

# City of Fort Lauderdale

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## Meeting Minutes

**Monday, June 30, 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***

***D'WAYNE M. SPENCE, Interim City Attorney***

***PATRICK REILLY, City Auditor***

## CALL TO ORDER

Vice Mayor Herbst called the meeting to order at 1:35 p.m.

## ROLL CALL

**Commission Members Present:** Vice Mayor John C. Herbst, Commissioner Steven Glassman, Commissioner Pamela Beasley-Pittman, Commissioner Ben Sorensen (participated via communications technology), and Mayor Dean J. Trantalis (arrived at 3:15 p.m.)

## COMMISSION QUORUM ESTABLISHED

**Also Present:** City Manager Rickelle Williams, Deputy City Clerk Casandra Brown, Interim City Attorney D'Wayne Spence, and City Auditor Patrick Reilly

## NEIGHBOR PRESENTATIONS

**NP-1**    [25-0680](#)

Troy Liggett - Central City Redevelopment Area and Central City Redevelopment Advisory Board

Vice Mayor Herbst recognized Troy Liggett, 707 NE 17th Court, Middle River Terrace Neighborhood Association (MRTNA) President, and former Central City Redevelopment Advisory Board (CCRAB) Chair.

Mr. Liggett discussed the CCRAB and requested Commission support of three (3) items of concern: extending the Central City Redevelopment Area; directing staff to update the CCRAB portion in the Community Redevelopment Agency (CRA) Plan; and requesting that representatives of the MRTNA meet with City Manager Rickelle Williams to discuss CRA management concerns.

In response to Vice Mayor Herbst's question, Interim City Attorney D'Wayne Spence explained restrictions in the CCRAB's enabling legislation (Ordinance) related to the terms of service for CCRAB members. In response to Vice Mayor Herbst's comments regarding the Commission revisiting that Ordinance, Commissioner Glassman concurred and recommended that the Ordinance model the Planning and Zoning Board's terms of service. Further comment and discussion ensued. Interim City Attorney Spence noted that, generally, Advisory Board and Committee terms of service are limited to six (6) consecutive one-year terms, and cited examples.

In response to Commissioner Beasley-Pittman's question, Mr. Liggett confirmed the number of new CCRAB members since its inception and remarked on related challenges.

Commissioner Beasley-Pittman concurred on the need to allow CCRAB members to serve consecutive terms totaling six (6) years. Commissioner Sorensen concurred. Vice Mayor Herbst confirmed a consensus to amend the CCRAB Ordinance.

In response to Interim City Attorney Spence's request for clarification, Vice Mayor Herbst confirmed the CCRAB Ordinance should be amended to allow CCRAB members to serve two (2) consecutive three (3) year terms.

City Manager Williams confirmed that she would meet with MRTNA representatives. In response to Commissioner Sorensen's question, City Manager Williams confirmed best practices will include periodic CCRAB updates in the CRA Plan.

## CONFERENCE REPORTS

### CF-1 [25-0558](#)

2025 End-of-Session State Legislative Update - (Commission Districts 1, 2, 3 and 4)

Daphnee Sainvil, Government and Public Affairs Manager, provided an overview of this Agenda item and introduced the City's State delegation and lobbying team who will provide legislative updates.

Ms. Sainvil reviewed the draft *2025 State Legislative Session Final Report* (Report).

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

Ms. Sainvil introduced State Senator Rosalind Osgood. Senator Osgood discussed her work and bipartisan efforts on behalf of the City and highlighted legislative goals achieved.

Ms. Sainvil introduced Daryl Campbell, State House Representative. Representative Campbell remarked on the legislative process, his bipartisan efforts on behalf of the City, and described examples of community-focused legislation.

Ms. Sainvil introduced Chip LaMarca, State House Representative. Representative LaMarca discussed State budget appropriations and

policy updates applicable to the City. He emphasized the importance of bipartisan compromise and discussed the passage of legislation benefiting the City and his priorities for the next legislative session.

Ms. Sainvil introduced Hillary Cassel, State House Representative. Representative Cassel commented on recent bipartisan efforts and related statistics, and State appropriations to the City. Representative Cassel commented on the legislature's investigations into the insurance industry, aimed at stabilizing the market and discussed measures to evaluate the outcomes of state-funded student mental health services.

Ms. Sainvil introduced Mitch Rosenwald, State House Representative. Representative Rosenwald commented on watchdog efforts for entities such as the Hope Florida Foundation, discussed State legislation impacting the City, and commented on additional legislative information.

Commissioner Glassman remarked on State appropriations to the City. In response to his question regarding how the City's appropriations compare with other Florida cities, Ms. Sainvil explained that the funding is relative, based on the number of projects requested and the total amount of funding requested. Commissioner Glassman requested a listing of that information. Further comment and discussion ensued.

Ms. Sainvil introduced Ron Book, Ron L. Book, P.A. In response to Commissioner Glassman's question, Mr. Book noted the coordinated efforts of the City's legislative representatives towards realizing desired outcomes. Mr. Book provided an update on his lobbying efforts on behalf of the City, discussed achievements, and cited examples. Mr. Book pointed out concerns regarding State review of all local municipalities' policies and expenditures and said that the removal of the commercial rental tax would negatively impact the City's portion of Broward County revenue sharing.

Ms. Sainvil introduced Lauren Jackson, Ericks Consultants. Ms. Jackson provided an update on her lobbying efforts on behalf of the City included in the Report.

Ms. Sainvil introduced Sharonda Wright-Placide, Rubin, Turnbull and Associates. Ms. Wright-Placide commented on the City's lobbying team efforts.

Ms. Sainvil introduced Jared Rosenstein, Capital City Consulting. Mr. Rosenstein provided an update on the City's lobbying team's efforts and expounded on items included in the Report.

Ms. Sainvil discussed the Tourist Development Tax, its permitted uses, and explained related details and information. Commission Members acknowledged the efforts of the City's lobbying team.

In response to Vice Mayor Herbst's question regarding *HB 1365: Unauthorized Public Camping and Public Sleeping*, Mr. Book commented on his discussions with State Senator Jonathan Martin and State House Representative Speaker Designate Sam Garrison. Mr. Book remarked that a small number of letters from the State have been sent to local governments under the law's five (5) day cure period (Notice Correspondence). Mr. Book expounded on his viewpoint regarding future homelessness funding opportunities and confirmed the importance of coordination between the City and Broward County. In response to Vice Mayor Herbst's question, City Manager Williams stated that the City has not received any Notice Correspondence from the State.

### **OLD/NEW BUSINESS**

#### **BUS-1 [25-0540](#)**

2025 Amended and Restated Transportation System Surtax Interlocal Agreement (Third Amendment) Update - (Commission Districts 1, 2, 3 and 4)

Vice Mayor Herbst recognized Milos Majstorovic, Transportation and Mobility Department Acting Director. Mr. Majstorovic provided an overview of this Agenda item.

Vice Mayor Herbst recognized Gretchen Cassini, Broward County Mobility Advancement Program (MAP) Administrator. Ms. Cassini announced the presence of Nathaniel Klitsberg, Broward County MAP Transportation Surtax General Counsel, to answer questions. Ms. Cassini narrated a presentation entitled "*Amendment to and Restatement of the Transportation System Surtax Interlocal Agreement (Third Amendment) (2025 Third Amendment)*."

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

In response to Commissioner Glassman's question, Mr. Klitsberg explained that the effective date of the 2025 Third Amendment would be immediately following its adoption by Broward County (County) municipalities representing fifty percent (50%) of the County's population and the execution of the 2025 Third Amendment by Broward County officials. Mr. Klitsberg confirmed that should the Commission adopt the 2025 Third Amendment at its Regular Meeting tonight, the fifty percent

(50%) threshold will be met, and he would forward a copy of the 2025 Third Amendment to Broward County Mayor Beam Furr for execution.

Vice Mayor Herbst commented on the benefits of the 2025 Third Amendment from a planning and budgeting perspective, and elaborated on the potential to expand the success of the City's Micro Transit Program.

**BUS-2** [25-0656](#)

Holiday Park Parking Unsolicited Proposals Update - (Commission District 2)

Vice Mayor Herbst recognized Ben Rogers, Acting Assistant City Manager. Mr. Rogers provided an overview of this Agenda item and narrated a presentation entitled *Holiday Park Parking Update*.

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

Vice Mayor Herbst passed the gavel to Mayor Trantalis, who arrived at 3:15 p.m.

In response to Mayor Trantalis' request for Commission Member input, Commissioner Glassman expressed a sense of urgency to provide adequate parking at Holiday Park, noting that this is the last Commission Meeting before the Summer Break. Commissioner Glassman suggested a Walk-On item during tonight's Regular Meeting to move forward with Option One (1) listed in the slide presentation (Option 1).

In response to Commissioner Glassman's question, Interim City Attorney D'Wayne Spence explained that adoption of a Walk-On Resolution at tonight's Regular Meeting would acknowledge the receipt of the two (2) proposals received for construction of a Holiday Park Parking Garage (Garage) and begin the process that would include publishing a notice for additional competitive bids. Further comment and discussion ensued. Commissioner Glassman suggested a thirty (30) day competitive bid response deadline.

Commissioner Beasley-Pittman concurred with Commissioner Glassman and confirmed her support of moving forward with Option 1 with a forty-five (45) day competitive bid response deadline. Commissioner Glassman discussed his rationale for a thirty (30) day competitive bid response deadline. Further comment and discussion ensued.

In response to Commissioner Glassman's question, Interim City Attorney

Spence stated that the calculation of the response timeline would begin upon publication in the *Florida Administrative Register* and the *Sun Sentinel* newspaper (publications). Mr. Rogers noted the approximate seven (7) day timeline to list competitive bid opportunities in those publications following Commission adoption of a related Resolution. Further comment and discussion ensued.

Mayor Trantalis pointed out major differences in the two (2) competitive proposals received and the need to decide whether to have greenspace on the top floor of a Garage. He remarked on similar aspects of both proposals, including a Fire Station and the same number of parking spaces. Mayor Trantalis noted that both proposals lacked aesthetic appeal and remarked on related discussions with the developers.

In response to Mayor Trantalis' question, Mr. Rogers confirmed his understanding of ongoing efforts for aesthetic improvements to Garage designs by both entities. Commissioner Glassman noted that those improvements would be a key aspect of evaluating all competitive proposals.

In response to Commissioner Sorensen's questions, Interim City Attorney Spence explained the sequential process following the submission of competitive bids. Further comment and discussion ensued. Commissioner Sorensen confirmed his understanding and recommended moving forward. Interim City Attorney Spence explained the intent and process associated with Commissioner Glassman's recommendation for a Walk-On Resolution during tonight's Regular Meeting. Interim City Attorney Spence expounded on related information including staff's evaluation of competing proposals following the submission deadline, their subsequent recommendation to the Commission, and hiring outside counsel to assist in preparation of a comprehensive agreement. City Manager Williams noted that outside counsel would not participate in proposal evaluations and would only be involved in comprehensive agreement negotiations.

In response to Commissioner Sorensen's question, Mr. Rogers explained the process and details associated with staff's evaluation of the Garage proposals following the submission deadline. The process will likely include the assistance of an outside consultant to identify the pros and cons and provide supplemental information for Commission consideration.

Commissioner Glassman concurred with Commissioner Beasley-Pittman's recommendation to select Option 1 in the presentation

with a forty-five (45) day competitive bid response deadline.

In response to Commissioner Glassman's question, City Manager Williams confirmed that staff would include a related Walk-On Resolution on tonight's Regular Meeting Agenda.

Mayor Trantalis recognized Gary Olson, 1114 NE 4th Street. In response to Mr. Olson's question regarding the opportunity for public input, Interim City Attorney Spence explained the two (2) opportunities for public input: during the public meeting when staff presents its competitive proposal ranking to the Commission, and during the public meeting when staff presents a negotiated comprehensive agreement to the Commission. Mayor Trantalis said that staff will provide notice of those meeting dates and times.

Mayor Trantalis recognized Scott Zdroik, 5616 N. Federal Highway, Lighthouse Point, on behalf of FINROCK. Mr. Zdroik confirmed his company will be submitting a competitive proposal.

Mayor Trantalis confirmed a consensus to move forward with Option 1 in the presentation with a forty-five (45) day competitive bid response deadline.

**BUS-3** [25-0507](#)

Review of the Himmarshee Entertainment District (111 Properties) and Potential Amendments to Article III - Special Entertainment Overlay District of Chapter 5 of the Code of Ordinances of the City of Fort Lauderdale - (Commission Districts 2 and 4)

Mayor Trantalis recognized Trisha Logan, Development Services Department Historic Preservation Planner. Ms. Logan provided an overview of this Agenda item.

In response to Mayor Trantalis' question, Ms. Logan explained the genesis of this Agenda item. Ms. Logan narrated a presentation entitled *SPECIAL ENTERTAINMENT DISTRICTS BACKGROUND, EXISTING CONDITIONS, AND POTENTIAL UPDATES TO THE CODE OF ORDINANCE*.

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

In response to Mayor Trantalis' question, Ms. Logan noted that tenants are operating a business at the 111 Properties location and explained related information. Ms. Logan continued her presentation.



Commissioner Glassman acknowledged staff's extensive review and efforts, as well as their public outreach, related to this Agenda item.

In response to Commissioner Glassman's question regarding why a business outside of the Himmarshee Entertainment District (District) boundary is allowed to operate as if they are within the District boundary, Ms. Logan explained that over time, there has been a lack of clarity regarding District boundaries and commented on related information.

Commissioner Glassman noted this topic has been a Commission priority during the past two (2) years, expounded on his perspective and feedback received regarding safety and cleanliness concerns. He remarked on upcoming changes to adjacent areas and discussed related information. Commissioner Glassman confirmed the abundance of information included in the presentation, emphasizing the need for the Commission to select the best options to improve the District, and noting the importance of maintaining a good quality of life in the area. Further comment and discussion ensued regarding the hours permitted to serve alcohol in the City's Entertainment Districts.

Commissioner Glassman emphasized the need to implement stakeholder recommendations outlined in the presentation and incorporate them into Code amendments, which, with proper enforcement, will help achieve desired goals. He commented on stakeholder feedback and his perspective. Further comment and discussion ensued.

In response to Commissioner Beasley-Pittman's questions, Ms. Logan confirmed that the prior owner of the 111 properties, who was the District representative responsible for managing the District, had passed away and was not replaced. Further comment and discussion ensued.

Mayor Trantalis recommended that the occupants of 111 Properties be responsible for managing and addressing issues of concern, and that Code Enforcement Staff ensure all updated Code guidelines in the District are adhered to.

In response to Commissioner Beasley-Pittman's question, Ms. Logan explained how enforcement guidelines in other Entertainment Districts are managed, citing examples. Ms. Logan noted that each Entertainment District has a memorandum of understanding with the City.

Commissioner Glassman discussed his viewpoint regarding the need to address issues in the District and said that there has not been any

concerning feedback from other Entertainment Districts. Mayor Trantalis discussed his perspective on issues of concern in other Entertainment Districts that had been resolved and expounded on his viewpoint. Further comment and discussion ensued.

Vice Mayor Herbst discussed his recollection of successful efforts of property owners addressing issues of concern in other Entertainment Districts. Commissioner Beasley-Pittman confirmed her support of revamping the District and emphasized the need for a collaborative commitment from property owners in the District to address concerns. Mayor Trantalis concurred, remarked on the need for a safe environment for area stakeholders, expounded on his perspective, and commented on the original intent of Entertainment Districts. Further comment and discussion ensued regarding the hours of serving alcohol during the week and on weekends.

Commissioner Glassman discussed his observation of character changes in the District over the years, the need to reestablish the District's initial appeal, and expounded on his observations leading to stakeholder concerns.

Commissioner Sorensen discussed his experience in the District. In response to Commissioner Sorensen's questions, Police Department Chief William Schultz provided information regarding activities, trends, and District calls for service during late-night hours referenced in the presentation and expounded on related details. Chief Schultz described calls for service crime levels, explained that peak calls for service occur from 1:00 a.m. to 2:00 a.m. due to the large number of people at District establishments, and noted that related Police Department efforts have had a positive impact.

In response to Commissioner Sorensen's questions, Fire-Rescue Department Chief Stephen Gollan provided information regarding activities, trends, and calls for service in the District during late-night hours referenced in the presentation, noted it mirrors Police Department data, explained calls are primarily substance-related, and expounded on details. Chief Gollan remarked on the benefit of advancing the deployment of an Emergency Medical Services unit in the District from 9:00 p.m. until establishments close on weekends, which proved beneficial during Spring Break, and provided related information.

Commissioner Sorensen concurred on the need for District businesses and stakeholders to collaborate when addressing negative trends in the District.

Commissioner Glassman remarked that the increased security at the Broward County Center for the Performing Arts garage was based on neighbor concerns. In response to Commissioner Glassman's question, Chief Schultz confirmed there has been a decrease in calls for service at that location. Chief Schultz noted an increase in security at the Broward County garage, and that no major issues have been reported to date.

Mayor Trantalis paused further discussion on BUS-3 at 2:55 p.m. to allow the Commission to discuss BUS-5.

**BUS-5** [25-0707](#)

Miami Beckham United/City of Fort Lauderdale Mediation Update - (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis provided an overview of this Agenda item. Mayor Trantalis recognized John P. "Jack" Seiler, Mediator. Mr. Seiler reviewed aspects of the mediation and the positions of both parties, Miami Beckham United, LLC/MAS Construction (Miami Beckham) and the City of Fort Lauderdale (collectively "the parties"), as outlined in the proposed settlement agreement and mutual general release (Settlement Agreement). Mr. Seiler reviewed the details of the Settlement Agreement and commented on the mediation negotiation efforts.

***A copy of the proposed Settlement Agreement has been attached to these Meeting Minutes.***

In response to Mayor Trantalis' question, Mr. Seiler confirmed that the fees previously paid by Miami Beckham on behalf of MAS Construction for building permits will remain with the City.

Mr. Seiler explained Miami Beckham and the City have ninety (90) days to draft and execute a second amendment to the comprehensive agreement, after which the parties will start working on design and construction documents for the Lockhart Park Community Park (Community Park) within thirty (30) days of the execution of the second amendment. Community Park construction is to commence by April 30, 2026. Further comment and discussion ensued.

Mr. Seiler noted additional items to be included in the Settlement Agreement, including the parties agreeing to equally share mediation expenses. Mr. Seiler discussed specific paragraphs in the Settlement Agreement that need to be approved by the Commission, cited examples, and remarked on additional information.

In response to Commissioner Sorensen's question, Interim City Attorney

D'Wayne Spence confirmed he is sending a copy of the Settlement Agreement to each Commission Member.

Mr. Seiler provided closing remarks and shared his perspective on the mediation efforts.

Mayor Trantalis acknowledged the efforts of Mr. Seiler and commented on his viewpoint regarding points of contention during mediation, citing specific examples. Mayor Trantalis discussed the initial Community Park Site Plan (Site Plan) cost estimate from AECOM and the mediated, updated proposed Site Plan that eliminates certain items and reduces construction costs.

Vice Mayor Herbst emphasized the concerning viewpoint of his District 1 residents that the revised Site Plan eliminates many facets that were based on community outreach and Commission consensus. Further comment and discussion ensued regarding previous and revised Site Plan designs, parking, and other items. Vice Mayor Herbst reiterated prior community and Commission input and the subsequent consensus regarding previous Site Plan designs.

Mr. Seiler cited the language in the initial 2019 Comprehensive Agreement, which listed specific elements of the Site Plan improvements, and expounded on his viewpoint. Further comment and discussion ensued regarding providing multipurpose playing fields in the proposed Site Plan.

Vice Mayor Herbst commented on the additional language in the 2019 Comprehensive Agreement related to demolition costs, noted the contractor's extensive construction experience, and explained his viewpoint and opposition to the Settlement Agreement.

In response to Commissioner Sorensen's question, Vice Mayor Herbst confirmed the need for more multipurpose playing fields in the proposed and mediated Site Plan, which the Commission had agreed to provide and expounded on his perspective.

In response to Commissioner Sorensen's question regarding replacing the proposed Site Plan's pickleball courts with multipurpose playing fields, Vice Mayor Herbst pointed out changes to the original Site Plan to accommodate pickleball courts. Vice Mayor Herbst discussed the importance of attracting residents with park amenities that will make it a destination park, versus providing increased parking for Inter Miami games. Further comment and discussion ensued regarding

modifications to the proposed site plan.

Interim City Attorney Spence explained and referenced portions of the Settlement Agreement. The Settlement Agreement discusses the need for an amendment to the comprehensive agreement to further define and finalize improvements to the Site Plan, and to be approved by Miami Beckham and the City.

Mayor Trantalis discussed the availability of playing fields adjacent to the Community Park for use as multipurpose playing fields by the public and said that the City should move forward and provide direction to City Manager Williams.

Commissioner Glassman discussed his viewpoint regarding the compromise reached in mediation and the size and uses of the proposed Site Plan, which can be modified to accommodate multipurpose playing fields, and noted the need for pickleball parking, and expounded on his perspective. Commissioner Glassman confirmed his readiness to move forward with the Settlement Agreement.

In response to Commissioner Sorensen's question, Mr. Seiler stated that, as a result of the mediation, the cost of the scaled-back development of the Site Plan is \$25,000,000. Mr. Seiler commented on related details, discussed his perspective, and reiterated the terms of the Settlement Agreement.

Mr. Seiler stated for the record that the comprehensive agreement for the Community Park's design and construction must be acceptable to both Miami Beckham and the City, and remarked on his legal viewpoint regarding that language and language related to the parking.

In response to Commissioner Sorensen's question, Mr. Seiler explained details of Miami Beckham's financial contribution to the Community Park, which includes the construction of the parking lot. Commissioner Sorensen reiterated his understanding. Mr. Seiler confirmed and noted that significant design changes to the Site Plan could impact the cost.

In response to Commissioner Sorensen's question regarding the process moving forward, Mr. Seiler emphasized the need for an agreement on the design and development of the Community Park by the City and Miami Beckham. Mr. Seiler commented on mediation issues, highlighted the limited Community Park design elements outlined in the comprehensive agreement and noted the ambiguous language related to other matters and provided specific examples. Further comment and

discussion ensued. Mayor Trantalis discussed his understanding of the process going forward.

Interim City Attorney Spence explained the next steps in the process, including Commission consideration of approving the Settlement Agreement, and discussed related information. Should the Settlement Agreement be approved by the Commission and executed by both parties, the Settlement Agreement provides that the City and Miami Beckham will, within ninety (90) days, negotiate an amendment to the comprehensive agreement to address the Site Plan design improvements.

In response to Commissioner Sorensen's question, Interim City Attorney Spence provided information regarding the City's flexibility to adjust the Site Plan design and commented on related details. Miami Beckham's payment to the City towards costs of the Community Park is contingent on the City constructing the parking lot on the northern portion of the proposed site plan. The remaining proposed Site Plan design elements are to be negotiated as part of an amendment to the comprehensive agreement and the construction agreement referenced in the Settlement Agreement. Further comment and discussion ensued.

Commissioner Sorensen confirmed his support for continuing to address the Site Plan design and construction.

Commissioner Beasley-Pittman commented on the proposed Site Plan, and Mayor Trantalis explained that the area below the maintenance building is designated as passive greenspace. Commissioner Beasley-Pittman confirmed her support for moving forward and shared her perspective.

Interim City Attorney Spence noted the need for Commission input in several areas of the Settlement Agreement that were left blank, including the construction period for the parking area, the number of parking spaces, and Miami Beckham's payment date. Further comment and discussion ensued.

In response to Commissioner Sorensen's question, Mayor Trantalis confirmed all parking at the site is surface parking.

In response to Mayor Trantalis' question, Stephanie Toothaker, Esq., 901 Ponce de Leon Drive, on behalf of Miami Beckham, confirmed that the number of automobile parking spaces in the parking lot area on the north portion of the proposed Site Plan is two hundred sixty (260). Further

comment and discussion ensued. Mayor Trantalis confirmed the forty-five (45) day timeline for the lump sum payment from Miami Beckham.

Vice Mayor Herbst pointed out his concerns, including the need to address Miami Beckham's requirement for a parking lot prior to the construction of the Community Park. Vice Mayor Herbst pointed out that the cost to Miami Beckham's owner, MAS Construction, to construct the Community Park amenities in the AECOM site plan design would significantly reduce the costs of Community Park improvements approved by the community and the Commission before mediation. Vice Mayor Herbst noted those improvements did not include pickleball courts or the Community Center and confirmed that costs related to pickleball courts and the Community Center would be at the City's expense. Vice Mayor Herbst commented on his lack of confidence regarding construction of the Community Park. Further comment and discussion ensued.

Mayor Trantalis discussed his perspective and the need to accelerate construction.

In response to Commissioner Glassman's question, Ms. Toothaker confirmed Miami Beckham will begin using its new stadium in Miami-Dade County in the Spring of 2026. Ms. Toothaker confirmed that the Settlement Agreement contemplates a separate construction agreement for the Community Park within ninety (90) days and the preference of Miami Beckham/MAS Construction to undertake the construction.

Mayor Trantalis remarked on differing language in the Settlement Agreement. Further comment and discussion ensued. Interim City Attorney Spence reiterated the need for a date to be inserted in the Settlement Agreement and cited related Settlement Agreement language.

Mr. Seiler explained his viewpoint regarding the intent of Miami Beckham and its desire for its owner, MAS Construction, to construct both the parking lot on the north side of the Community Park and the Community Park sooner rather than later. Further comment and discussion ensued.

Interim City Attorney Spence noted that the City's receipt of the lump sum of \$1,500,000 is contingent upon the date the City constructs the parking on the north portion of the site. Mayor Trantalis suggested the option of Miami Beckham/MAS Construction being responsible for building the parking lot on the north side of the site at its own expense.

Mayor Trantalis recommended changing the Settlement Agreement language to reflect that Miami Beckham/MAS Construction will build both the parking lot and the Community Park site plan before the Commission considers the related Walk-On Agenda item during tonight's Regular Meeting. Further comment and discussion ensued.

Mr. Seiler recommended inserting the date January 1, 2026, in the Settlement Agreement. Mayor Trantalis concurred.

In response to Commissioner Glassman's question, City Manager Williams confirmed the City's current policy to grant Miami Beckman parking at the site for Inter Miami games on an ongoing basis, with periodic updates to related parking agreements, which will continue into 2026. Further comment and discussion ensued.

In response to Commissioner Sorensen's questions regarding his understanding of the Settlement Agreement, Mr. Seiler clarified the language in the Settlement Agreement. In response to Commissioner Sorensen's question, Mr. Seiler confirmed that the reference to the word "they" would be changed to Miami Beckham in the last paragraph of Section 5 in the Settlement Agreement.

Vice Mayor Herbst commented on the need for clear definition and specificity regarding Miami Beckham's use of the parking and cited examples of future concerns. Mr. Seiler commented on his understanding. Vice Mayor Herbst expounded on his concerns regarding the ambiguity of Miami Beckham hosting future events, cited examples, and discussed the negative impact on the community. Further comment and discussion ensued. Vice Mayor Herbst remarked on the prior request by Miami Beckham for a reduction in parking initially required by the City.

In response to City Manager Williams' question, Mayor Trantalis explained Miami Beckham's parking only applies to the north side of the Site Plan and noted another parking area available in the Park.

Mayor Trantalis commented on his understanding that Miami Beckham's use of parking at Lockhart Park would be significantly diminished when it moves to its new location in Miami-Dade County. In response to City Manager Williams' question about whether that is articulated in the Settlement Agreement, Mayor Trantalis said that would be made clear in the Settlement Agreement.



Interim City Attorney Spence discussed his interpretation and the intent of the language in the Settlement Agreement and cited related language. Mr. Seiler explained his understanding of the language in the Settlement Agreement that was part of the compromise and said that the parties could fine-tune that language.

In response to Mayor Trantalis' question, Commissioner Sorensen recommended striking language related to the date of the northern parking area from the Settlement Agreement.

Mayor Trantalis said the Settlement Agreement would be addressed as a Walk-On Agenda item during tonight's Regular Meeting.

Mayor Trantalis requested that City Manager Williams reschedule the discussion of Conference Agenda item BUS-4. Public comment on Agenda item BUS-3 will begin after the Presentations portion of the Regular Commission Meeting.

Mayor Trantalis recessed the Conference Meeting at 5:55 p.m.

Mayor Trantalis reconvened the Conference Meeting at 7:08 p.m.

**BUS-3** [25-0507](#)  
**CONTI**  
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Review of the Himmarshee Entertainment District (111 Properties) and Potential Amendments to Article III - Special Entertainment Overlay District of Chapter 5 of the Code of Ordinances of the City of Fort Lauderdale - (Commission Districts 2 and 4)

Mayor Trantalis recognized Riste Sekuloski, 208 SW 2nd Street, on behalf of Bandoleros Tacos. Mr. Sekuloski discussed his viewpoint regarding this Agenda item.

In response to Mayor Trantalis' question, Mr. Sekuloski discussed his opposition to reducing the hours of service in the Himmarshee Entertainment District (District), and shared his viewpoint on addressing the District's cleanliness, the presence of homeless individuals, and the need for police enforcement.

Mayor Trantalis recognized Ellyn Bogdanoff, Esq., Becker & Poliakoff, P.A., One East Broward Boulevard, on behalf of The Sway. Ms. Bogdanoff discussed recommendations regarding this Agenda item, confirmed opposition to a reduction in hours of service, and highlighted the positive impact that a greater police and code enforcement presence would have in the District.

Mayor Trantalis recognized Stella Husch, 1210 SE 13th Terrace. Ms.

Husch discussed her recommendation that District businesses collaborate to address common concerns. Commissioner Glassman remarked on the area businesses' support for eliminating the open-container policy. Further comment and discussion ensued.

Mayor Trantalis recognized Jason King, 220 SE 2nd Street, on behalf of 111 SW Second Avenue, LLC. Mr. King discussed his perspective and recommendations regarding this Agenda item.

Mayor Trantalis recognized Richard Mercede, 329 SW 2nd Street, on behalf of Emily's Garden. Mr. Mercede discussed his viewpoint, concerns, and recommendations regarding this Agenda item.

Mayor Trantalis discussed consideration of forming a Business Improvement District (BID) and assessing property owners to fund amenities to improve the culture, including the addition of decorative streetlamps, widening sidewalks, and other improvements.

Mayor Trantalis recognized Larry Mele, 327 SW 2nd Street, on behalf of Emily's Garden. Mr. Mele discussed concerns and recommendations related to this Agenda item. Further comment and discussion ensued.

Mayor Trantalis recognized Genia Ellis, Riverwalk Fort Lauderdale Inc. President & Chief Executive Officer. Ms. Ellis discussed her perspective and recommendations regarding this Agenda item, confirmed the need for specific criteria and management of the District, and expounded on her viewpoint.

Mayor Trantalis recognized John Milledge, Esq., John Milledge, P.A., 200 East Las Olas Boulevard, on behalf of the Downtown Development Authority (DDA). Mr. Milledge discussed the viewpoint and recommendations of the DDA regarding this Agenda item, cited examples, and suggested a review of District changes after one (1) year.

Mayor Trantalis recognized Marc Dickerman, 1417 SW 2nd Street. Mr. Dickerman discussed his viewpoint and recommendations regarding this Agenda item, including eliminating the open container policy and maintaining aspects included in the Noise Ordinance. Further comment and discussion ensued regarding sound decibels permitted in the District.

Mayor Trantalis recognized Raphael Reme, 2580 NW 191st Street, Aventura. Mr. Reme echoed the viewpoint of previous speakers regarding proposed changes to the District and the need for improved

communication between District stakeholders and staff. In response to Commissioner Glassman's question, Mr. Reme explained information associated with an incident that occurred in the vicinity of Club Euro.

Mayor Trantalis recognized Joe Cox, 1638 NW 7th Place, on behalf of the Museum of Discovery and Science. Mr. Cox discussed his viewpoint regarding proposed policy changes in the District and confirmed support for eliminating the open container policy.

Mayor Trantalis recognized Ty Sutton, 201 SW 5th Avenue, on behalf of the Broward Center for the Performing Arts. Mr. Sutton shared the viewpoint of area stakeholders regarding this Agenda item.

Mayor Trantalis recognized Ronald L. Book, Ron Book, P.A. Mr. Book noted he represents numerous business owners in the District and discussed his viewpoint regarding this Agenda item and his support of establishing an agreement between District business owners and the City establishing a BID.

In response to Mayor Trantalis' question, Commissioner Glassman noted the consensus to prohibit open containers in the District and expressed support for establishing a BID, citing the success of the BID on the barrier island. He recommended not altering the weekend hours of operation for District businesses, concurred with other staff recommendations in the presentation, and expounded on his viewpoint.

Mayor Trantalis concurred with the recommendation discussed by Commissioner Glassman and the effort to return the District to its original vision.

Commissioner Beasley-Pittman concurred with the consensus to prohibit open containers in the District but noted the need to not eliminate parties for teens and explained her viewpoint. Mayor Trantalis discussed his viewpoint regarding attendance at teen parties. Commissioner Beasley-Pittman recommended obtaining community feedback on that issue before enacting policy to eliminate hosting teen parties.

Interim City Attorney Spence remarked on current Code requirements, said that the District is currently not in compliance, noted stakeholder feedback indicating a willingness to establish a common business management entity in the District, and explained related information. Further comment and discussion ensued. In response to Mayor Trantalis' question, Chris Cooper, Acting Assistant City Manager, explained the entities responsible for entertainment districts on the barrier island.

In response to Interim City Attorney Spence's question, Commissioner Glassman confirmed the Commission's direction to staff to rectify noncompliance by establishing a BID responsible for activities in the District as listed in the proposed Code amendments. Interim City Attorney Spence confirmed. Further comment and discussion ensued.

Commissioner Sorensen confirmed his support of moving forward with Commission direction to staff.

Mayor Trantalis recessed the Conference Meeting at 7:49 p.m.

**BUS-4** [25-0270](#)

Discussion - Draft Ordinance Amending Section 2-281 - Method of Procurement to Add Provisions Governing the Public-Private Partnership Evaluation Process of the City of Fort Lauderdale Code of Ordinances - (Commission Districts 1, 2, 3 and 4)

Removed from Agenda and to be rescheduled.

### **CITY COMMISSIONERS' REPORTS**

Mayor Trantalis reconvened the Conference Meeting at 9:43 p.m.

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

Commissioner Beasley-Pittman remarked on a community health event sponsored by the Susan G. Komen Foundation offering mammograms to women in District 3 and expounded on related details.

Commissioner Beasley-Pittman remarked on veteran recruitment efforts by an American Legion Post to inform veterans about available services. She commented on touring OIC's offices, a nonprofit organization, focused on workforce development services and other services, and remarked on the positive impact on the community. Commissioner Beasley-Pittman discussed the new Affordable Housing complex for Seniors and expounded on related information. She noted the recent graduation of the Police Department's Post 1150 Young Explorers Program graduation ceremony and discussed related information and details.

Commissioner Glassman noted a scrivener's error in the May 20, 2025, Commission Conference Meeting Minutes.

Commissioner Glassman remarked on negative feedback from

residents regarding the Las Olas Garage (Garage), remarked on a recent incident of concern, and discussed the need for staff to address unauthorized activities on the rooftop to address safety concerns.

Mayor Trantalis recessed the Conference Meeting at 10:02 p.m.

Mayor Trantalis reconvened the Conference Meeting at 10:13 p.m.

Commissioner Sorensen remarked on members of his staff participating in and graduating from the Broward County Metropolitan Planning Organization's (MPO) Transportation Academy. Commissioner Sorensen acknowledged City Manager Williams as the recipient of the *American Society for Public Administration (ASPA) South Florida Chapter's 2025 Rising Star Award*.

Commissioner Sorensen remarked on discussions with Interim City Attorney Spence regarding memorializing recent discussions related to AECOM's responsibilities for the construction of the new Police Department Headquarters. In response to Mayor Trantalis' question, Commissioner Sorensen cited specific items, including monitoring issues identified by the third-party engineering firm following completion of construction. Mayor Trantalis recommended this topic be discussed at an upcoming Conference Meeting to allow for a thorough discussion. In response to Commissioner Sorensen's question, City Manager Williams confirmed this topic would be a Conference Agenda item in August, 2025.

### **MAYOR'S REPORT**

None.

### **CITY MANAGER'S REPORT**

#### **MGR-1 [25-0629](#)**

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

City Manager Williams noted her ninety (90) day anniversary with the City and confirmed a related update would be sent to the Commission.

City Manager Williams acknowledged Office of Management and Budget staff for their work on the Fiscal Year 2026 Budget. City Manager Williams commented on the budget appropriation requests that Governor Ron DeSantis vetoed. City Manager Williams recognized the work of staff who prepared and coordinated the Florida Panthers' Stanley Cup Celebration Parade. City Manager Williams acknowledged Police Chief

William Schultz and his team for their coordinated efforts with the Federal Bureau of Investigation (FBI) and noted successful results.

City Manager Williams provided an update on the City Attorney search efforts and stated that candidates will be presented to the Commission by mid-September 2025. City Manager Williams discussed aspects related to the City Attorney Search Committee (CASC). In response to City Manager Williams' request for feedback, Commissioner Glassman remarked on his perspective regarding the CASC, noted that time is of the essence, and confirmed the need to expedite the process with the contracted executive search firm. Further comment and discussion ensued.

Mayor Trantalis shared his perspective regarding the value of the CASC. Commissioner Beasley-Pittman concurred on the continued involvement of the CASC and noted feedback from constituents that the CASC should record candidate interviews and make them available online. In response to Commissioner Glassman's question, City Manager Williams explained aspects of the related timeline. Further comment and discussion ensued regarding the timeline and the process.

Jerome Post, Human Resources Department Director, explained details of the previous interview process for the City Manager position. Further comment and discussion ensued regarding the appropriate number of candidates to be selected for review and vetting by the CASC and subsequent presentation to the Commission.

In response to Commissioner Glassman's question, Mr. Post discussed details of the recruitment process and the anticipated timeline. Further comment and discussion ensued regarding the number of candidates to be considered and the consensus that the executive search firm would present eight (8) candidates to the CASC, and the CASC would present five (5) candidates to the Commission by September 3, 2025.

## **ADJOURNMENT**

Mayor Trantalis adjourned the meeting at 10:30 p.m.