



In April 2023, Fort Lauderdale experienced a rare and historic 1,000-year flood that caused irreparable damage to City Hall, which served as the City's civic hub since 1969. The City now faces an exciting, once in a lifetime opportunity to reimagine its City Hall. In collaboration with the Infrastructure Task Force (ITF), Dickey Consulting Services, Inc., and the American Institute of Architects student chapter at Florida Atlantic University, City staff gathered neighbor feedback on developing a state of the art, modern, resilient, and community-focused government complex.

City staff hosted a series of public workshops with the primary focus of aligning the new City Hall with the diverse needs of the community. These interactive workshops invited neighbors to actively contribute to shaping the guiding principles for the design and the construction of the City's new home. In addition to these in-person workshops, additional input was collected through online surveys. The questionnaires centered around the building design, space allocation, potential amenities, as well as preferences regarding financing and procurement. The following pages summarize the feedback and outline the ideas and priorities from the community.

All information is accessible on the Rebuild City Hall webpage, ftlcity.info/rch, including workshop summaries and survey results.

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Workshop 1: Introduction Overview

Attendees were invited to participate and engage in an exercise that reviewed the structure and design elements of various City Halls – both in the United States and internationally. Detailed below are the public’s input and ideas for a new modern City Hall, which focused on architectural design and practical functionality. Broadly, there were five (5) main discussion categories.

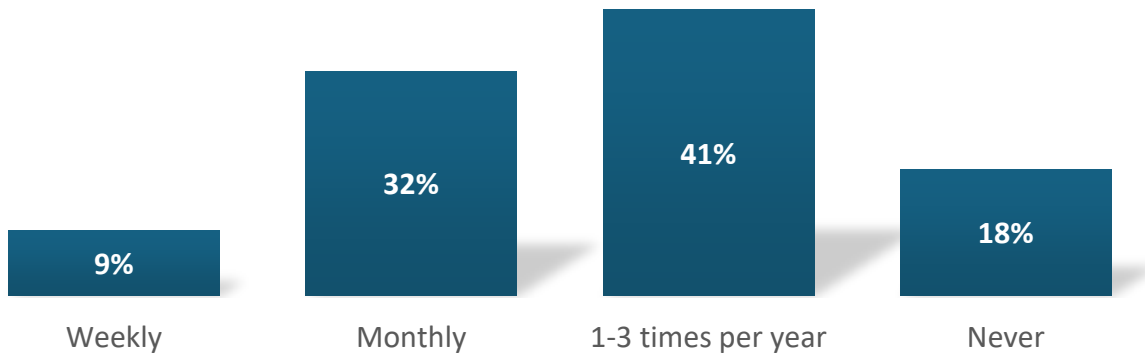
- **Category #1: Building Features**
 - Consider enhanced security measures
 - Utilize all internal space, be as flexible as possible
 - Incorporate historical, timeless architecture
 - Account for the surrounding area’s architecture
- **Category #2: Weather Resiliency and Energy Efficiency**
 - Ensure public spaces account for extreme weather such as heat and rain
 - Set an example for net-neutral emissions in Florida
- **Category #3: Outdoor Spaces**
 - Outdoor spaces should include shade features
- **Category #4: Collaboration Space**
 - Business incubation and collaboration space for small businesses
 - Community collaboration space
- **Category #5: Multiuse Facility**
 - Locate a small City distribution center at City Hall
 - Include a small hazardous waste drop-off site
 - Consider incorporating affordable housing



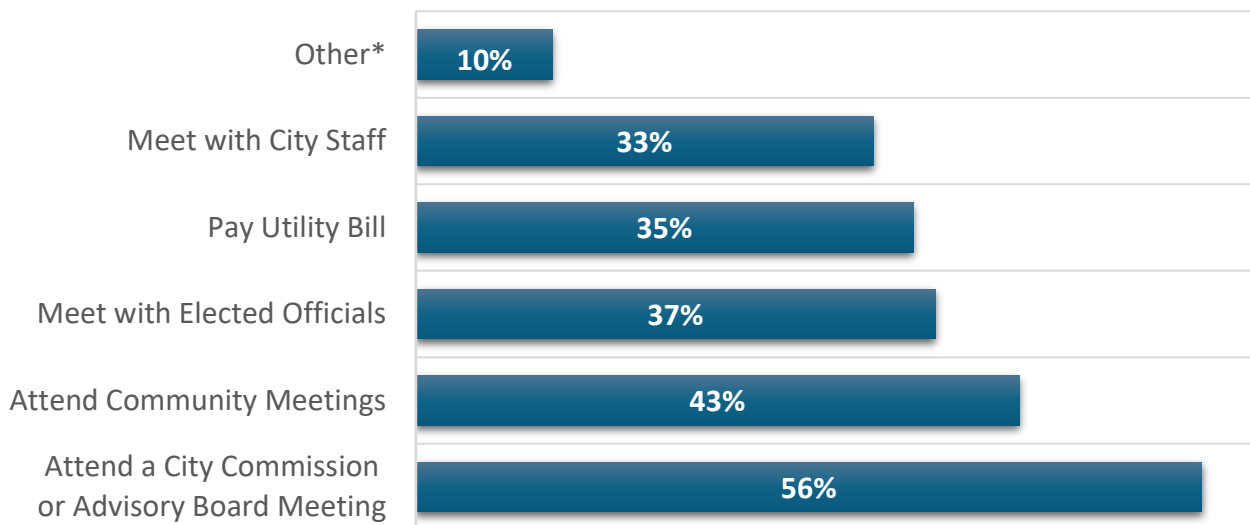
Workshop 1 Survey Results – Introduction

Workshop 1 had 27 in-person attendees (excluding facilitators and City staff) and 200 complete survey submissions. Detailed below are the survey questions and results.

Question #1: How often do you go to City Hall?

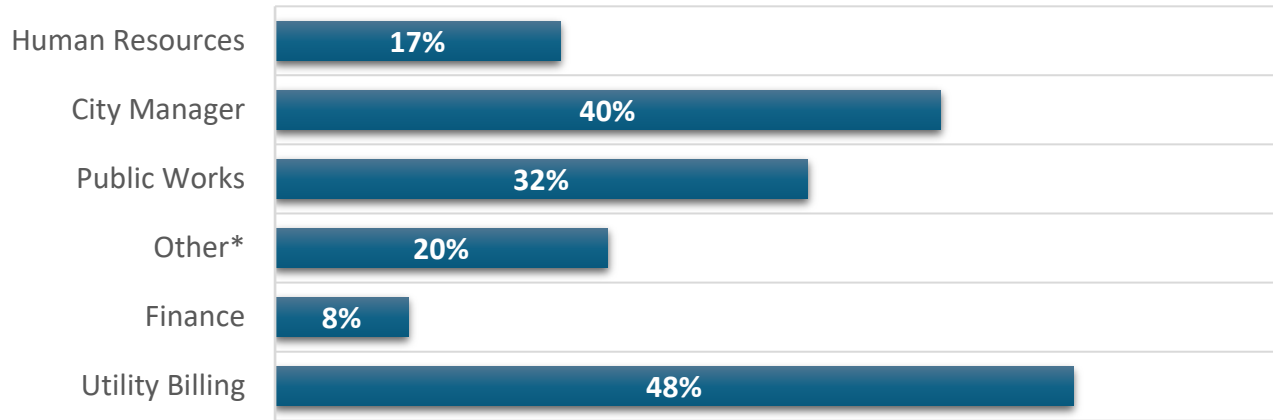


Question #2: Why do you go to City Hall? (Select all that apply.)



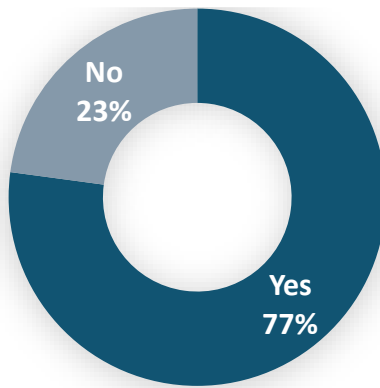
**Examples of "Other" responses include volunteering, access to satellite City services (e.g., code compliance, parking registration), and community centered events.*

Question #3: If you meet with City staff, which departments do you interact with? (Select all that apply.)

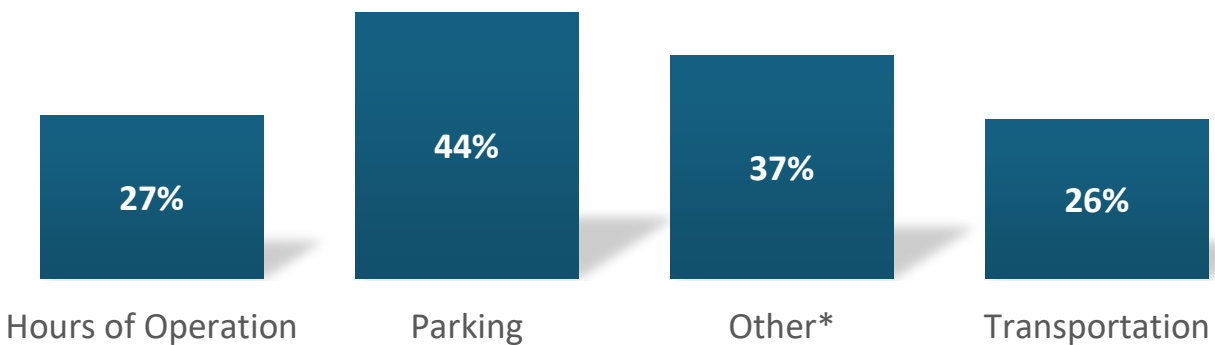


*Examples of "Other" responses include City Commission, City Attorney's Office, Neighbor Support, and the Volunteer Office.

Question #4: Do you interact with City services online?



Question #5: What barriers do you face that limit your ability to visit City Hall? (Select all that apply.)



*Examples of "Other" responses include inconvenient location, traffic, and a lack of in-person customer service.

Workshop 2: Space Allocation Overview

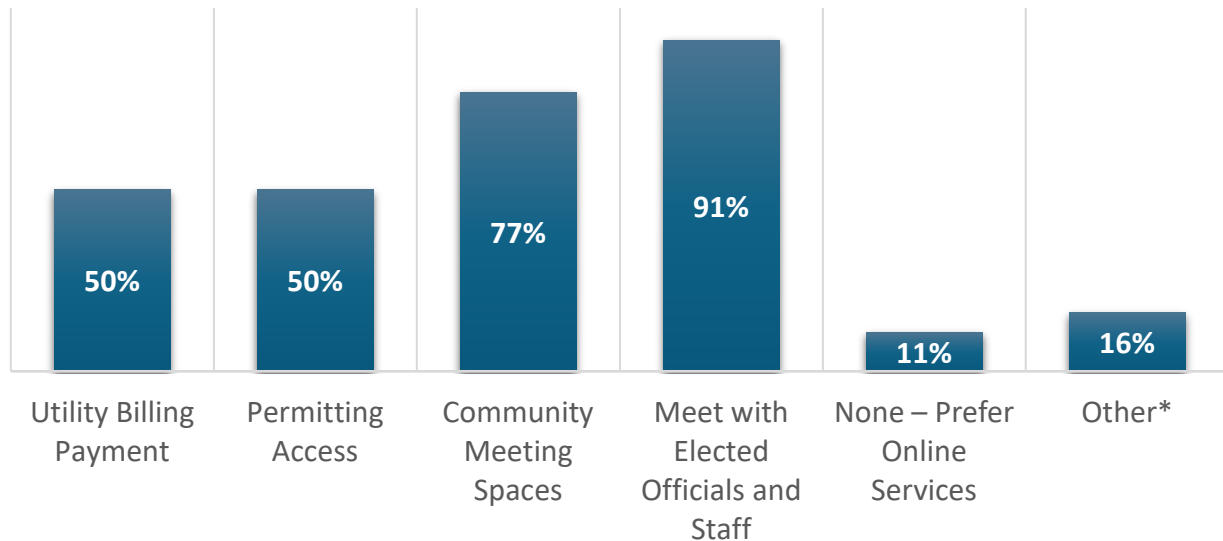
The second workshop presented an overview of City Hall operations prior to the April 2023 flooding incident. Illustrations of other City Hall operations throughout the United States were discussed for comparative purposes. Attendees participated in breakout groups to share their desired types of space allocations within the new City Hall. Overall, there were five (5) central themes that were created, which are detailed below.

- **Theme #1: A Place for the People**
 - A place you want to go to
 - A place to come together
 - A gateway campus to downtown Fort Lauderdale
 - A customer service-oriented facility
- **Theme #2: The Community should have flexible space**
 - Expanding and contracting rooms with adaptable technology
 - Single level spaces that promote collaboration and communication
 - Flex space for displaying the City's history, art exhibits, education, and a collaboration hub
 - Community meeting spaces that residents can use for grassroots organizing and informal meetings
- **Theme #3: City officials and staff should have dedicated space**
 - Build dedicated spaces for elected officials and charter officers (i.e., City Auditor, City Manager, City Clerk, and City Attorney)
 - Secure administrative space for management and staff
 - Centralize administrative functions in one location
- **Theme #4: Make it Convenient**
 - Represent traditionally decentralized services
 - Fit multiple departments into the building
 - Include space for traditionally satellite services
 - Provide ample free parking
- **Theme #5: Consider the Future**
 - Consider the growth that is occurring in downtown Fort Lauderdale
 - Consider where City Hall will be built and what additional space/land needs to be purchased
 - Base the size of the facility off existing staffing levels and expected future staffing levels, and then focus on the size of space
 - Assess whether hybrid workspaces are needed, especially since the employee pool can and will grow with time

Workshop 2 Survey Results – Space Allocation

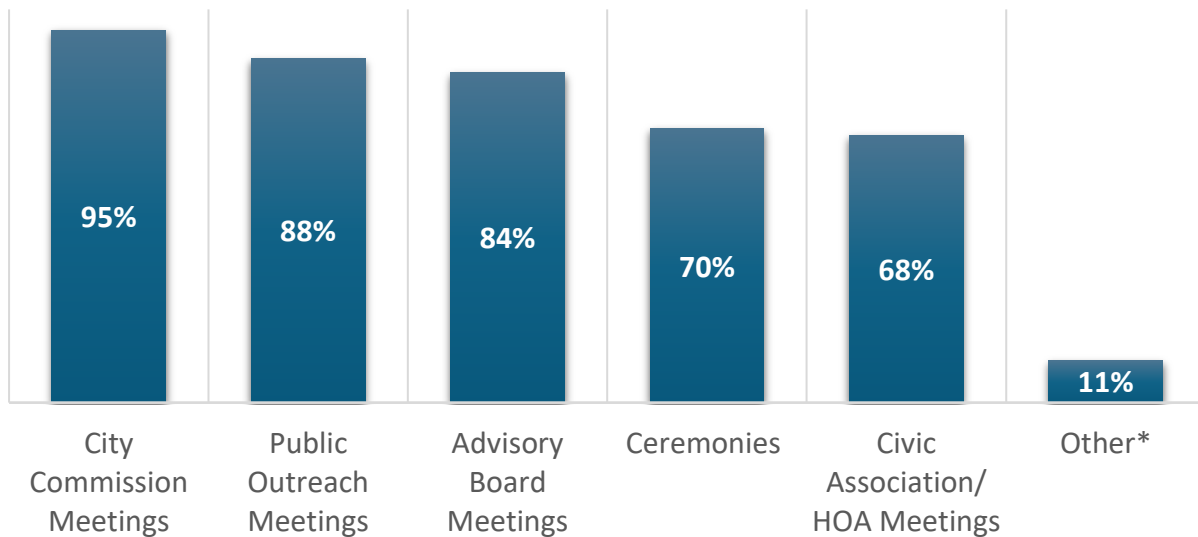
Workshop 2 had 25 in-person attendees (excluding facilitators and City staff) and 55 complete survey submissions. Detailed below are the survey questions and results.

Question #1: What services do you expect or need from a future City Hall? (Select all that apply.)



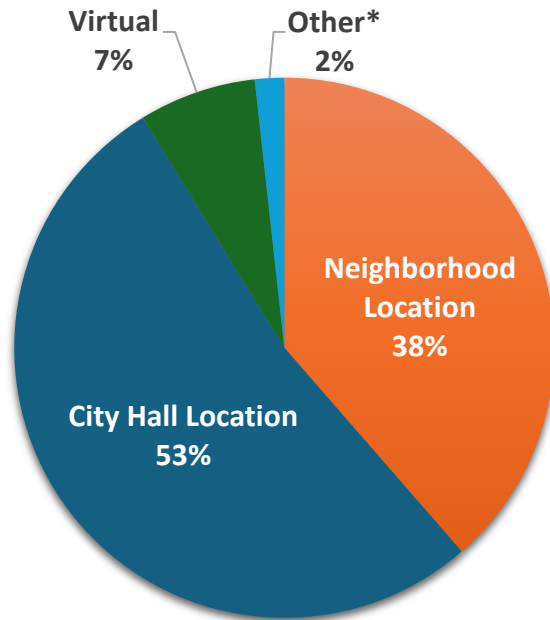
*Examples of “Other” responses include affordable housing options, art exhibitions, and civic workshops.

Question #2: What public engagement opportunities would you like offered at a future City Hall? (Select all that apply.)



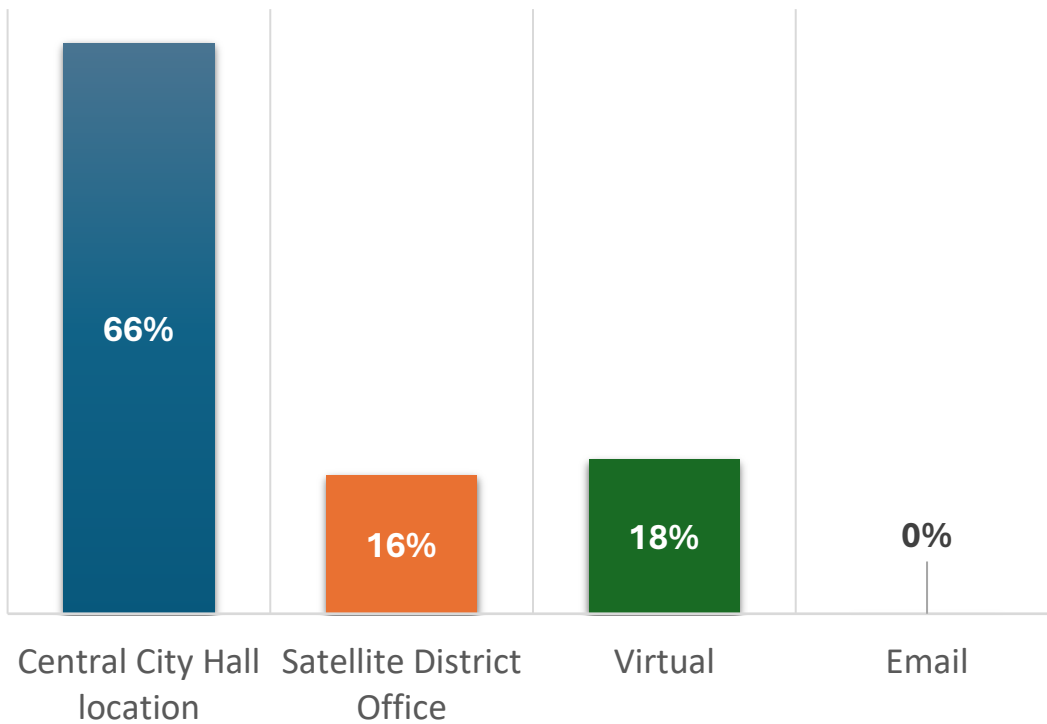
*Examples of “Other” responses include educational opportunities, a history and exhibition space, and a small business incubation center.

Question #3: Where would you prefer to participate in public engagement opportunities?



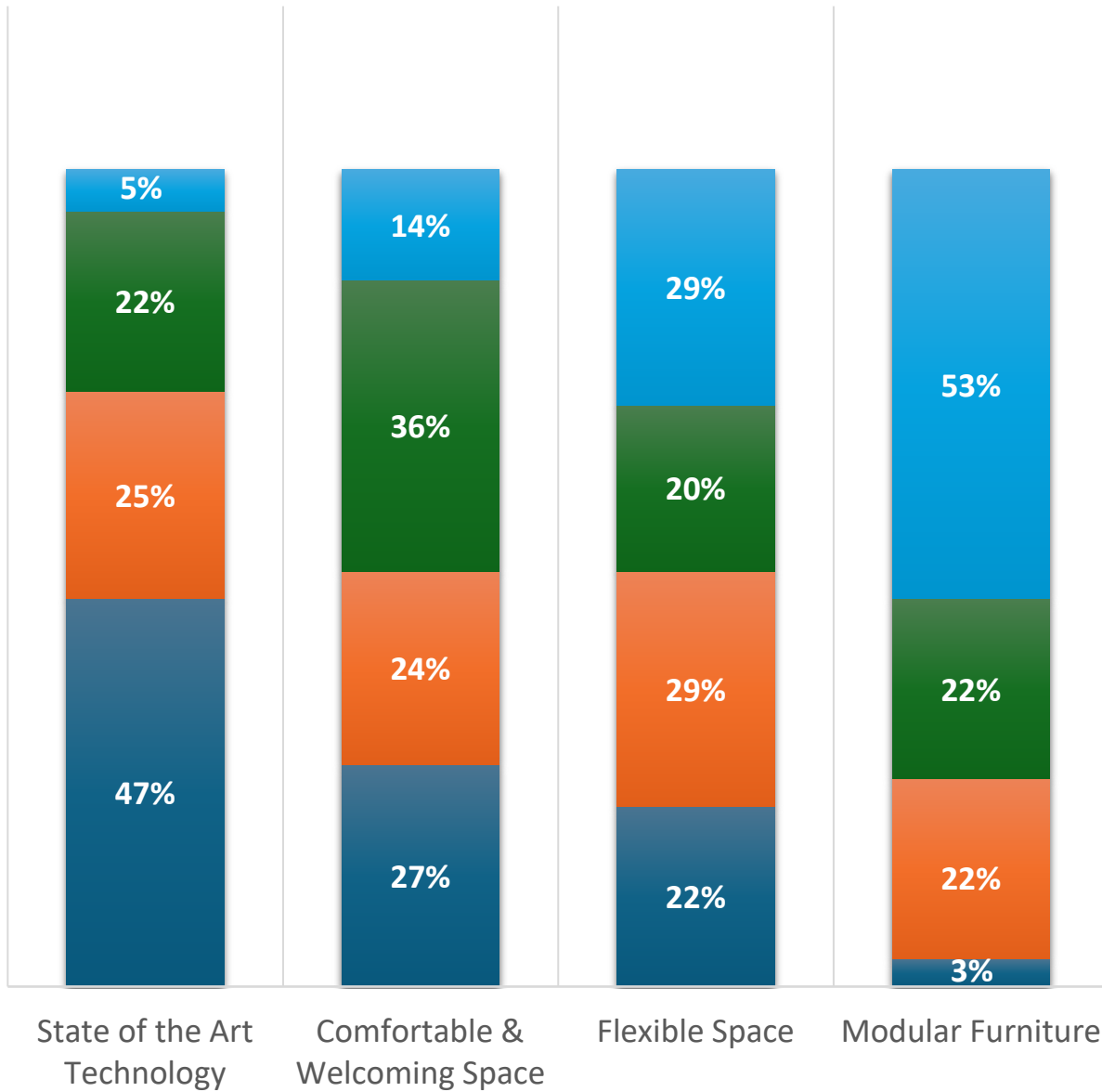
**Example "Other" response: Depends on the circumstance of the meeting.*

Question #4: Where would you prefer to meet your elected official?



Question #5: Rank the following public engagement space features from 1 (most important) to 4 (least important).

■ Ranked 1
 ■ Ranked 2
 ■ Ranked 3
 ■ Ranked 4



Workshop 3: Amenities Overview

Workshop 3 prompted attendees to weigh-in on the types of amenities desired in a future City Hall. The following outlines the features and themes collected from attendee input as well as the results from the online survey. Overall, five (5) themes were established, each with its own distinct categories.

Theme #1: Envision a Campus		
Category #1: Make the structure inviting	Category #2: Offer expansive public outdoor facilities	Category #3: Provide staff what they need
<ul style="list-style-type: none"> • Welcoming space • Large atrium • Plants/vegetation 	<ul style="list-style-type: none"> • Public gathering space • Amphitheatre • Farmers market 	<ul style="list-style-type: none"> • Employee services • Lactation room • Gym/Athletic Facility • Daycare
Create an architecturally attractive building – an expression of the City	<ul style="list-style-type: none"> • A plaza for public speaking • Make it secure 	Staff access to kitchens
Emphasize signage on where each of the departments are located within the building	A pedestrian walking space – only for foot traffic	Innovative technology to support work activity

Theme #2: Accessible Location		
Category #1: Make the location easily accessible	Category #2: Make parking free, secure, and accessible	Category #3: Space allocation revisited
Repurpose the 300K sq. ft. Federal Building for the new City Hall	Accessible and free parking a must	Dedicated space for homeowners' associations and civic associations to meet
Repurpose under-utilized parking lot to create a campus like space for all office entities	Partnerships with community foundations and civic and cultural organizations	The meeting place for all City advisory boards and committees

Theme #3: Comfortable Experience	
Category #1: A variety of affordable food options	Category #2: A variety of amenities
Indoor food truck café (like Sistrunk Marketplace Food Hall) with open space connected	Bike racks to encourage alternative modes of transportation
Food Court	A circulating library that is accessible to all who visit City Hall and another location for public art
<ul style="list-style-type: none"> • Cafeteria for staff and the public • Discount for staff 	Free shuttle to City Hall
Category #3: A secure but welcoming location	Category #4: Respect the environment
Combine security with accessibility	Structurally sound to mitigate flood and fire
Make a secure public plaza	<ul style="list-style-type: none"> • Have dedicated green spaces • Highlight indigenous planting

Theme #4: Interface with the Public		
Category #1: User friendly technology to welcome the public	Category #2: Use people to welcome the public	Category #3: Attract and serve youth
Technology-based translation services for non-English speakers	Focus on educating residents to learn how to access online options provided by the City (e.g., job applications, how to access utility bills, etc.)	City Hall should host robust internship programs for students
More self-service options such as kiosks and printers	Maintain the ability for residents/visitors to access City services and communicate with City Staff both in-person as well as online	Program to teach students civic duties, what the city does and how it affects you
Computer kiosk for residents to pay bills/real estate	Volunteer opportunities	Meeting space for college meetings, workshops (available for reservation)

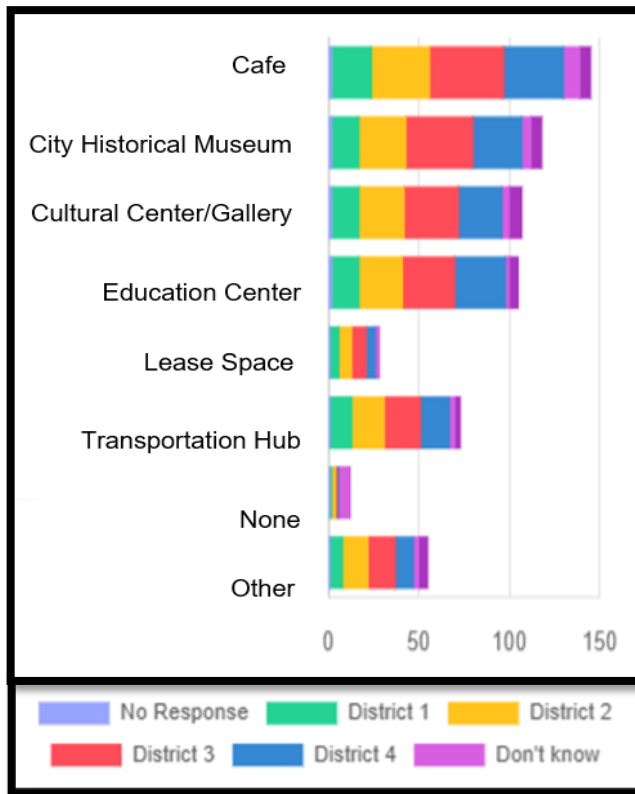
Theme #5: Community Resource		
Category #1: Exhibit local artists and Fort Lauderdale history	Category #2: Collaborative opportunities for local businesses/ organizations	Category #3: Serve as a welcome center for the area
Create a gallery space to showcase artists	Making the City Hall the hub of our “big, small town” – where new businesses receive some help getting started	A night with Neighbors, answer questions regarding problems/issues, etc.
Highlight local artists	Partnerships with community foundations, cultural organizations, and civic groups	Neighbor Services Division/ Localized information hub
History of City Hall – starting with the Seminoles	Directory for where to find reasonable commercial space	Expand services offered by the Housing Development Office (e.g., where to find rental apartments)



Workshop 3 Survey Results – Amenities

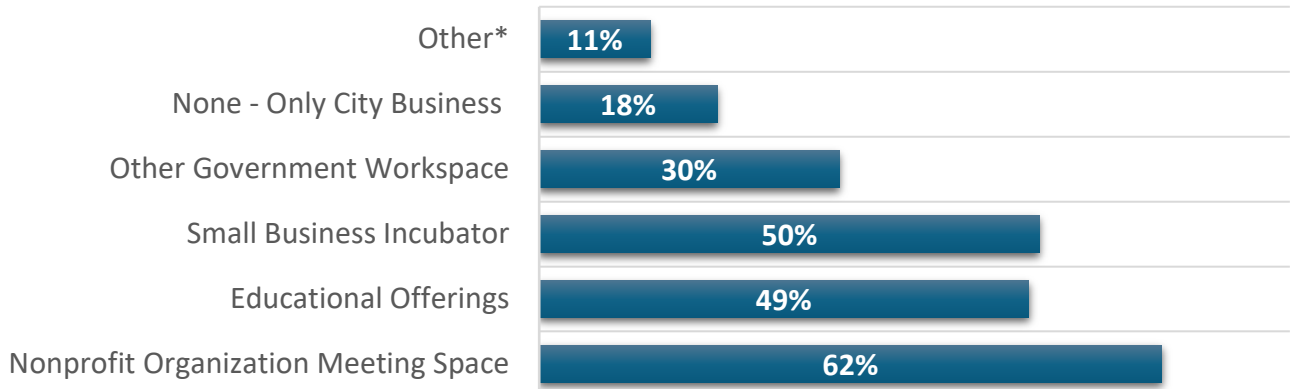
Workshop 3 had 28 in-person attendees (excluding facilitators and City staff) and 86 complete survey submissions. Detailed below are the survey questions and results.

Question 1: What amenities would you desire and utilize in a new City Hall?
(Select all that apply.)



Other Responses
Affordable housing
Rotating art gallery for local artists
Cafeteria/ Quick Food shop
Exhibit and cultural spaces and parking permit
Daycare / Kids space / Playgrounds
Kitchen space
Meeting room for HOAs
Bike, Food truck
Open space promenade (Events, yoga, outdoor movies, etc.)
Sufficient parking for staff and visitors

Question #2: Other than for City business and services, how would you like to see space in City Hall used? (Select all that apply.)



**Examples of "Other" responses include affordable housing, art and history exhibits, and meeting spaces for civic organizations.*

Question #3: Are there any non-essential services that should be included in a new City Hall that would positively benefit Fort Lauderdale neighbors, businesses, and/or visitors?



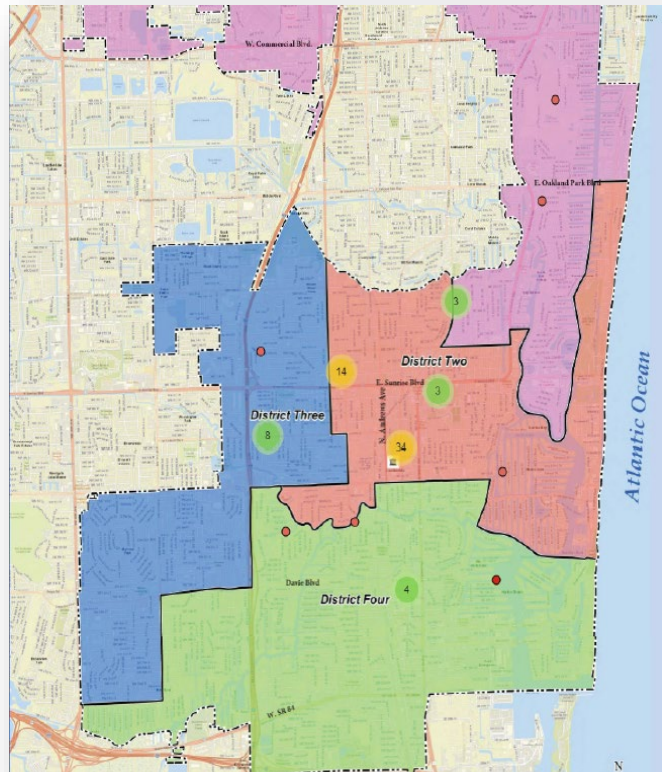
Question #4: Do you have any additional input that you would like to share regarding the new City Hall?

Technology/ Wi-fi in open spaces or parks	Include a transit hub	No P3 participation	Weather resilient building	Green and sustainable technologies
Led exterior and art designs on all walls	Open air	Open and inviting (the feel of an apple store or starbucks)	Computer kiosks for family & students	Same location, but improved facility
Dedicated senior center	Secure facility	Only essential administrative functions	Joint government center with the County	Consider using local artists!
Building design should be of architectural significance	Rooftop pool deck with DJ and mediterranean style lounge	Mixed-use property (education/ affordable housing)	Parking spaces ample enough for both employees and visitors	Destination for residents and visitors of Fort Lauderdale alike

Question #5: Where would you like the new City Hall to be located?

Residents were asked to select their ideal location for the future City Hall within City boundaries. The map below identifies the areas chosen according to the survey responses and additional feedback about the desired location. **34 out of 114** respondents preferred to see the new City Hall located **near the existing City Hall site**, making downtown the most favored location.

Text Responses
I'd like to see City Hall remain downtown
Downtown – important to keep govt. in the same area as the County
Repurpose the Federal Court Building
Central downtown is the most practical location
Near original area: access to water, public transportation and library
Close to I-95
Tear down the old building and replace it
In City limits
Away from the busy downtown area
Near current City Hall site or as close to it as possible



Note: The geographical location of the existing City Hall structure was provided as a reference point on the survey map.

Workshop 4: Finance and Procurement Overview

In this workshop, the City's Finance Department reviewed the various options for financing and procuring the new City Hall. Following the presentation, attendees were tasked with evaluating the presented options in breakout groups.

- **Topic #1: Procurement**

- Keep it local (e.g., contractor, architect, etc.)
- Public Private Partnerships (P3) have presented unique opportunities in the past when done properly
- Less design work before builder involvement
- Potential for a solicited proposal
- Consider a progressive design-build or hybrid procurement process that is not linear, if allowed by the State
- Hire a development process manager to facilitate the transition from procurement to execution
- Make it a two-step process starting with a reviewing qualification; then narrow down the list before selecting the lowest bid

- **Topic #2: Financing**

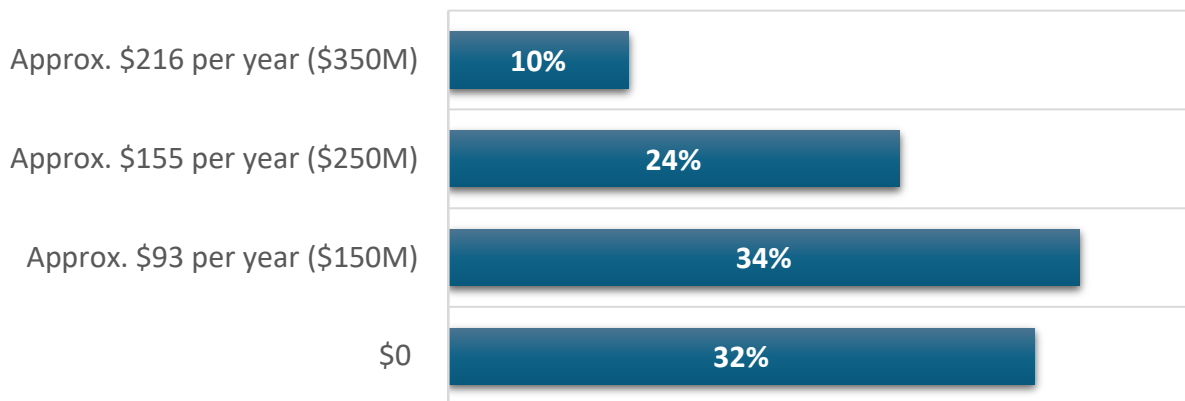
- The building should be revenue generating
- The community does not want to pay more in taxes
- Target federal grants for additional funding
- More private funding compared to public funding
- A mix of various financial approaches— examples included federal grants, bonds, and ongoing revenue generation through the new facility
- Attendees were supportive of a P3 approach, especially if there are multiple revenue streams supporting the project
- Residents were also supportive of a P3 approach in order to free up bonding capacity for other City priorities and projects



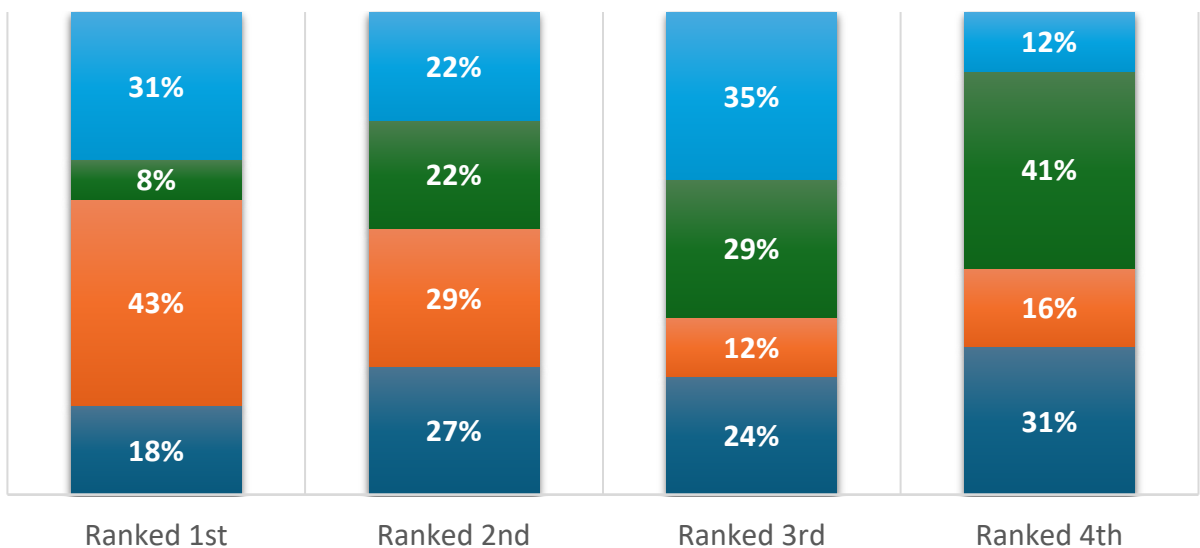
Workshop 4 Survey Results – Finance and Procurement

Workshop 4 had 18 in-person attendees (excluding facilitators and City staff) and 41 complete survey submissions. Detailed below are the survey questions and results.

Question #1: How much would you be willing to pay annually to support a new City Hall? (Based on the average taxable value of a single-family home.)

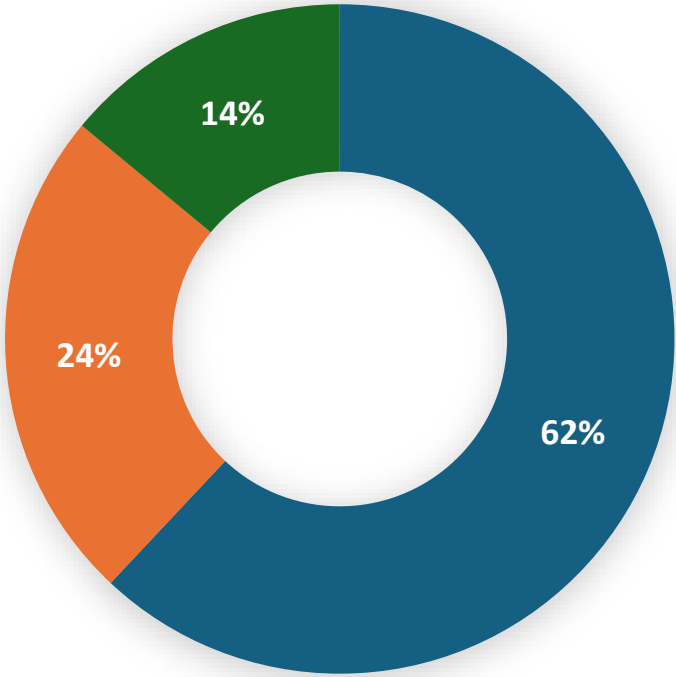


Question #2: Rank the importance of the following considerations in the procurement and financing process.



- Total cost of project and financing
- Overall project timing
- Maintaining public ownership of the land and building
- Intergenerational equity, paying for City Hall over a term equal to its useful life

Question #3: When planning for a new City Hall, how should cost be weighed against other feedback received on amenities and design features?



- Balance the cost with the needs expressed by the community and City Leadership.
- Cost is extremely important; the building should be as economical as possible.
- Cost is not important; the building should be iconic and revolutionize how residents interact with City Hall.

Workshop 5: Final Workshop Overview

Attendees were asked to help refine and develop the key principles and themes for the City Commission and leadership to consider in the development of a new City Hall. Building off the feedback from previous workshops, discussions focused on refining the key findings and major takeaways from residents. Participants created a heatmap, highlighting their preferences and findings to be incorporated into the development of the future City Hall.

Workshop 5 had 34 in-person attendees (excluding facilitators and City staff) and no associated online survey. The workshop involved creating a priority matrix based on the topics of discussion from the previous workshops. During the exercise, attendees were given a total of 10 dots, with one red dot to indicate their top priority and nine yellow dots to indicate their other priorities. Below is a summary of results based on the priority matrix exercise.

Summary of Highest Priorities (i.e., Red Dots)

- **Amenities (9 Red)**

- 5 – A community resource
- 4 – Make the location easily accessible

- **Overall Design (7 Red)**

- 3 – Architecture
- 3 – Affordable housing
- 1 – Weather resilient and energy efficient

- **Space Allocation (6 Red)**

- 3 – City officials and City staff should have dedicated space
- 2 – For the people
- 1 – Make it convenient

- **Financing and Procurement (6 Red)**

- 2 – A Financing Mix: Federal grants, bonds, and revenue generating
- 2 – Keep it local (contract, architect, etc.)
- 1 – Consider a Public Private Partnership
- 1 – Hire a Development Process Manager to facilitate the transition from procurement to execution

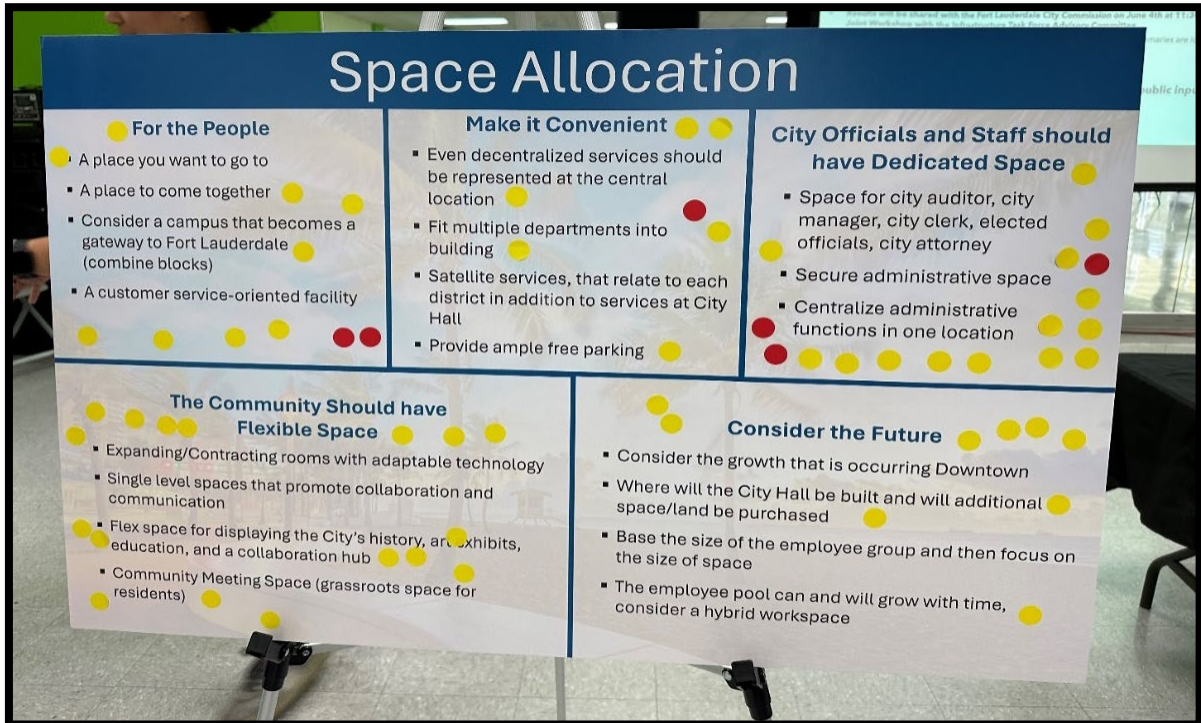


Other Priorities (i.e., Yellow Dots)

- **A Community Resource (23 Yellow)**
 - Architecture
 - Affordable housing
 - Weather resilient and energy efficient
- **The Community Should have Flexible Space (17 Yellow)**
 - Expanding/contracting rooms with adaptable technology
 - Single level spaces that promote collaboration and communication
 - Flex space for displaying the City's history, art exhibits, education, and a collaboration hub
 - Community meeting space (grassroots space for residents)
- **Outdoor Spaces (16 Yellow)**
 - Outdoor spaces must consider shade
 - Have dedicated green space, include a public gathering space (e.g., outdoor amphitheater, farmer's market)
- **Architectural Significance (14 Yellow)**
 - Consider historical, timeless architecture
 - Consider the surrounding area's architecture
 - Create an architecturally attractive building that is an expression of the City
- **City Officials and Staff should have Dedicated Space (14 Yellow)**
 - Space for City Auditor, City Manager, City Clerk, elected officials, and City Attorney
 - Secure administrative space
 - Centralize administrative functions in one location
- **Interface with the Public (14 Yellow)**
 - User friendly technology to welcome the public
 - Self-service kiosks and printers
 - Technology based translation services
 - Use people to welcome the public
 - Educate visitors on accessing City services
 - Attract and serve youth
 - Host robust internship programs and civic education workshops
- **Make the Location Easily Accessible (13 Yellow)**
 - Make the location accessible
 - Repurpose the Federal Courthouse Building
 - Make parking free, secure, and accessible
 - The meeting place for all City Advisory Boards and Committees as well as local civic associations

Other Priorities (i.e., Yellow Dots) Continued

- **Create a Campus (13 Yellow)**
 - Make the structure inviting
 - Architecturally attractive
 - Wayfinding signage
 - Offer expansive public outdoor facilities
 - A plaza for public speaking
 - Provide staff what they need
 - Innovative technology
- **Consider a hybrid procurement process that is not linear, such as Progressive Design-Build, if allowed by the State (10 Yellow)**
- **Financing Mix – Federal Grants, Bonds, and Revenue Generating (9 Yellow)**
- **For the People (9 Yellow)**
 - A place you want to go to
 - A place to come together
 - Consider a campus that becomes a gateway to Fort Lauderdale (combine blocks)
 - A customer service-oriented facility
- **Consider Affordable Housing (8 Yellow)**

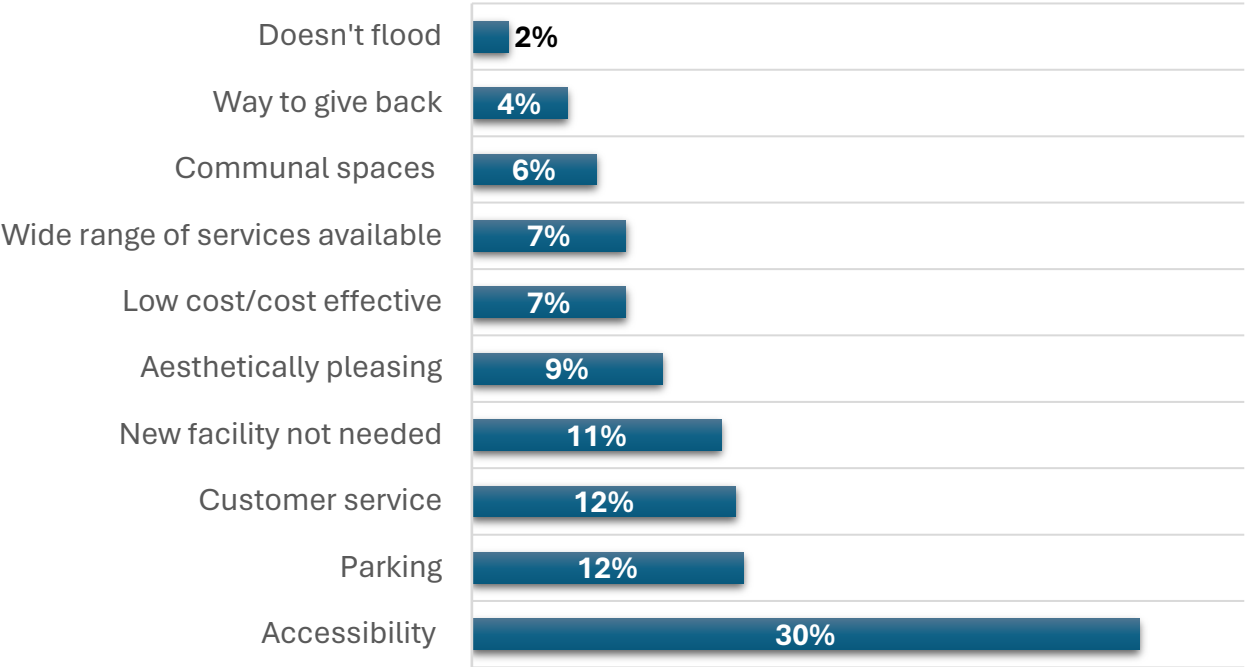


Neighbor Survey – City Hall Question

As part of the yearly Neighbor Community Survey facilitated by ZenCity, 301 neighbor responses were collected from a survey question related to the new City Hall facility. The survey captured responses between January and March 2024.

Survey Question: What would you find most important in a new City Hall facility?

91 respondents selected **accessibility** as the most important factor in a new City Hall facility.



Public Outreach Strategies

In partnership with the Strategic Communications Office, the City solicited participation and input into the Reimagining City Hall process through a variety of mediums. The full complement of strategies is included below.

- Created an [“Engage” website](#) dedicated to this project to provide real-time updates, schedules of future workshops, and options to participate through surveys
- Mailed postcards with information about the workshops to all households in Fort Lauderdale (more than 100,000); for those that could not participate in person, a QR code was included to route participants to the “Engage” where they could share feedback via surveys
- Placed informational posters and flyers in City buildings, libraries, community centers, and other high-traffic areas
- Published a detailed news post on the official City website with workshop schedules, topics, and other pertinent information; all of the workshops were also added to the City’s event calendar
- Launched a social media campaign across platforms such as Facebook, Twitter, Instagram, and NextDoor; through these platforms more than 70 posts were created with over 55,000 impressions and over 16,000 video views
- Issued press releases to local newspaper, TV, and radio stations to inform the broader public about the workshops; media outlets were also invited to attend and cover the events
- Reached out to Civic Associations, City Advisory Boards, and City Committees directly to request their support in spreading information about the workshops to their members
- Collaborated with organizations like Riverwalk, the Chamber of Commerce, Downtown Development Authority, and other community partners to promote the workshops
- Sent out email newsletter to subscribers; the City’s distribution list includes over 5,900 email addresses
- Utilized the Mayor and Commissioners’ newsletters to inform residents about the workshops
- Included workshop details and the “Engage” website on the back of water bills, detailing the workshops and how to participate

Summary of Workshop Dates and Locations

Workshop 1 – Introduction

The Metro Lab at FAU
December 2, 2023

Workshop 2 – Spacing Allocation

L.A. Lee YMCA/Mizell Community Center
January 13, 2024

Workshop 3 – Amenities

Holiday Park Social Center
February 17, 2024

Workshop 4 – Finance and Procurement Process

Beach Community Center
March 23, 2024

Workshop 5 - Final Workshop Review and Next Steps

Holiday Park Social Center
April 20, 2024

The City of Fort Lauderdale would like to thank its partners who assisted in the facilitation of the public engagement process.

