

City of Fort Lauderdale

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Meeting Minutes

Wednesday, September 3, 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

Mayor Trantalis called the meeting to order at 1:39 p.m.

COMMISSION QUORUM ESTABLISHED

Commission Members Present: Vice Mayor John C. Herbst (arrived at 2:07 p.m.), Commissioner Steven Glassman, Commissioner Pamela Beasley-Pittman, Commissioner Ben Sorensen, and Mayor Dean J. Trantalis

Also Present: City Manager Rickelle Williams, City Clerk David R. Soloman, Interim City Attorney D'Wayne Spence, and City Auditor Patrick Reilly

COMMUNICATIONS TO CITY COMMISSION

[25-0841](#)

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

*Affordable Housing Advisory Committee (AHAC)
April 14, 2025*

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

Mayor Trantalis recognized Chris Cooper, Assistant City Manager. Mr. Cooper explained that the AHAC Communication requested updates on three (3) topics discussed during the June 30, 2025, Commission Joint Workshop with AHAC. AHAC will discuss those topics during its meeting on September 8, 2025. Mayor Trantalis noted that there was no need for further Commission discussion at this time.

CONFERENCE REPORTS

CF-1 [25-0854](#)

Performance Audit of Fuel Consumption and Billing - (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis recognized City Auditor Patrick Reilly. City Auditor Reilly presented the findings of the Audit Memorandum, entitled *Performance Audit of Fuel Consumption and Billing* (Memorandum).

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

In response to Mayor Trantalis' question, City Auditor Reilly provided details about the City vehicles involved in this Audit and cited specific examples. Mayor Trantalis commented on the large number of City vehicles, including those from the Police Department, Fire-Rescue Department, Public Works Department, and Development Services Department, and expounded on his viewpoint. Further comment and discussion ensued.

City Auditor Reilly discussed the findings and recommendations related to vehicle idling and cited specific examples. City Auditor Reilly confirmed that management concurred with the findings and had begun corrective measures.

In response to Commissioner Glassman's question, City Auditor Reilly reiterated that management agrees with the Audit team's observations and findings and is taking corrective measures to update related policies.

In response to Commissioner Beasley-Pittman's question regarding the reason that start/stop devices and monitoring devices on City vehicles were disabled, City Auditor Reilly explained misconceptions about battery drain and provided related information. Further comment and discussion ensued.

Mayor Trantalis discussed his observations of emergency response vehicles idling. City Auditor Reilly cited concerns related to vehicles idling over consecutive hours, expounded on related information, and provided examples. Mayor Trantalis commented on the need to approach department culture with new, updated policies and guidelines, and expounded on his viewpoint. Further comment and discussion ensued.

[25-0841](#)

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

Charter Revision Board (CRB)
August 7, 2025

Communication to the City Commission

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

Mayor Trantalis recognized Richard Weiss, Esq., Weiss Serota Helfman

Cole & Bierman (Weiss Serota), and CRB Chair. Chair Weiss reviewed the Communication and explained related information, noting the unanimous viewpoint of the CRB regarding the significant amount of work involved with reviewing the Charter in its entirety and would require substantial involvement from the Office of the City Attorney.

Mayor Trantalis acknowledged the work of the CRB, remarking on the need for the Commission to first review and digest the current Charter recommendations before considering any additional CRB recommendations. Mayor Trantalis commented on the need to distinguish between "cleanup" items and fundamental Charter changes, all of which would need to be on the ballot. Mayor Trantalis noted the recent Charter change to the City's election cycle, which coincides with federal elections, and discussed related information, including the need for community feedback. Further comment and discussion ensued.

Chair Weiss concurred with Mayor Trantalis' recommendation for the CRB to take a break until the Commission has an opportunity to review the CRB's current Charter recommendations. Mayor Trantalis confirmed. Further comment and discussion ensued.

Anthony Fajardo, Development Services Department Director, noted the need for Commission direction on Charter items not yet reviewed by the CRB, specifically those related to the Human Resources Department and the establishment of a strong mayor form of government. Mayor Trantalis acknowledged those points and remarked on his perspective. Mr. Fajardo requested Commission feedback regarding a proposed Charter revision survey (Survey) and noted positive input from the Council of Fort Lauderdale Civic Associations (CFLCA).

City Manager Rickelle Williams commented on recent Commission direction regarding resident surveys. Further comment and discussion ensued. Mayor Trantalis requested a discussion of the Survey at an upcoming Conference Meeting and expounded on his perspective.

Commissioner Sorensen reviewed his understanding of the Charter revision process and inquired about the ballot schedule. In response to Commissioner Sorensen's questions, City Clerk David Soloman said that Charter revisions could be included on the November 2026 ballot and reviewed the related timeline.

In response to Chair Weiss' questions, Mayor Trantalis confirmed the Commission would provide the CRB with direction regarding a Charter revision concerning the public private partnership (P3) process. Mayor

Trantalis confirmed the CRB should hold off on further reviewing the Charter until the Commission considers their current recommendations. The CRB would proceed with an additional review of the Charter based on Commission direction. Further comment and discussion ensued.

Vice Mayor Herbst discussed his support for the Commission moving forward with the CRB's recommendations and ensuring the CRB receives adequate support from the Office of the City Attorney to ensure their time is used efficiently and effectively.

Mayor Trantalis recognized Mary Peloquin, 2510 NE 12th Court, Council of Fort Lauderdale Civic Associations President, and CRB Member. In response to Vice Mayor Herbst's question, Ms. Peloquin discussed her recollection and retrospective viewpoint regarding Mr. Fajardo's presentation of recommended Charter revisions to the CFLCA, noting the overwhelming amount of information presented to the CFLCA and that staff should have given the CFLCA incremental Charter recommendations over time, which staff later did. Further comment and discussion ensued.

Vice Mayor Herbst remarked on the limited public attendance at CRB Meetings. In response to Vice Mayor Herbst's question, Ms. Peloquin described public involvement in CRB Meetings.

Commissioner Beasley-Pittman commented on the need to encourage public participation in CRB Meetings. In response to Commissioner Beasley-Pittman's questions, Ms. Peloquin noted that there are no CRB vacancies, the number of members is sufficient, and remarked on the legalese nature of Charter language, suggesting ways to promote greater public participation. Commissioner Beasley-Pittman emphasized the importance of Charter revisions and elaborated on her perspective regarding the use of the Strategic Communications Division's promotional efforts. Ms. Peloquin commented on CFLCA outreach efforts. Further comment and discussion ensued.

In response to Commissioner Beasley-Pittman's question, Mayor Trantalis explained that previous Charter revisions were placed on the March 2019 ballot, cited examples, and expounded on his perspective. Further comment and discussion ensued.

In response to Commissioner Sorensen's questions regarding Charter revisions on the November 2026 ballot, City Clerk Soloman explained the related requirements, timeline, and provided the reasons for why the November 2026 ballot is preferable to the August 2026 ballot.

Further comment and discussion ensued.

Commissioner Sorensen recommended a Conference Meeting discussion on Charter revision recommendations, discussed his reasoning, and cited examples. Further comment and discussion ensued.

Mayor Trantalis confirmed the only topics on the October 7, 2025, Conference Meeting would be Charter revision recommendations and the new City Hall project. Further comment and discussion ensued regarding ways to promote resident engagement.

Commissioner Glassman requested that staff provide the Commission with all previous Charter-related documentation. He remarked on his recollection that the Commission had not moved forward with recommendations previously due to time constraints, expounding on his perspective. Further comment and discussion ensued.

City Manager Williams noted changes to the State Statute regarding communicating referendum items to the public. Interim City Attorney D'Wayne Spence confirmed that City communication on referendum items has been restricted.

In response to Commissioner Sorensen's question, Paul Bangel, Senior Assistant City Attorney, explained options regarding how Charter revision questions could be placed on the November 2026 ballot, cited examples, and confirmed there is a seventy-five (75) word limit for ballot questions. Further comment and discussion ensued regarding the appropriate design of ballot questions.

Mayor Trantalis recognized Ashley Doussard, Strategic Communications Division Director. In response to Ms. Doussard's request, Mayor Trantalis clarified Commission direction regarding promotional efforts to involve residents in Charter revision decisions.

OLD/NEW BUSINESS

BUS-1 [25-0820](#)

Proposed Anchoring Regulations - (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis recognized Chief Waterway Officer Marco Aguilera. Mr. Aguilera narrated a presentation entitled *PROPOSED ANCHORING REGULATIONS - ORDINANCE AMENDING SECTION 8-145*.

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

item.

In response to Commissioner Beasley-Pittman's question, Mr. Aguilera confirmed a scrivener's error in the draft ordinance that should read July 8, 2025.

In response to Mayor Trantalis' question, Mr. Aguilera explained that annual anchoring in City waters would be limited to thirty (30) days within any non-consecutive six-month period and discussed monitoring and enforcement.

In response to Commissioner Beasley-Pittman's questions, Marc Johnson, Police Officer, confirmed that the Marine Patrol Unit (MPU) consists of six (6) police officers and explained their staffing structure. Officer Johnson discussed their procedures for notifying vessel owners about anchoring limitations and cited related examples. All vessel and contact data are documented and logged on a spreadsheet. Mr. Aguilera confirmed that staff members are preparing ordinance notification pamphlets to leave on unattended vessels.

Mayor Trantalis recognized Robert Dunckel, Assistant City Attorney III. In response to Vice Mayor Herbst's question, Mr. Dunckel commented on a past moratorium related to vessels that involved robust resident feedback. City Manager Williams noted this Agenda item was to inform residents about the proposed ordinance and provide for a thorough discussion. The proposed ordinance is on tonight's Regular Meeting Agenda. Further comment and discussion ensued.

BUS-2 [25-0551](#)

Fortify Lauderdale - (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis recognized Brad Kaine, Public Works Department Director. Mr. Kaine introduced Robert Taylor, Hazen and Sawyer Regional Manager, and Roberto Betancourt, Public Works Department Division Manager.

Mr. Taylor narrated a presentation entitled *Fortify Lauderdale Phase 2 Neighborhoods Stormwater Management Improvements City Project No. 12852*.

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

In response to Mayor Trantalis' question, Mr. Taylor explained that the Phase 1 design bids for Southeast Isles and Melrose Manors/Riverland, listed in the presentation, have not yet been issued.

In response to Commissioner Glassman's question regarding analysis of qualitative criteria versus quantitative criteria, Mr. Taylor acknowledged that Hazen and Sawyer had not approached their analysis in that manner but could do so and recommended related discussions regarding applicable quantitative criteria. Further comment and discussion ensued. Commissioner Glassman remarked on his positive viewpoint and the benefit of utilizing a quantitative approach, utilizing the four (4) qualitative criteria.

Commissioner Glassman requested information regarding the possible incorporation of Phase 1 Projects into Phase 2 projects due to proximity. Mr. Taylor confirmed and discussed sharing information with the Public Works Department to make related recommendations.

Mayor Trantalis remarked on the high cost associated with addressing all the City's stormwater infrastructure needs and inquired about the related timeline. Mr. Taylor confirmed and explained that the timing would depend on funding availability. Further comment and discussion ensued.

In response to Mayor Trantalis' question, Mr. Taylor confirmed that projects included in this presentation are separate from the State of Florida Department of Environmental Protection's Consent Order with the City.

In response to Commissioner Glassman's question, Roberto Betancourt, Public Works Department Division Manager, provided an update on the bid award for stormwater mitigation in Victoria Park, explaining related information and the anticipated timeline for Commission action.

Commissioner Sorensen confirmed the need to move faster when addressing stormwater infrastructure projects (projects). In response to Commissioner Sorensen's question regarding ways to expedite the projects, City Manager Williams confirmed that the projects are on track, noted funding needs, and commented on the impact if the City pursued all projects simultaneously. Further comment and discussion ensued.

Commissioner Sorensen commented on his understanding of funding options, including municipal bonds and through public-private partnerships. Further comment and discussion ensued.

Commissioner Sorensen confirmed his support for maximizing the scale and efficiency of these projects and expounded on his viewpoint. Further comment and discussion ensued.

Mayor Trantalis recognized James LaBrie, 1514 NE 20th Street, and Poinsettia Heights Civic Association Board Vice President. Mr. LaBrie discussed his viewpoint regarding this Agenda item.

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

Mayor Trantalis emphasized the importance of feedback from neighbors through neighborhood project presentations by staff.

BUS-3 [25-0633](#)

Fort Lauderdale Police Department Headquarters: Phase 2 - Building Structural Design Peer Review Presentation - (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis recognized Anthony Fajardo, Development Services Department Director. Mr. Fajardo provided an overview of this Agenda item, which will summarize the Phase 1 and Phase 2 Building Structural Design Peer Review of the Police Department Headquarters (PDHQ) (Review). Mr. Fajardo narrated a presentation entitled *Fort Lauderdale Police Headquarters*.

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

In response to Commissioner Sorensen's question, Mr. Fajardo provided additional information regarding the resolution of the Phase 2 items. Mr. Fajardo confirmed that the Commission will receive a report, which will summarize and explain all aspects of the Review and remediation efforts.

In response to Commissioner Sorensen's questions, Mr. Fajardo discussed the resolution of structural issues outlined in the presentation achieved through improved information sharing and structural remediation work. Mr. Fajardo cited examples and expounded on related information. Further comment and discussion ensued.

Mayor Trantalis remarked that a shear wall is the most fundamental aspect of the project, the need for it to withstand a Category 5 Hurricane and expounded on his perspective. In response to Mayor Trantalis' question, Brent Chancellor, Associate Principal, Wiss, Janney, Elstner Associates, Inc. (WJE), explained the design teams' analysis of the masonry shear walls inside the building and the top connections to the shear wall and the floor above still need to be resolved. Further comment and discussion ensued regarding options to address.

In response to Mayor Trantalis' question, Mr. Chancellor explained that the PDHQ inquiry was based on permitted design drawings that WJE had evaluated. Mr. Chancellor noted that the permitted design drawings of the shear walls and the lateral system of the building did not include masonry walls. The design team subsequently indicated that the masonry walls should be part of that system. Mr. Chancellor commented on the approach and the review process. Further comment and discussion ensued.

In response to Commissioner Beasley-Pittman's questions, Mr. Chancellor explained construction details of the building's lateral system, which comprises the shear walls and masonry walls, emphasizing the importance of ensuring adequate connection capacity. In response to Commissioner Beasley-Pittman's question, Mr. Chancellor explained information associated with the process and installation of pre-qualified, tested steel connectors to meet the building's capacity needs.

Commissioner Beasley-Pittman explained her understanding, cited examples, and inquired about the timeline. Mr. Chancellor noted the timeline would be several months. Commissioner Beasley-Pittman commented on her perspective and concerns regarding the lower tier of safety. Mr. Chancellor explained that any resolution of safety issues would be needed to meet stringent Building Code safety requirements and expounded on related information. Further comment and discussion ensued.

Mayor Trantalis recognized Marc Dickerman, 1417 SW 2nd Street. Mr. Dickerman discussed his viewpoint on this Agenda item and noted his concerns about asbestos during the demolition of the former Police Headquarters. Mayor Trantalis emphasized the need for a safety protocol related to airborne debris.

In response to Mayor Trantalis' question regarding the timeline for demolishing the original Police Headquarters, Mr. Fajardo said it will depend on addressing asbestos concerns and relocating radio equipment to the temporary radio-building shelter adjacent to the existing communications tower. Mayor Trantalis recognized Ronald Stein, Office of the City Manager Project Manager. Mr. Stein confirmed a pre-construction meeting for asbestos abatement. He explained the demolition timeline that should begin within the next two (2) to three (3) weeks and last approximately sixty (60) days, which includes relocation of radio equipment. City Manager Williams confirmed staff would provide updates to the Commission. Commissioner Glassman noted the need

for staff to address potential issues related to wildlife fowl during demolition and discussed relevant information.

Mayor Trantalis recognized Tim Blair, AECOM. In response to Commissioner Sorensen's questions, Mr. Blair provided an update on AECOM's discussions with staff regarding memorializing accountability for construction issues. Mr. Blair confirmed that the goal is to reach consensus and conclusions to ensure project completion, as well as a financial resolution, and expounded on related information.

In response to Commissioner Sorensen's question, Interim City Attorney Spence provided an update on negotiations with AECOM to resolve outstanding issues, stating that discussions are ongoing.

In response to Commissioner Sorensen's question regarding project monitoring, Mr. Blair explained the timeline, which would include providing quarterly assessments of the structural monitoring over a fifty-seven (57) month period, followed by ten (10) annual inspections. Mr. Blair confirmed he would return to future Commission Meetings and provide updates regarding ongoing negotiations with the Office of the City Attorney. Further comment and discussion ensued.

BUS-4 [25-0817](#)

Infrastructure Special Obligation Bond Presentation - (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis recognized Yvette Matthews, Acting Assistant City Manager. Ms. Matthews explained the reason for this Agenda item and narrated a presentation entitled *Infrastructure Investment Special Obligation Bond Presentation*.

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

In response to Mayor Trantalis' question regarding the previous analysis of sidewalk needs, Ms. Matthews confirmed the estimated complete cost was \$40,000,000 to \$50,000,000, discussed related factors, and expounded on related information.

Mayor Trantalis remarked on a neighborhood that has no sidewalks. In response to Mayor Trantalis' question, Ms. Matthews explained that this funding would only fund repairs or replacement of existing sidewalks. Further comment and discussion ensued.

Commissioner Sorensen remarked on a sidewalk gap analysis to identify and prioritize sidewalk repair and or replacement. In response to

Commissioner Sorensen's question, Milos Majstorovic, Transportation and Mobility Department Director, provided an update on the Sidewalk Gap Analysis report (Report) and expounded on related information. In response to Commissioner Sorensen's question, Ms. Matthews explained the five (5) year Community Investment Plan (CIP) includes new sidewalks for Riverside Park.

In response to Commissioner Sorensen's question, Ms. Matthews confirmed this substantial investment in sidewalks. Commissioner Sorensen discussed the significant investment in all infrastructure and expounded on his perspective. Mayor Trantalis and Commissioner Glassman concurred.

Commissioner Glassman commented on the importance of neighbor feedback, noting that some neighborhoods do not want sidewalks. Mr. Majstorovic concurred and discussed related neighbor outreach, which will be ongoing, and noted the availability of surtax funding for sidewalk design and construction, in addition to CIP funding.

BUS-5 [25-0832](#)

Discussion - Rescheduling City Commission Meeting Dates for 2026 - (Commission Districts 1, 2, 3 and 4)

Commission Members discussed rescheduling Commission Meeting dates for 2026, including the last Commission Meetings before the 2026 Commission Summer Break from July 7, 2026, to June 30, 2026. Interim City Attorney Spence explained Charter mandates and related calculations, and recommended that the Commission reschedule the July 7, 2026, Commission Meeting to July 2, 2026. Further comment and discussion ensued.

Commissioner Beasley-Pittman requested rescheduling the March 17, 2026 Commission Meetings to March 19, 2026, to accommodate her attendance at the National League of Cities Annual Conference in Washington, DC. Further comment and discussion ensued. Mayor Trantalis confirmed a consensus to reschedule that Commission Meeting.

BUS-6 [25-0780](#)

City Attorney Search Update - (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis recognized Jerome Post, Human Resources Department Director. Mr. Post provided an update on the City Attorney Search, noting that it reflects information included in City Manager Rickelle Williams' August 29, 2025, Memorandum. Mr. Post noted the five (5) final candidates recommended by the executive search firm who will be interviewed by the City Attorney Search Committee (CASC). The CASC will provide its recommendations to the Commission for consideration at the September 16, 2025, Conference Meeting.

In response to Vice Mayor Herbst's questions regarding the consideration of a previous City Attorney who the Commission terminated for cause, Mr. Post confirmed the executive search firm's representative was fully informed about the employee's departure, reviewed each candidate's qualifications, and made its recommendations. Further comment and discussion ensued.

In response to Commissioner Beasley-Pittman's questions, City Manager Williams confirmed there were fifty-two (52) applications, sixteen (16) of which were deemed qualified during the last round of recruitment. Further comment and discussion ensued.

In response to Mayor Trantalis' question, Mr. Post confirmed that the executive search firm received thirty (30) applications, and the CASC will interview five (5) applicants and make their recommendations to the Commission.

Mayor Trantalis recognized Count Chudzikiewicz Chodkiewicz, 1141 Bailey Avenue, Macon, GA. Count Chodkiewicz discussed his viewpoint regarding this Agenda item.

Mayor Trantalis recognized Barbra Stern, 1929 NE 1st Avenue. Ms. Stern discussed her viewpoint regarding this Agenda item.

Commissioner Glassman discussed his recollection regarding the termination of a previous City Attorney and provided details and his perspective.

Commissioner Beasley-Pittman discussed her concerns with this process and recommended consideration of current attorneys within the Office of the City Attorney. She confirmed she would not consider a previous City Attorney she voted to terminate, cited related reasons, and recommended removing that individual from the current pool of candidates. Vice Mayor Herbst noted that the Commission has the discretion to make that policy decision. Further comment and discussion ensued.

Commissioner Glassman recommended moving forward with the process, expounded on his viewpoint, and cited his reasoning. Commissioner Sorensen concurred and recommended that the CASC continue its work. Mayor Trantalis concurred.

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)

Mayor Trantalis recognized Interim City Attorney D'Wayne Spence. Interim City Attorney Spence provided an overview of this Agenda item and narrated a presentation entitled *Proposed Ordinance Overview*.

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

In response to Mayor Trantalis' question regarding the unsolicited proposal the City received for a new City Hall, Interim City Attorney Spence provided an update on the current phase of the process. Further comment and discussion ensued. In response to Mayor Trantalis' question, Interim City Attorney Spence explained the four (4) opportunities for public participation listed in the presentation. Mayor Trantalis confirmed the importance of informing and encouraging the public to participate and weigh in on unsolicited proposals, and expounded on his perspective.

In response to Commissioner Beasley-Pittman's question, Interim City Attorney Spence explained information associated with the updated State Statute and the proposed ordinance for addressing unsolicited proposals, which allows the public an opportunity to review unsolicited proposals, except portions of the vendor-declared trade secrets, which would be redacted from unsolicited proposals made available to the public.

Mayor Trantalis clarified details related to the evaluation of unsolicited proposals, which is done by professional consultants, followed by the staff's evaluation. In response to Mayor Trantalis' questions, Interim City Attorney Spence explained aspects of the current P3 Ordinance process and the proposed, revised P3 ordinance. Further comment and discussion ensued. In response to Mayor Trantalis' question, Interim City Attorney Spence said the P3 ordinance does not require information associated with staff recommendations to be attached to the related Commission Agenda item. Mayor Trantalis requested that the Agenda backup include a short narrative illustrating the consultant and staff's considerations and recommendations, the pros and cons, and the viability of each unsolicited proposal without a ranking to allow public review. Mayor Trantalis expounded on his perspective regarding the

Commission's consideration and ranking of the unsolicited proposals.

Mayor Trantalis noted the need for adequate Agenda item backup for modifications to the P3 Ordinance and all unsolicited proposals in the future. Mayor Trantalis requested that Interim City Attorney Spence include this presentation in the Agenda backup the next time this subject is before the Commission.

Mayor Trantalis recognized Marilyn Mammano, 1819 SE 17th Street. Ms. Mammano discussed her viewpoint regarding this Agenda item.

Mayor Trantalis recessed the meeting at 5:02 p.m.

Mayor Trantalis reconvened the meeting at 8:50 p.m.

CITY COMMISSIONERS' REPORTS

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

MAYOR'S REPORT

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

Mayor Trantalis commented on his understanding of the status of the Las Olas Garage litigation. Interim City Attorney Spence confirmed voluntary mediation failed and the litigation will move forward.

CITY MANAGER'S REPORT

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

MGR-1 [25-0717](#)

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

City Manager Williams updated the Commission regarding preparations for the Fort Lauderdale International Boat Show scheduled for October 29, 2025, through November 2, 2025.

City Manager Williams said that City Hall proposal evaluations are scheduled for presentation on October 7, 2025, and Holiday Park garage

proposal evaluations will be scheduled for presentation in late October 2025 or early November 2025.

Commissioner Sorensen inquired about the status of the proposed development of the One Stop Shop (Project). City Manager Williams explained Charter Officer efforts and meetings with the developer and discussed related recommendations and information.

Interim City Attorney D'Wayne Spence explained aspects of the default, the notice of partial cure, and discussed related information.

Commissioner Sorensen confirmed major concerns with the Project and expounded on his viewpoint.

Commissioner Glassman remarked on his perspective and his recollection of meetings involving the developer that included a partial cure. Further comment and discussion ensued. Interim City Attorney Spence clarified information related to the Comprehensive Agreement negotiations with the Applicant, the \$250,000 rental payment, and the partial cure. Further comment and discussion ensued.

In response to Vice Mayor Herbst's questions regarding efforts to independently verify the Project's financing directly from the custodian of funds, City Auditor Patrick Reilly stated that the current documents received do not meet audit-level verification standards and confirmed the need for third-party financial confirmations. Further comment and discussion ensued.

Vice Mayor Herbst commented on the lack of verification of funds from the third-party financial institution and elaborated on his perspective. Further comment and discussion ensued.

Mayor Trantalis recommended milestone deadlines to resolve the Project, including receipt of the \$250,000 rent payment to the City within ten (10) days and submission of the Project site plan to the DRC within ninety (90) days. Further comment and discussion ensued. City Manager Williams clarified details related to the meeting on this topic.

Vice Mayor Herbst reiterated the need for proof that funding exists. City Manager Williams confirmed that Susan Grant, Assistant City Manager, was involved in meetings on this Project. Ms. Grant discussed documentation received from the Applicant and confirmed she can send a request for independent confirmation of funding. City Auditor Reilly discussed concerns related to the documentation provided and noted

questionable documentation provided and expounded on details. Further comment and discussion ensued.

Interim City Attorney Spence explained information regarding the partial cure and offer of waiver correspondence he sent to the Applicant and noted no response has been received. Further comment and discussion ensued. Mayor Trantalis discussed his perspective, his support for the Project, confirmed opportunities for other uses of the parcel, and expanded on his viewpoint. Further comment and discussion ensued.

Mayor Trantalis confirmed the need to schedule this topic for Commission discussion at an upcoming Conference Meeting with the Applicant in attendance.

Commissioner Beasley-Pittman objected to the continued pursuit of the Project without valid confirmation of the Applicant's financing and the good-faith payment of rent. Further comment and discussion ensued. City Manager Williams confirmed that this topic would be included on the September 16, 2025, Conference Agenda.

In response to Vice Mayor Herbst's question, Ms. Grant reiterated the documentation received from the Applicant, expounded on details, and confirmed the funding entity, Gauntlet Holdings Asset Management. City Auditor Reilly explained his viewpoint on those documents.

Commissioner Glassman urged fairness, the presence of the Applicant when dates and terms are discussed, requested precise milestone dates for the \$250,000 rent payment and DRC submittal, and valid proof of financing before further Commission discussion. City Manager Williams and Interim City Attorney Spence confirmed that staff will schedule a discussion for September 16, 2025, and the Applicant will be invited to attend. Further comment and discussion ensued.

Commissioner Sorensen discussed his perspective and requested that the Applicant provide valid confirmation of financing within 5 (five) business days, inquired about details regarding the lender/financing entity, and emphasized the importance of the Applicant proactively providing this information to staff. Ms. Grant explained her understanding of the Applicant's lender, expounded on related details, and reiterated that she would pursue direct confirmations.

CITY ATTORNEY'S REPORT

Interim City Attorney Spence provided an update on a case before the Board of Adjustment that was appealed to the Seventeenth Judicial Circuit Court of Broward County (Circuit Court), HNM Housing Land Development, located at 2950 Southwest 17th Place in the Chula Vista neighborhood of Fort Lauderdale. The Circuit Court Order quashed the BOA's permit denial. Interim City Attorney Spence noted the challenging nature of filing an appeal to the Circuit Court's Order and advised the Commission that he is not planning to file an appeal.

ADJOURNMENT

Mayor Trantalis adjourned the meeting at 9:34 p.m.