

City of Fort Lauderdale

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Meeting Minutes

Tuesday, March 18, 2025

6:00 PM

**Broward Center for the Performing Arts - Mary N. Porter Riverview
Ballroom - 201 SW 5th Avenue, Fort Lauderdale, Florida 33312**

City Commission Regular Meeting

FORT LAUDERDALE CITY COMMISSION

DEAN J. TRANTALIS Mayor

STEVEN GLASSMAN Vice Mayor - Commissioner - District II

JOHN C. HERBST Commissioner - District I

PAM BEASLEY-PITTMAN Commissioner - District III

BEN SORENSEN Commissioner - District IV

SUSAN GRANT, Acting 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 6:04 p.m.

Pledge of Allegiance

Denicko Cepeda - 11th Grader at North Broward Christian School

Moment of Silence**ROLL CALL**

Present: 4 - Commissioner Ben Sorensen, Vice Mayor Steven Glassman,
Commissioner Pam Beasley-Pittman and Mayor Dean J. Trantalis

Absent: 1 - Commissioner John C. Herbst

Commission Quorum Established

Also Present: Acting City Manager Susan Grant, City Clerk David R. Soloman, Interim City Attorney D'Wayne M. Spence, and City Auditor Patrick Reilly

Agenda Announcements

Mayor Trantalis made the following Agenda announcement:

WALK-ON Motion for Discussion City Commission Request
for Review - Flowing Waters - Case No. UDP-S24030
3000 E. Oakland Park Blvd - (Commission District 1)

Approval of MINUTES and Agenda

[25-0306](#)

Minutes for February 4, 2025, Commission Conference Meeting and February 4, 2025, Commission Regular Meeting - (Commission Districts 1, 2, 3 and 4)

Commissioner Sorensen made a motion to approve the Meeting Minutes and Agenda as amended and was seconded by Vice Mayor Glassman.

APPROVED AS AMENDED - AGENDA AMENDED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

PRESENTATIONS**PRES-** [25-0332](#)**1**

Council of Fort Lauderdale Civic Associations Introduction of New Leadership & Board Members

William Brown, President of the Council of Fort Lauderdale Civic Associations (CFLCA), acknowledged former CFLCA President Mary Peloquin for her outstanding work. Mr. Brown remarked on his goals moving forward as CFLCA President and introduced the new District Representatives and CFLCA Board Members.

PRESENTED

PRES- [25-0337](#)**2**

Stranahan High School Innovation Zone Student Recognition

Chief Education Officer Susan Leon provided an overview of the Stranahan Innovation Zone Student Recognition Program (Recognition Program), which is based on eight (8) essential core character traits that include cooperation, responsibility, citizenship, kindness, respect, honesty, self-control, and tolerance.

Ms. Leon announced the students in attendance being honored: Marco Lobos Santos, 5th grade North Fork Elementary School; Jeffrey Donis, 5th grade Riverland Elementary School; Rose Fanea, 3rd grade Stephen Foster Elementary School; Pilar Reverte 8th grade, New River Middle School; Ja'Naiyah James, 12th grade Seagull Alternative High School; Samantha Cedrati, 12th grade Sheraton Technical College and Technical High School; and Nandita Arjune, 12th grade Stranahan High School.

PRESENTED

PRES- [25-0336](#)**3**

2025 Neighbor Support Night Sponsors Recognition

Junia Robinson, Neighbor Support Division Assistant Manager, discussed the success of the recent Neighbor Support Night event. Ms. Robinson presented each 2025 Neighbor Support Night Sponsor with a certificate of recognition.

Ms. Robinson announced Development Services Department as the competition winner for the best community engagement and education presentation for Neighbor Support Night.

PRESENTED

PRES- [25-0335](#)
4

Vice Mayor Glassman to present a Proclamation declaring March 18, 2025, as Fort Lauderdale High School Flying L's Drumline Day in the City of Fort Lauderdale

Vice Mayor Glassman presented a Proclamation declaring *March 18, 2025, as Fort Lauderdale High School Flying L's Drumline Day in the City of Fort Lauderdale*, reading the Proclamation in its entirety.

The Proclamation was accepted by Edward Rodriguez Jr., Fort Lauderdale High School Assistant Principal, and Alejandro Navarro, Fort Lauderdale High School Director of Bands. Mr. Rodriguez thanked the Commission for this recognition.

PRESENTED

PRES- [25-0333](#)
5

Commissioner Herbst to present a Proclamation declaring March 17-21, 2025, as Government Finance Professionals Week in the City of Fort Lauderdale

Mayor Trantalis presented a Proclamation declaring *March 17-21, 2025, as Government Finance Professionals Week in the City of Fort Lauderdale* to Finance Department Staff, reading the Proclamation in its entirety.

The Proclamation was accepted by Linda Short, Finance Department Director, and Finance Department Staff. Ms. Short thanked the Commission for this recognition.

PRESENTED

CONSENT AGENDA PUBLIC COMMENT

None.

CONSENT AGENDA

Commission Members did not request separate discussion of any Consent Agenda items.

Approval of the Consent Agenda

Commissioner Beasley-Pittman made a motion to approve the Consent Agenda and was seconded by Vice Mayor Glassman.

Approve the Consent Agenda

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

CONSENT MOTION

- CM-1** [25-0197](#) Motion Approving an Outdoor Event Agreement and Request for Road Closures with Heal the Planet Together, Inc. for Heal the Planet Day - (Commission District 2)

APPROVED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

- CM-2** [25-0231](#) Motion Approving an Outdoor Event Agreement and Request for Road Closures with Kids in Distress, Inc. for the 19th Annual Duck Fest Derby - (Commission District 2)

APPROVED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

- CM-3** [25-0293](#) Motion Approving an Outdoor Event Agreement with K.J Marketing Solutions LLC for Igloo Cooler Festival - (Commission District 3)

APPROVED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

- CM-4** [25-0295](#) Motion Approving an Outdoor Event Agreement and Request for Music Exemption with Fort Taco LTD. for the Fiesta Fabuloso Cinco De Mayo Celebration - (Commission District 4)

APPROVED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

- CM-5** [25-0280](#) Motion Approving a Sponsorship Agreement with Lauderdale Air Show, LLC for the 2025 Fort Lauderdale Air Show - \$200,000 - (Commission Districts 1, 2, 3 and 4)

APPROVED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

- CM-6** [25-0292](#) Motion Approving Amendment to FY 2025 Beach Business Improvement District Grant Participation Agreement with Lauderdale Air Show, LLC - Updated Event Dates - (Commission District 2)

APPROVED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

- CM-7** [25-0290](#) Motion Approving a License and an Agreement for the Sale, Service, and Consumption of Food and Alcoholic Beverages on the Public Beach for the FTLFS Hotel Property LP d/b/a Four Seasons Hotel and Residences Fort Lauderdale - (Commission District 2)

APPROVED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

- CM-8** [25-0257](#) Motion Approving Grant Application to the FY 2025 Florida Inland Navigation District Waterways Assistance Program - \$66,724 - (Commission Districts 1, 2, 3 and 4)

APPROVED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

- CM-9** [25-0187](#) Motion Approving a Retroactive Agreement for the Las Olas Isles Undergrounding of Overhead Utilities - Ferreira Construction Southern Division Co. Inc., - 243 Calendar Day Extension and Change Order No. 5 - \$86,096.48 - (Commission District 2)

APPROVED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

- CM-10** [25-0308](#) Motion Approving a Triparty Lien Settlement Agreement Between Quaniecee Pierre Paul, 1460 SW 24th Ct Land Trust LLC, and the City of Fort Lauderdale - (Commission District 4)

APPROVED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

CM-11 [25-0353](#)

Motion Designating Mayor Dean J. Trantalis as the City of Fort Lauderdale Representative to the Ten Most Populous Cities' Seat on Florida League of Cities' Board of Directors - (Commission Districts 1, 2, 3 and 4)

APPROVED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

CM-12 [25-0354](#)

Motion Appointing Commissioner Pamela Beasley-Pittman as the City of Fort Lauderdale's Voting Delegate and Commissioner John C. Herbst as the Alternate for the National League of Cities' 2025 City Summit and Annual Business Meeting - November 20-22, 2025 - (Commission Districts 1, 2, 3 and 4)

APPROVED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

CONSENT RESOLUTION**CR-1** [25-0180](#)

Resolution Approving the Appointment of Special Bond Counsel and Special Disclosure Counsel for the Issuance of Special Obligation Revenue and Revenue Refunding Bonds, Series 2025, for Funding Improvements to Sidewalks, Roadways, Bridges, and Seawalls, and Refunding the Line of Credit for the Police and Public Safety Project, and Prescribing Compensation - (Commission Districts 1, 2, 3 and 4)

ADOPTED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

CR-2 [25-0329](#)

Resolution Abolishing the Commission Appointed City Manager Search Committee, Effective March 18, 2025 - (Commission Districts 1, 2, 3 and 4)

ADOPTED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

CR-3 [25-0137](#)

Resolution Rescinding Resolution No. 24-131 and Approving a New Resolution for a \$640,000 Loan to Pinnacle at Cypress Phase 2, LLC; Authorizing the City Manager to Execute Any and All Instruments Related to the Loan - (Commission District 1)

ADOPTED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

CR-4 [25-0288](#)

Resolution Approving the Termination of the Lease Agreement Between Fort Lauderdale Professional Firefighters, Inc. IAFF Local 765 and the City of Fort Lauderdale - (Commission District 1)

ADOPTED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

CR-5 [25-0144](#)

Resolution Approving a Public Transportation Grant Agreement with the Florida Department of Transportation for the Runway 9 Parallel Taxiways Extension at Fort Lauderdale Executive Airport - \$1,886,440 - (Commission District 1)

ADOPTED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

CR-6 [25-0291](#)

Resolution Approving Amendment to Resolution No. 07-114, as Amended by Resolution No. 10-254, Expanding the Beach Business Improvement District Advisory Committee and Eliminate the Beach Redevelopment Advisory Board Seat - (Commission Districts 2 and 4)

ADOPTED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

- CR-7** [25-0345](#) Resolution Delegating Authority to the Acting City Manager to Submit a Grant Application to the Florida Inland Navigation District - Waterway Assistance Program for the Riverwalk North Seawall Replacement from Andrews Avenue to Florida East Coast Railway (FEC) Train Tracks - \$4,000,000 - (Commission District 2)

ADOPTED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

- CR-8** [25-0352](#) Resolution Appointing Commissioner Pamela Beasley-Pittman as Director, and Mayor Dean J. Trantalis as Alternate to the 2025-2026 Broward League of Cities' Board of Directors - (Commission Districts 1, 2, 3 and 4)

ADOPTED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

- CR-9** [25-0216](#) Resolution Rescheduling the Conference and Regular Meetings of the City Commission of the City of Fort Lauderdale, Florida, from Tuesday, July 1, 2025, to Monday, June 30, 2025, and from Tuesday, October 21, 2025, to Thursday, October 23, 2025 - (Commission Districts 1, 2, 3 and 4)

ADOPTED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

CONSENT PURCHASE

- CP-1** [25-0145](#) Motion Approving the Final Ranking of Firms, Negotiated Fee Schedule, and Agreement for Design and Professional Engineering Services for the Tarpon River and Shady Banks Neighborhood Improvements - Kimley-Horn and Associates, Inc.- \$372,164.37 - (Commission District 4)

APPROVED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

MOTIONS

M-1 [25-0021](#) Motion Approving Agreements for Purchase of Plan Review and Inspection Services - C.A.P. Government, Inc. and Calvin, Giordano & Associates, Inc. - \$6,223,275 (aggregate) - (Commission Districts 1, 2, 3 and 4)

Commissioner Sorensen made a motion to approve this Agenda item and was seconded by Vice Mayor Glassman.

APPROVED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

M-2 [25-0318](#) Motion Approving a Construction Agreement for Mills Pond Park Restroom and Concession Improvements - Sky Living Co. Inc - \$2,521,976.90 - (Commission District 3)

In response to Vice Mayor Glassman's questions, Carl Williams, Parks and Recreation Department Director, explained increased costs were due to needed site elevations for restrooms and the concession area.

Vice Mayor Glassman remarked on his perspective regarding the increased costs. Further comment and discussion ensued regarding Parks Bond funding allocated for Mills Pond Park, remaining Parks Bond funding and related funding shortfalls, and ways to address.

Commissioner Beasley-Pittman made a motion to approve this Agenda item and was seconded by Vice Mayor Glassman.

APPROVED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

M-3 [25-0338](#) Motion Approving Change Order No. 23 for Construction Management at Risk Services Phase for New Police Headquarters - Moss & Associates, LLC - \$2,070,330.18 - (Commission District 2)

In response to Vice Mayor Glassman's questions, Acting City Manager Susan Grant explained information related to remediation of the

deflection issue, which was included in prior budget amendments and expounded on related details.

Vice Mayor Glassman made a motion to approve this Agenda item and was seconded by Commissioner Sorensen.

APPROVED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

M-4 [25-0104](#)

Motion Approving an Agreement for the NW 15th Avenue Roadway Improvements (Surtax Project) - FG Construction, LLC - \$2,804,524 - (Commission District 3)

Vice Mayor Glassman made a motion to approve this Agenda item and was seconded by Commissioner Sorensen.

APPROVED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

RESOLUTIONS

R-1 [25-0324](#)

Appointment of Board and Committee Members - (Commission Districts 1, 2, 3 and 4)

City Clerk Soloman read the names of Board and Committee nominees for appointment and/or reappointment at the Commission Regular Meeting on April 1, 2025.

City Clerk Soloman read the names of the Board and Committee appointments and reappointments for Agenda item R-1 into the record.

City Clerk Soloman announced an additional nomination for tonight's Resolution received after Agenda publishing.

Commissioner Sorensen introduced this Resolution as amended which was read by title only.

ADOPTED AS AMENDED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

- R-2** [25-0070](#) Resolution Amending the Interlocal Agreement (ILA) with Broward County to Extend the Duration of the Beach Area of the Community Redevelopment Agency (CRA) on a Non-Tax Increment Finance (TIF) Basis for an Additional Two Years to Allow for the Completion of CRA-Funded Beach Area Projects and Other Terms- (Commission District 2)

Vice Mayor Glassman introduced this Resolution which was read by title only.

ADOPTED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

- R-3** [25-0299](#) Resolution Approving the 2025-2028 State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP) - (Commission Districts 1, 2, 3 and 4)

Vice Mayor Glassman introduced this Resolution which was read by title only.

ADOPTED

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

PUBLIC HEARINGS

- PH-1** [25-0151](#) Public Hearing - Ordinance Amending City of Fort Lauderdale Comprehensive Plan Future Land Use Map, Beach Community Center Parcel from Commercial to Parks, Recreation, and Open Space Designation - UDP-L24004 - (Commission District 1)

Mayor Trantalis opened the public hearing.

In response to Mayor Trantalis' question, Alfred Battle, Development Services Department (DSD) Acting Director, explained the purpose of this Agenda item and Staff efforts to rezone parcels used as parks, which includes rezoning civic and community center park buildings. Further comment and discussion ensued.

There being no one wishing to speak on this item, Commissioner Beasley-Pittman made a motion to close the public hearing and was seconded by Commissioner Sorensen. Roll call showed AYES: Commissioner Sorensen, Vice Mayor Glassman, Commissioner

Beasley-Pittman, and Mayor Trantalis; ABSENT: Commissioner Herbst.

Commissioner Beasley-Pittman introduced this Ordinance on the First Reading which was read by title only.

PASSED FIRST READING

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

PH-2 [25-0160](#)

Public Hearing - Quasi-Judicial Ordinance Approving a Rezoning from General Business (B-2) District to Uptown Urban Village Southeast (UUV-SE) District - City of Fort Lauderdale - 6000 N. Andrews - Florida Department of Transportation and Leaseholder of the Property, Cypress Creek Leaseholder, LLC., - Case No. UDP-Z23006 - (Commission District 1)

Anyone wishing to speak must be sworn in. The Commission will announce any site visits, communications or expert opinions received and make them part of the record.

Each Commission Member disclosed verbal communications, written communications, site visits, and expert opinions received.

Mayor Trantalis opened the public hearing.

There being no one wishing to speak on this item, Commissioner Sorensen made a motion to close the public hearing and was seconded by Vice Mayor Glassman. Roll call showed AYES: Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman, and Mayor Trantalis; ABSENT: Commissioner Herbst.

Vice Mayor Glassman introduced this Ordinance on the First Reading which was read by title only.

PASSED FIRST READING

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

PH-3 [25-0252](#)

Public Hearing - Second Reading - Ordinance to Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Element; Parks, Recreation, and Open Space Designation to Allow Community Facilities and Utility Uses as a Permitted Use, with a Restriction on Maximum Acreage - Case No. UDP-L24001 - (Commission Districts

1, 2, 3 and 4)

Mayor Trantalis opened the public hearing.

There being no one wishing to speak on this item, Commissioner Sorensen made a motion to close the public hearing and was seconded by Vice Mayor Glassman. Roll call showed AYES: Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman, and Mayor Trantalis; ABSENT: Commissioner Herbst.

Vice Mayor Glassman introduced this Ordinance on the Second Reading which was read by title only.

ADOPTED ON SECOND READING

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

ORDINANCE FIRST READING

OFR-1 [25-0275](#)

First Reading - Ordinance Amending Section 26, Article VII - Valet Parking on Rights-of-Way and Public Parking Facilities of the Code of Ordinances to Establish an Administrative Temporary Valet Permit for Non-Residential Use and to Provide an Appellate Process for the Suspension of Valet Permits - (Commission Districts 1, 2, 3 and 4)

Commissioner Sorensen introduced this Ordinance for the First Reading which was read by title only.

PASSED FIRST READING

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

ORDINANCE SECOND READING

OSR-1 [25-0327](#)

Second Reading - Ordinance Amending Chapter 9 - Buildings and Construction, Article II. - Permits and Inspections, Division 2. Fees of the Code of Ordinances of the City of Fort Lauderdale to Establish Scanning Fees and Reduce Private Provider Discounts on Master Permit Fees for Services Related to Land Development and Permitting - (Commission Districts 1, 2, 3 and 4)

Commissioner Sorensen introduced this Ordinance for the Second Reading which was read by title only.

ADOPTED ON SECOND READING

Yea: 4 - Commissioner Sorensen, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis

Absent: 1 - Commissioner Herbst

[25-0371](#)

WALK ON - Motion for Discussion - City Commission Request for Review - Flowing Waters - Case No. UDP-S24030 - 3000 E. Oakland Park Blvd - (Commission District 1)

Mayor Trantalis explained neighborhood concerns regarding the proposed redesign of the previously approved project (Project).

Mayor Trantalis recognized Andrew Schein, Esq., Lochrie and Chakas, P.A., on behalf of the applicant. Mr. Schein presented illustrations of the redesigned Project and the surrounding area.

A copy of the illustrations are attached to these Meeting Minutes.

Mayor Trantalis discussed concerns regarding the proposed redesign of the Project and the related transfer of development rights (TDR). Mayor Trantalis commented that development goals for new construction are to provide openness, air, light, and space between adjacent buildings.

Mr. Schein explained aspects of the TDR that allow the redesigned Project to have an additional twelve feet (12') of height and twenty-six (26) units. Further comment and discussion ensued.

In response to Mayor Trantalis' question, Mr. Schein explained cost factors associated with the Project redesign incorporating the TDR. Further comment and discussion ensued regarding related increased costs.

In response to Vice Mayor Glassman's question, Mr. Schein explained that the newly proposed redesign has a total building setback of ninety feet (90'). Further comment and discussion ensued regarding aspects of the redesign and original Project.

Mayor Trantalis noted that incorporating the TDR significantly changed the design of the Project and commented on related concerns.

In response to Commissioner Sorensen's questions regarding a call-up item, Interim City Attorney D'Wayne Spence explained intent, process, and criteria detailed in the Code. Interim City Attorney Spence explained aspects of the Unified Land Development Regulations (ULDRs) development criteria, which are included in the backup information, and the required Commission vote to schedule a de novo hearing. Further

comment and discussion ensued.

In response to Mayor Trantalis' question, Mr. Schein discussed criteria requirements for multi-use buildings and confirmed that this development Project is a multi-use development.

Mayor Trantalis recognized Mary Peloquin, 2510 NE 12th Court. Ms. Peloquin remarked on concerns regarding this Project and the lack of outreach to surrounding neighborhoods.

Mr. Schein explained public outreach efforts to area associations and neighbors.

Mayor Trantalis recognized Chris Williams, 2807 NE 26th Place, on behalf of the Coral Ridge Association. Mr. Williams confirmed meeting with Mr. Schein on this Project, remarked on related information, and expounded on his viewpoint regarding the need for more engagement between the applicant and surrounding communities.

Mayor Trantalis recognized Tim Hernandez, 2820 NE 40th Street, and Coral Ridge Country Club Estates Association President. Mr. Hernandez spoke in opposition to the redesigned Project and remarked on his viewpoint regarding the use of TDR. In response to Mayor Trantalis' question, Mr. Hernandez explained his objections and expounded on his perspective.

In response to Commissioner Sorensen's question, Chris Cooper, Acting Assistant City Manager, explained Code requirements and the process for traffic studies for development applications. Code requires a traffic impact statement for a development project generating less than one thousand (1,000) daily trips, which is determined by traffic engineers. Traffic engineers determined the redesigned Project generated less than one thousand (1,000) trips per day, and a traffic impact statement was provided to Staff for review. Staff does not request anything outside of Code requirements.

In response to Vice Mayor Glassman's question regarding who is responsible for sending public participation meeting notices, Mr. Cooper said that Staff provides the applicant with public participation meeting notice addresses and remarked on related Code information.

In response to Vice Mayor Glassman's questions, Mr. Cooper confirmed the applicant provides an affidavit attesting to the fact they provided the required public notice to area civic associations and property owners within three hundred feet (300') of the Project. Mr. Cooper stated that the

applicant provided an affidavit as required by the Code. Further comment and discussion ensued.

Mayor Trantalis recognized Doug Coolman, 1911 Bay View Drive. Mr. Coolman commented on his viewpoint regarding the redesigned Project, explained details of public participation in the previous Project, and said he had not participated in the public meeting for the redesigned Project. Further comment and discussion ensued.

Vice Mayor Glassman remarked on the Planning and Zoning (P&Z) Board's February 19, 2025, Meeting Minutes (Minutes) and discussions of the redesigned Project and inquired about public notice and public outreach for that P&Z Meeting. Further comment and discussion ensued regarding notice to the public and public involvement during the process, and requests from area civic associations to meet with the District 1 Commissioner for a call-up of the redesigned Project.

Mayor Trantalis recognized Bruce Quailey, 3090 NE 46th Street. Mr. Quailey spoke in opposition to this Agenda item. Mayor Trantalis commented on the previous approval of the Project. Vice Mayor Glassman concurred and remarked that the redesigned Project is a condominium, which he anticipates will have a fifty percent (50%) occupancy as a rental building, which would reduce the impact of vehicle traffic. Further comment and discussion ensued.

Mr. Schein reiterated details of the applicant's public notice and neighbor participation efforts. Mayor Trantalis remarked on the opportunity to further discuss the redesign with area civic association presidents, commented on his perspective regarding allowing additional neighbor feedback and the possibility of the applicant agreeing to a two (2) week extension to Code's one hundred eighty (180) day timeline. Further comment and discussion ensued.

Mr. Schein confirmed the need for a decision tonight regarding setting a de novo hearing. Interim City Attorney Spence confirmed that the Code does not provide for a two (2) week extension. Mr. Schein confirmed his viewpoint that a two (2) week extension is not permitted.

In response to Vice Mayor Glassman's request, Mr. Schein provided a paper rendering of the 2021 initial Project. Vice Mayor Glassman commented on his viewpoint regarding the initial Project plans and the redesigned Project.

In response to Commissioner Sorensen's question, Interim City Attorney Spence explained that the Commission could not schedule a de novo

hearing based on lack of public participation and expounded on his viewpoint. Mayor Trantalis remarked on his perspective regarding neighborhood participation.

In response to Vice Mayor Glassman's question regarding the Minutes, Mr. Schein explained his recollection that he offered the option to defer this item, but the P&Z Board voted against that option.

In response to Mayor Trantalis' question, Mr. Schein explained his reasoning regarding his offer to defer this item at the P&Z Meeting and explained related information. Further comment and discussion ensued. Vice Mayor Glassman remarked on the Minutes referencing Mr. Schein's offer to defer the P&Z Board decision.

In response to Commissioner Beasley-Pittman's question, Interim City Attorney Spence confirmed that based on Staff's testimony tonight, the applicant followed all of the public notice requirements.

In response to Commissioner Sorensen's question, Interim City Attorney Spence confirmed that going forward, similar to the related State Statute, the Unified Land Development Regulations (ULDR) could be updated to allow an extension of the one hundred eighty (180) day timeline. Mayor Trantalis concurred and expounded on his viewpoint. Further comment and discussion ensued.

Commissioner Beasley-Pittman remarked on her viewpoint and noted that the process had been followed. Mayor Trantalis concurred and remarked on providing accommodations. Commissioner Sorensen discussed his understanding that the Code criteria had been met. Further comment and discussion ensued regarding the process, the P&Z Board's ULDR considerations, and the Commission call-up provision.

In response to Vice Mayor Glassman's question, Interim City Attorney Spence confirmed a prior revision to the Commission call-up provision, remarked on related information, and reiterated that a motion for a de novo hearing must be based on the criteria included in the Code.

Mayor Trantalis confirmed there was no motion to set a de novo hearing.

Mr. Hernandez reiterated his concerns regarding the Project and the impact on surrounding neighborhoods.

In response to Mayor Trantalis' question, Interim City Attorney Spence read Code language regarding the two (2) criteria for setting a de novo hearing. Mayor Trantalis confirmed there is no evidence that the two (2)

criteria had not been met. Further comment and discussion ensued.

In response to Commissioner Sorensen's question, Interim City Attorney Spence commented on meeting procedures and confirmed that the Mayor could not make a motion. Further comment and discussion ensued regarding parliamentary procedures.

DISCUSSED - NO ACTION TAKEN

ADJOURNMENT

Mayor Trantalis adjourned the meeting at 8:23 p.m.

Dean J. Trantalis
Mayor

ATTEST:

David R. Soloman
City Clerk