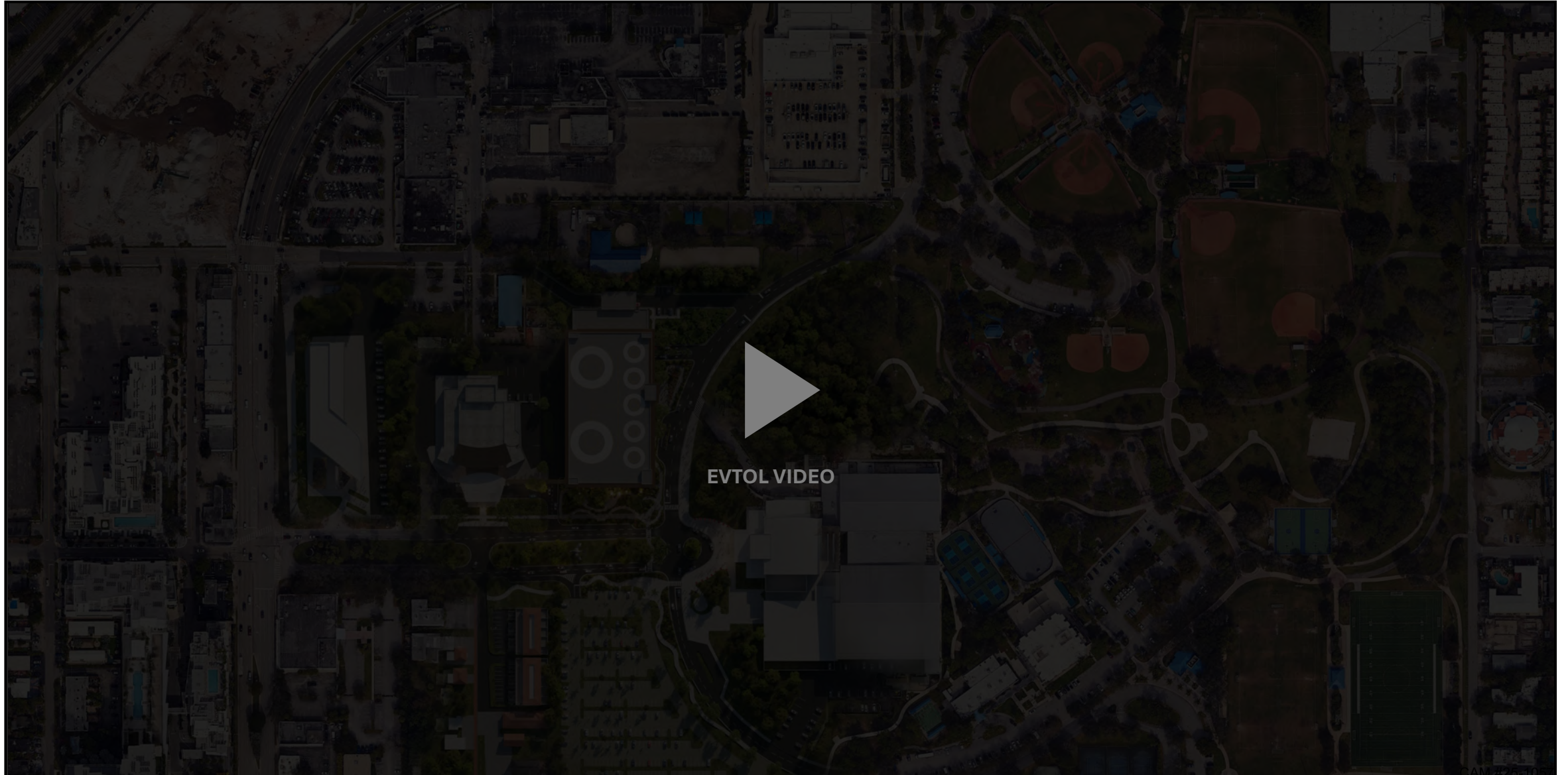
AIR TAXIS MAY SOON TAKE FLIGHT IN SOUTH FLORIDA

Helicopter

Evtol



EVTOL =
Conversational Volume





Fort Lauderdale



STILES
CONSTRUCTION
Invest · Build · Manage

74

Parking Garages Built In South Florida

43,000 +

Total Parking Spaces

17,200,000 +

Total Square Feet



Fort Lauderdale

#1

**Fire Station/Public Safety
Builder in the Nation**

200+

Fire Stations Built





31 Parking Garages Built





Safety Record

EMR RATINGS

YEAR		
2022	0.57	0.89
2023	0.59	0.77
2024	0.63	0.83

OSHA RATES

TYPE		
TRIR	0.0	0.89
LTIR	0.11	0.0
DART	0.11	0.0

We Build People. Not Just Buildings.



AGENCY	PROJECT	EDCC GOAL	RATE ACHIEVED
Broward County	Supervisor of Elections Office	0%	31%
Broward County Public Schools	Rickards Middle School	25%	42%
Broward County Public Schools	Walter C. Young Middle School	25%	55%
Broward County Public Schools	Charles W. Flanagan High School	25%	61%
Broward County Public Schools	Piper High School	25%	37%

OUR TEAM WILL ENSURE THAT THIS PROJECT BENEFITS OUR COMMUNITY.

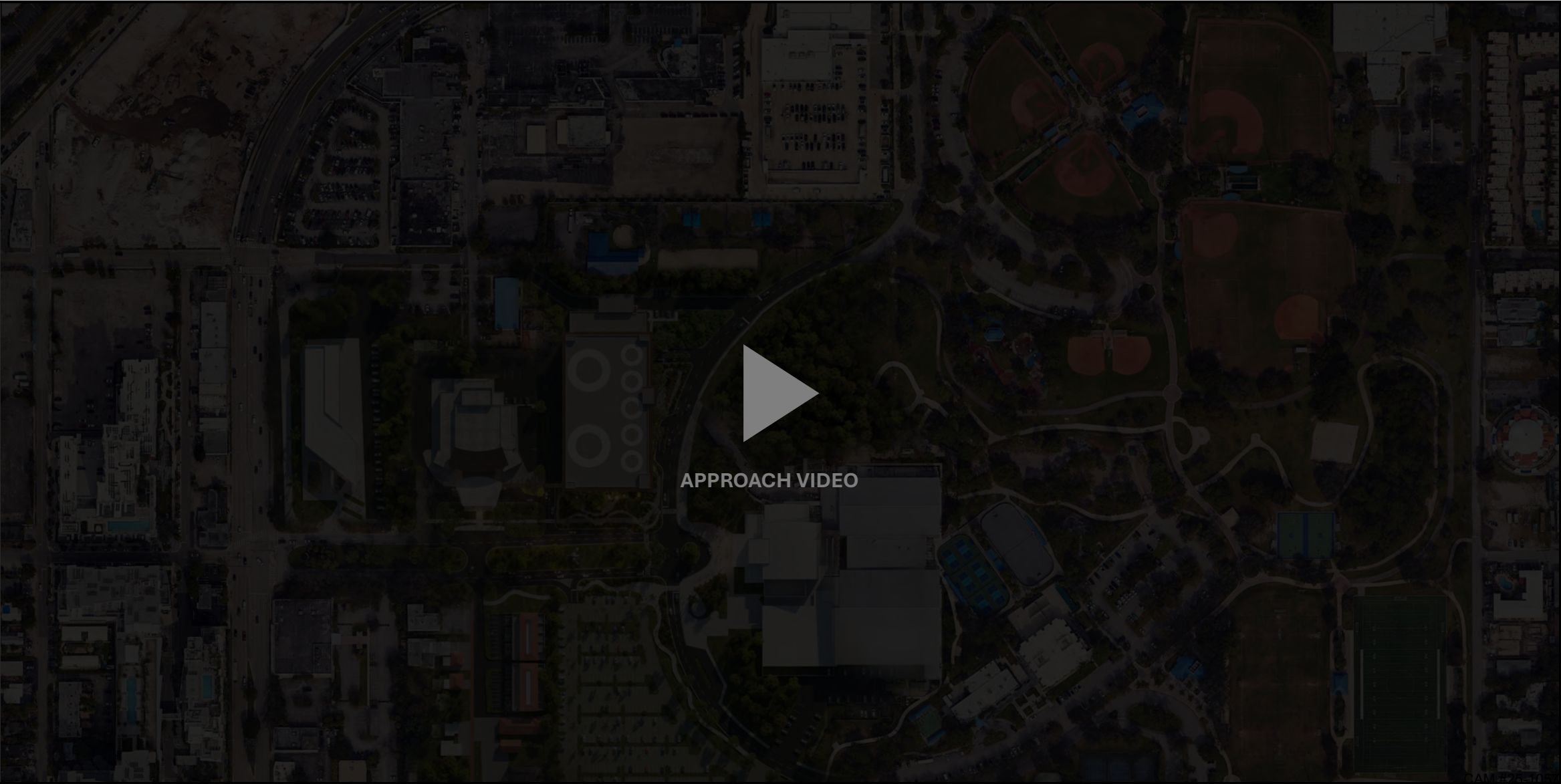


HOLIDAY PARK IS FOR THE PEOPLE OF FORT LAUDERDALE.

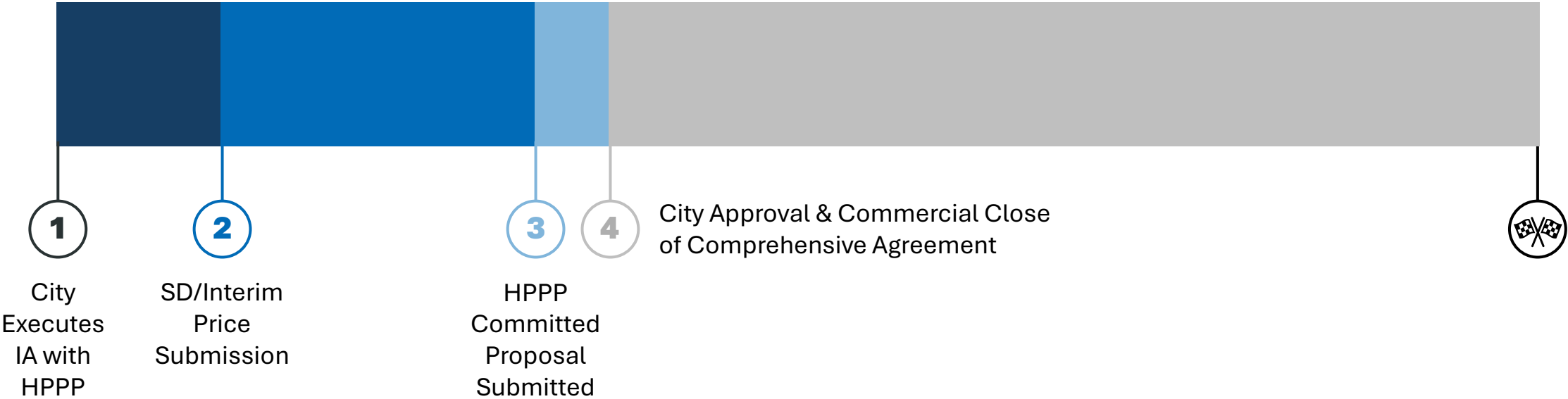
DELIVERING FOR OUR CITY

Project Approach





Development Period



We hired Holiday Park Parking Partners...

What's next?

**COMMUNITY
OUTREACH &
EDUCATION**

- Listen, learn, and adapt
- Design concepts
- Schedule updates
- How to bid/get involved
- Alignment of expectations
- Community Groups & Outreach
- Town Hall Meetings

**DESIGN-BUILD
WORKING GROUP**

- Stakeholder Engagement
- Visioning
- Standards Development
- Concept Development
- End Users
- Environmental Evaluations
- Value Engineering
- Scheduling
- Logistics

**FINANCIAL
WORKING GROUP**

- Evaluate Financing Structures
- Determine Ownership Structure
- Prepare Due Diligence Package
- Negotiate Financing Terms
- Negotiate lease structures with third parties
- Secure Credit Ratings

**O&M
WORKING GROUP**

- Scope Responsibility Matrix (City O&M vs. Third-Party O&M)
- Develop O&M Requirements
- Evaluate Operator and Technology Selection
- Develop Lifecycle Budget and Capital Reserve Requirements

Bi-weekly Meetings To Achieve Your Vision.

Community Outreach **We've already started.**



VICTORIA PARK CIVIC ASSOCIATION COMMUNITY MEETING PRESENTATION

Criteria	HPPP Proposal
Parking Capacity	684 garage spaces (can be scaled up to 1,000) over 4-6 levels + optional 300 surface lot spaces
Additional Amenities	Rooftop Vertiport, EMS/Fire Station (optional), Smart Parking Technology
Sustainability Features	EV Charging, Streetscaping/Landscaping, pervious materials, stormwater, tree planting
Construction Timeline (from Notice to Proceed)	Surface Lot: 6 months Garage: 12 months
Parking Project Cost and Delivery Approach	Total Cost: \$30.23 million (\$30.7k/space) Garage Cost: \$26.63 million (\$38.9k/space) Lot Cost: \$3.60 million (\$12k/space)
Delivery Approach	Design-Build Fixed Price Contract





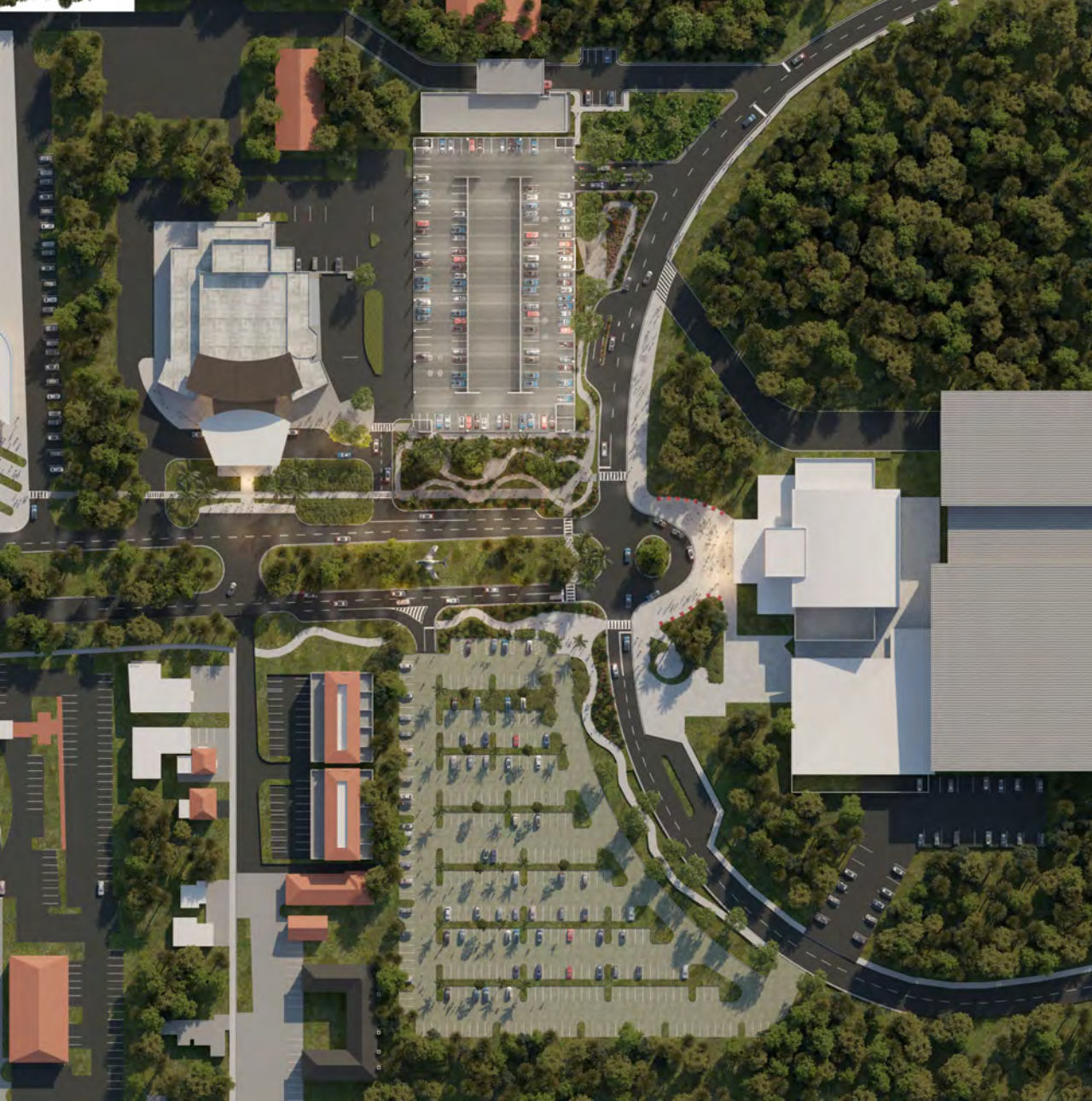
KEYS TO OUR DESIGN

- | | | | |
|--|-------------------------|--|-----------------------------------|
| | Efficient & Functional | | CPTED |
| | Sustainable & Resilient | | Ease of Maintenance |
| | Flexible & Adaptive | | First Responder Health & Wellness |
| | Cost Effective | | Community Friendly |





Project Aerial View



Floor Plan Aerial View



Site Design Approach – Water/Runoff

1. MODEL

We will develop a model of the entire Holiday Park utilizing Streamline Technologies StormWise (formerly ICPR4).

- This will allow us to understand how our project will impact the stormwater, as well as what the rest of the property is doing with stormwater. We can then push water into dry retention area (greenspaces). We believe that this project will be mainly managed with exfiltration trenches and greenspace to create storage. In the event that this does not work because the athletic fields are utilizing a lot of the space, we have the option to utilize a drainage well to compensate.
- The model can be done up front and does not need to wait for the full architectural design. We will only be looking at movement of water. Focusing roof drains and collection points will come into play during the design. We can always come back and update the model with the final design for permitting with the regulators.

2. DESIGN

Once the model is complete, we will design the collection system, conveyance system, and disposal system. These will include details such as catch basin locations, roof drain connections, etc.

3. PERMITTING

Once the design is complete we can enter the permitting phase for the stormwater.

- We suggest conducting pre-application meetings early on to assure that the permitting process is streamlined.



Stormwater Impacts

- The project will impact anywhere between 3 and 6 acres (almost entirely pervious to impervious). This will generate a significant amount of runoff, and simultaneously remove 3 to 6 acres of dry retention from the site.
- Available pervious land seems to be utilized for the current park operations.

Stormwater Solutions

- Improve the existing dry retention areas to increase capacity.
- Install exfiltration beneath the impervious areas (not buildings) to maximize the use of the land for stormwater management.
- Last resort would be a drainage well, which could benefit the project area and improve the stormwater management for the park

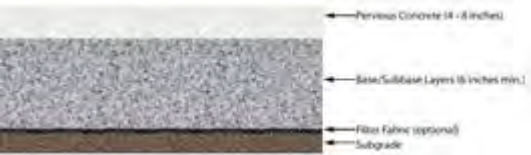


Permeable Surfaces



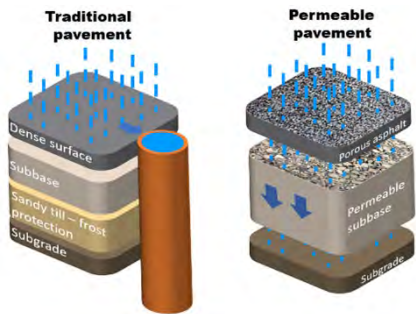
Permeable Interlocking Concrete Pavers

- High structural capacity that can handle passenger cars and delivery trucks.
- Long lifespan (25–40 years).
- Easy to replace or repair sections.
- Maintenance: Sweep joints to prevent clogging. Replace broken or damaged pavers. Replenish the sand/joint material.
- **Cost: \$16 per SF installed.**



Pervious Concrete

- Effective management of stormwater runoff, which may reduce the need for curbs and the number and sizes of storm sewer.
- High structural capacity that can handle passenger cars and delivery trucks.
- Its life-cycle cost is comparable to traditional concrete, which can last 20 to 40 years.
- The primary concern is clogging, which can reduce permeability over time, requiring regular maintenance.
- **Cost: \$16 per SF installed.**



Permeable Asphalt

- This reduces stormwater runoff and helps filter pollutants from water before it reaches the soil or groundwater. The underlying stone layers can filter out pollutants from the water as it drains.
- Slightly shorter lifespan (12-15) than typical asphalt (15–20 years).
- Pervious asphalt is prone to clogging from debris and fine particles, requiring regular maintenance like jet washing and vacuum street sweeping.
- **Cost: Traditional asphalt pavement = \$5 per SF installed vs. permeable asphalt = \$12 per SF installed.**

Helping the City Reach Its Green Goals



Music Hall in New York since 1932,

City ponders lofty goal: Plant 276,000 trees by 2040

Fort Lauderdale master plan would have many benefits, consultant tells officials

By **Susannah Bryan**
South Florida Sun Sentinel

Fort Lauderdale sure could use some more trees — up to 276,000 more, to be exact.

The city's proposed urban forestry master plan, which has yet to be adopted by the commission, sets a goal of achieving a 33% tree canopy cover by 2040. To get there, anywhere from 160,000 to 276,000 trees would need to be planted on both public and private property between now and the next 15 years, a city consultant says.

Mayor Dean Trantalis questioned whether such a lofty goal is even within reach.

"Where do we plant 160,000 trees?" he said. "How are we ever going to achieve that goal? It just seems like a herculean task

Turn to **Trees**, Page 2

Trees

from Page 1

to get 160,000 trees planted in the next 15 years, especially since most of the area (available to plant them) is not in the public realm."

Justin Freedman, an arborist and project manager with RES Florida Consulting, had the answer.

"It's an ambitious goal," he told the mayor during a presentation of the plan. "Some (available land) is in the public right of way. A lot of it is not. It's going to take effort on both public lands and private lands to get to that number."

Getting the job done would cost between \$27.6 million and \$103.4 million, according to the consultant.

Cities are not typically required to have an urban forestry master plan, but many are voluntarily setting tree canopy goals.

Why bother planting more trees?

Trees aren't just for shade — they also boost property values, improve air quality and reduce energy costs, the city's hired experts say.

"Urban trees are community assets," the urban forestry plan states. "(They are) critical infrastructure that improve air quality, moderate temperatures, reduce energy costs, enhance positive physical and mental health outcomes, protect water quality, absorb greenhouse gases, reinforce riverbanks and coastlines, and raise property values and retail sales."

Severe weather, sea-level rise, pests and disease present challenges to expanding the city's tree canopy. And there's another threat: Developers.

The recent surge in urban development has led to a stagnation of the city's tree canopy, according to the consultant.

Fort Lauderdale's tree canopy is currently at 26.6%.

"Developers and homeowners will need to overwhelmingly buy into the city's desire to minimize tree removals and plant more trees across the city," the proposal says. "The city will need to expand the role of existing employee positions and create new ones, adopt new codes, enforce and expand regulations, generate plans and conduct public outreach."

"The city will need to ensure that the community outreach it conducts is effective, widespread, relevant, and set up for long-term success."

Despite the challenges, there are many good reasons why the city should attempt to expand its tree canopy, the consultant said.

Last year alone, Fort Lauderdale saved \$3.3 million in reduced storm-water infrastructure needs, removal of air pollutants, and carbon storage, Freedman told the commission.

Fort Lauderdale currently



Black olive trees line the median along Las Olas in Fort Lauderdale on April 24, 2024. Under a proposed urban forestry plan, Fort Lauderdale would create a 33% tree canopy cover by 2040. **CARLINE JEAN/SOUTH FLORIDA SUN SENTINEL**

has 8.75 square miles of tree canopy. The goal is to grow another 2.1 square miles by 2040.

The city currently has 5.6 square miles of potential tree planting area within its borders.

The consultant advised that trees be planted by city staff, residents, community organizations, businesses

and developers.

"It's an enormous task," the mayor said. "Certainly we can plant trees in the public realm. But to the extent that most of the deficiency is not in the public realm but on private property, what do you do there? Knock on their door and say, 'We're here to plant a tree in your yard?' The reality is,

how do you get there? That's the strategy we have to come up with."

The commission is expected to vote on the proposed urban forestry plan in the coming weeks.

Susannah Bryan can be reached at sbryan@sunsentinel.com. Follow me on X @SusannahBryan



**Protect mature,
native trees**

New trees

Thoughtfully
designed for
function, ease of
use, and safety.



Wayfinding



**Vehicle
Queueing**



**Ride Share
Dropoff**



**Patron
Experience**

Intentionally
designed for the
fastest response
times possible and
the health &
wellness of our first
responders.



**Response
Times**



Signalization



**Health &
Wellness**



**Safety &
Security**

**Complimentary
Aesthetics With
Efficient Costs.**



**Complimentary to The Parker, War Memorial
Auditorium, and Baptist Health IcePlex**



**Materials selected for Cost,
Durability, and ease of Maintenance**

Surface Lot Duration

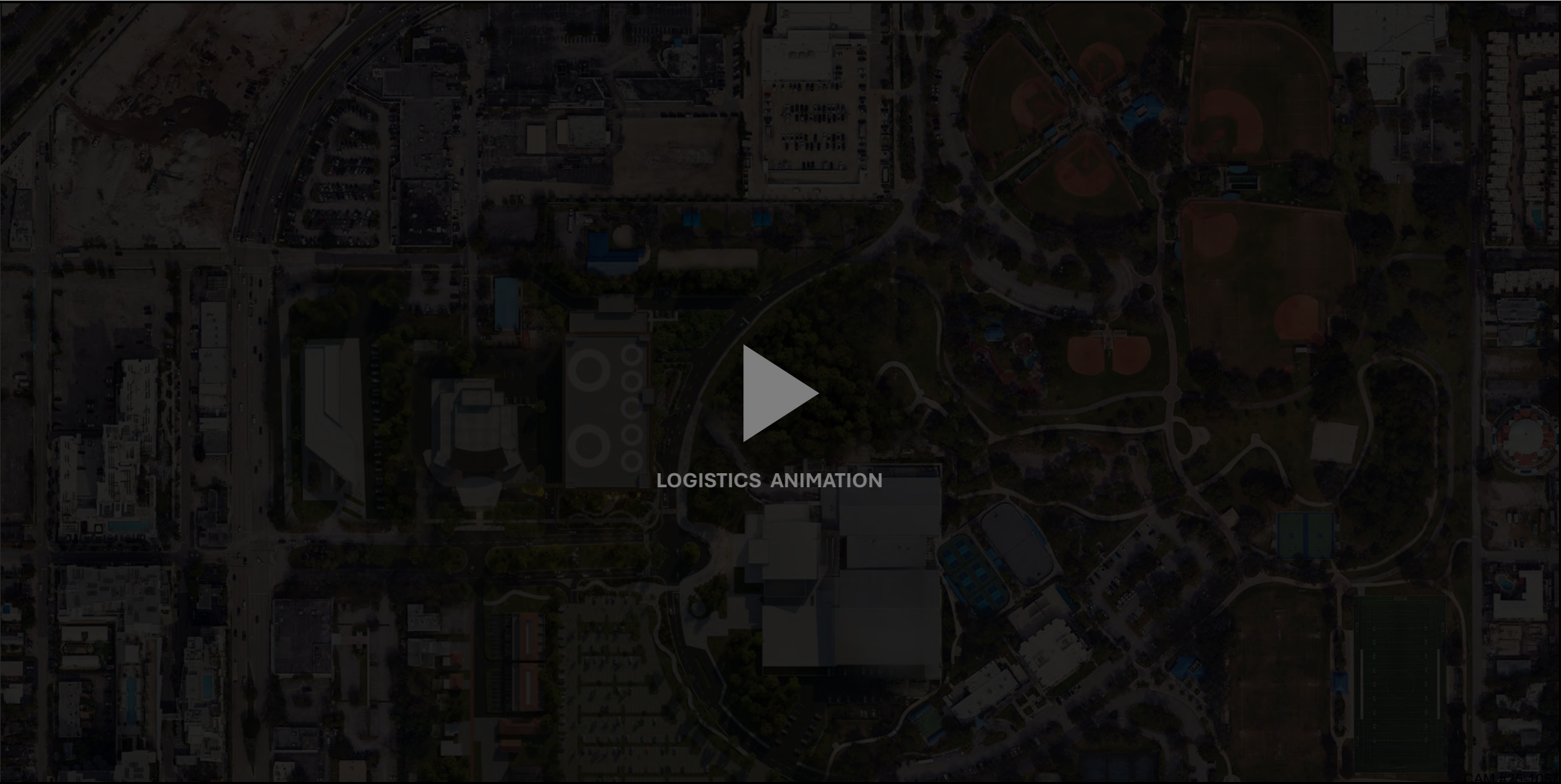
6 MONTHS FROM CONSTRUCTION NTP

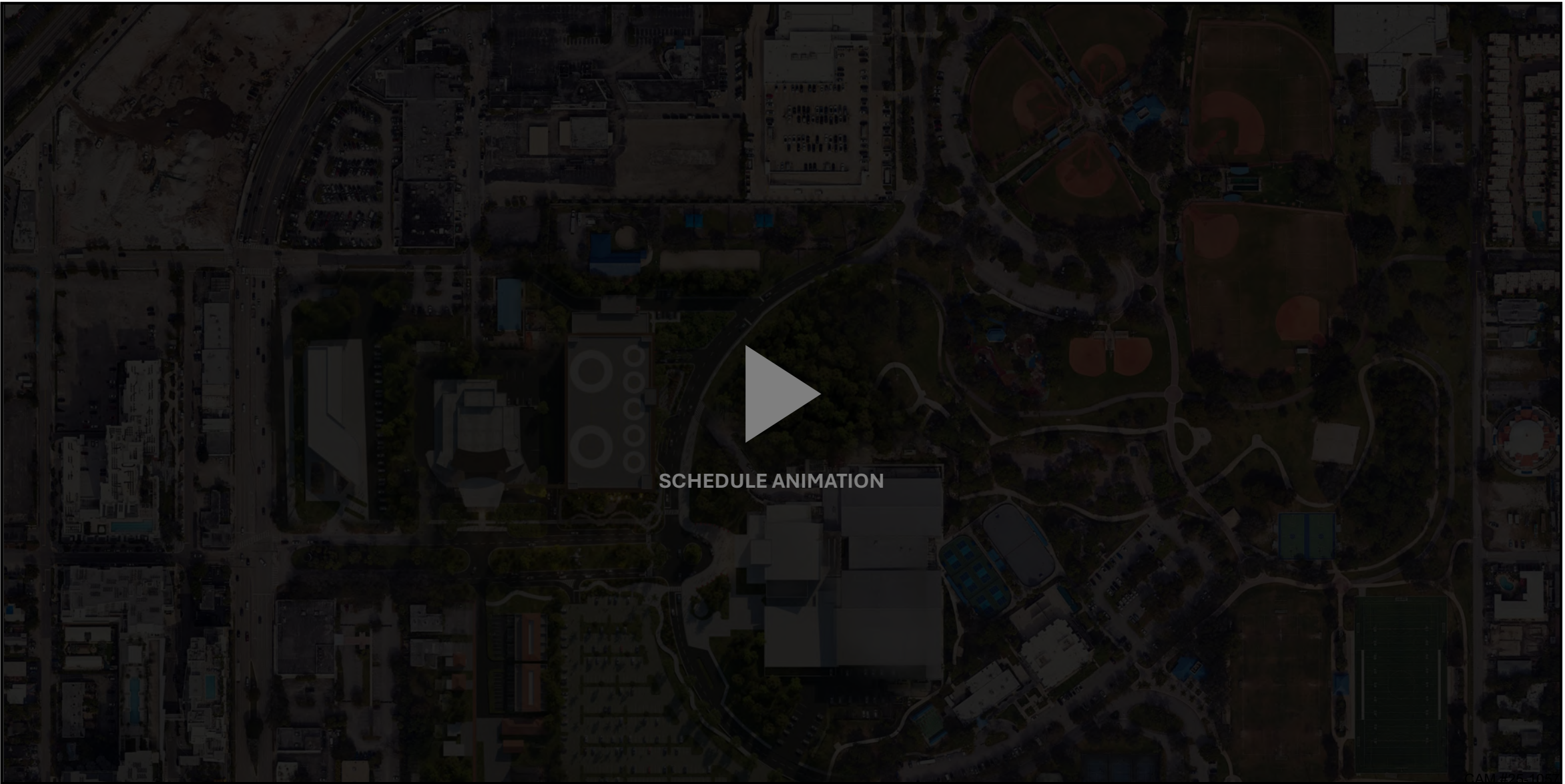
Garage Duration

9 MONTHS FROM CONSTRUCTION NTP

Overall Construction Duration

11 MONTHS FROM CONSTRUCTION NTP







Parking Advisors experience and expertise results in favorable pricing & terms and solutions that fit the requirements of the parking operation.

Operator & Technology Selection

- Parking Advisors' experience spans:
 - All primary and secondary markets including the Fort Lauderdale metro area
 - Different asset types including office, retail, hotel, residential, mixed-use and stand-alone assets
 - Valet, self park and hybrid operations
- Parking Advisors leverages its deep, unique experience to generate comprehensive specifications and requirements
- Parking Advisors' scope is typically end-to-end, including generating the bid documents, comparing bid responses, negotiating costs and contracting



Parking Advisors leverages its extensive database of operating expenses, experience with different asset classes and market knowledge to project future expenses and overall performance.

Parking Operations Experience

- Parking Advisors is the largest asset manager of parking assets in the United States
- Parking Advisors standardizes financial results using its proprietary chart of accounts, allowing Parking Advisors to compare performance across assets and parking operators
- This experience will also be invaluable to the City as it evaluates potential revenue structures should the City elect to charge for parking
- In 2025, Parking Advisors has bid the operations for 41 parking facilities including Millennium Park Garages (Chicago), Pelican Garage (Miami Beach), CNN Center (Atlanta) and Netflix's Studios (Los Angeles).
- Parking Advisors would work with the City to also contractually fix the costs that parking operators typically "mark-up" including insurance, payroll taxes, data processing and other fees.



HOLIDAY PARK PARKING PARTNERS

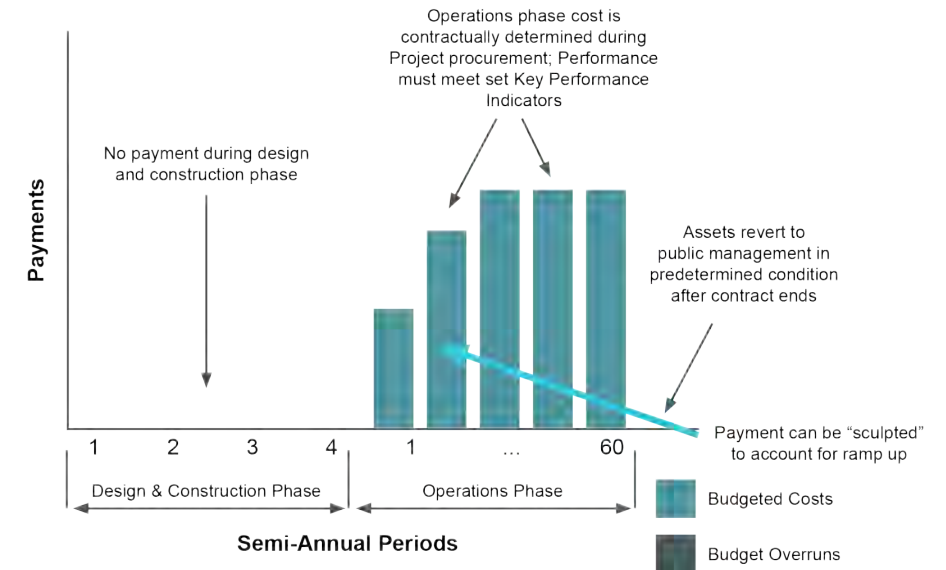
- **The best information for you to make the best decisions**
- **Most thorough & tailored to your needs**
- **Ready to get started**

FINANCING

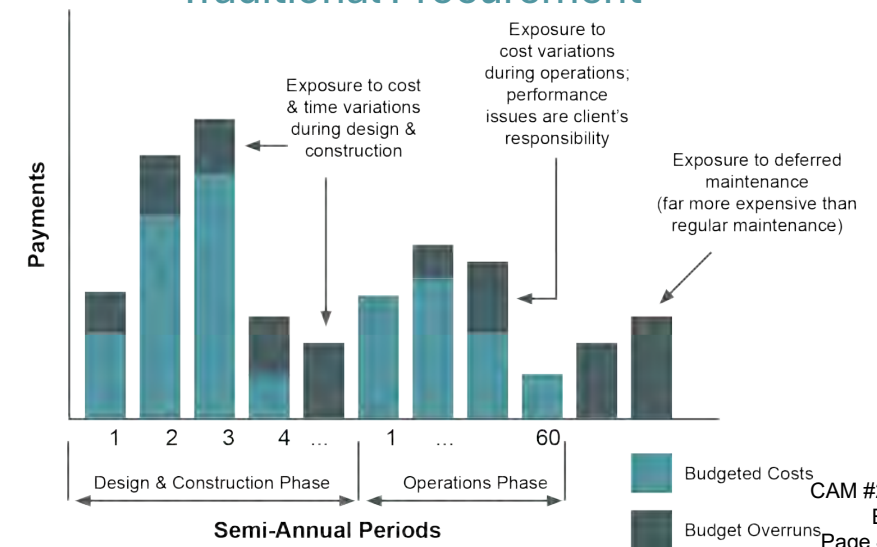
Financial Structure And Capacity

Financing Approach

- HPPP's proposed structure does not necessitate any payments made by the City to HPPP during the construction period. Instead, the City's financial commitment will take the form of lease payment
- HPPP's financial structure proposes transferring asset ownership to a 501(c)(3) or Governmental Unit who would develop and construct the garage and surface lot in exchange for annual lease payments by the City
- Payments commence only after the garage and surface lot are made available for use and continue subject to compliance with defined performance standards
- This approach also allows the City the flexibility to choose to operate and maintain the assets or transact with HPPP under a full DBFOM structure



Traditional Procurement





HOLIDAY PARK PARKING PARTNERS

- **The best information for you to make the best decisions**
- **Most thorough & tailored to your needs**
- **Ready to get started**

Flexible Tailored Approach to Capital.

- The HPPP Team's proposal contemplates a common structure within many DBF and DBFOM transactions – asset ownership is transferred to a 501(c)(3) or governmental unit who owns the garage/surface lot and issues debt to fund construction, in exchange for annual lease payments
- This annual lease payment will remain on balance sheet for the City
- We are flexible on ownership strategies, should the City opt to own the assets and issue debt on its own credit – ultimately the lowest cost of borrowing
- HPPP will work closely with the City during the IA Phase to evaluate the most effective structure that balances costs with appropriate risk transfer

Clarence Capital stands ready to use balance sheet to support the financing by either purchasing debt or providing an equity contribution



Unique Innovation. Unlocking New Revenue Opportunities

- HPPP's partnership with Vertiports by Atlantic will not only position the Holiday Park garage as a modern multi-modal facility, but it will also do so at no additional cost to the City
- Vertiports by Atlantic will fund all design and construction costs related to the construction of the vertiport, along with all ongoing operations and maintenance related to the vertiport
- Vertiports by Atlantic will make an annual lease payment to the City for use of the vertiport, reducing annual costs for the City

CLOSING

Why Choose HPP



Innovative 21st Century Mobility Solution Generating Revenue



HOLIDAY PARK PARKING PARTNERS

- **The best information for you to make the best decisions**
- **Most thorough & tailored to your needs**
- **Ready to get started**

Most Flexible Financing In The Market.



HOLIDAY PARK
PARKING PARTNERS



Local Team. Fully Committed.