

# City of Fort Lauderdale

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## Meeting Minutes

Thursday, September 9, 2021

1:30 PM

City Hall - City Commission Chambers  
100 North Andrews Avenue, Fort Lauderdale, FL 33301

### City Commission Conference Meeting

*FORT LAUDERDALE CITY COMMISSION*

*DEAN J. TRANTALIS Mayor*

*HEATHER MORAITIS Vice Mayor - Commissioner - District I*

*STEVEN GLASSMAN Commissioner - District II*

*ROBERT L. McKINZIE Commissioner - District III*

*BEN SORENSEN Commissioner - District IV*

*CHRIS LAGERBLOOM, City Manager*

*JOHN HERBST, City Auditor*

*JEFFREY A. MODARELLI, City Clerk*

*ALAIN E. BOILEAU, City Attorney*

## CALL TO ORDER

Mayor Trantalis called the meeting to order at 1:33 p.m.

## QUORUM ESTABLISHED

**Commission Members Present:** Vice Mayor Heather Moraitis, Commissioner Steven Glassman, Commissioner Robert L. McKinzie (participated via communications technology and in person), Commissioner Ben Sorensen (participated via communications technology) and Mayor Dean J. Trantalis

**Also Present:** City Manager Chris Lagerbloom, City Clerk Jeffrey A. Modarelli, City Attorney Alain E. Boileau and City Auditor John Herbst

## ANNOUNCEMENTS

Mayor Trantalis announced details regarding the meeting format, including how members of the public can view and participate.

## CITY COMMISSION REPORTS

***Members of the Commission announced recent and upcoming events and matters of interest.***

In response to Vice Mayor Moraitis' questions regarding the status of the Galt Ocean Mile sidewalk project, City Manager Lagerbloom noted it is in the planning phase and would research and provide an update.

In response to Vice Mayor Moraitis' questions regarding addressing flooding at Fort Lauderdale Executive Airport (FXE), City Manager Lagerbloom said the Public Works Department Director would evaluate and determine a solution. Vice Mayor Moraitis noted the duration of this situation and details regarding the negative impact of flooding on the *Sheltair Aviation Services (Sheltair)* tenant.

Rufus James, Fort Lauderdale Executive Airport Director, explained the impact of development contributed to flooding and mitigation efforts. He discussed the impact of Lockhart Stadium development contributing to stormwater runoff on *Sheltair*. A task order has been issued for an engineering consultant to review and provide a report to address swales in numerous FXE areas. The Lockhart Stadium swale is the responsibility of the tenants and they have been contacted. Mr. James

said *Sheltair* is involved with addressing adjacent swales. Further comment and discussion ensued.

In response to Vice Mayor Moraitis' question, Mr. James confirmed other FXE tenants impacted by flooding include the FXE JetCenter, and Hop-A-Jet Worldwide Jet Charters. He would contact impacted leasehold tenants and update the Commission when the engineering consultant report is received.

Commissioner McKinzie commented on concerns regarding swale maintenance, stormwater runoff and flooding impacting Melrose Park and Melrose Manors neighborhoods. City Manager Lagerbloom said Public Works Staff met with the maintenance contractor. City Manager Lagerbloom will meet with Commissioner McKinzie at the site to update and discuss ways to address. Further comment and discussion ensued regarding access to this maintenance area, debris causing challenges to maintenance and other details.

Commissioner McKinzie inquired about contacting federal lobbyists and feedback he received. City Manager Lagerbloom noted state lobbyist contracts in place. He explained the need to resubmit the Request for Proposal (RFP) for federal lobbyists that will come forward soon. Further comment and discussion ensued.

Vice Mayor Moraitis discussed lobbying efforts on Commission consensus issues and information received that she would share. Further comment and discussion ensued.

City Attorney Alain Boileau confirmed federal lobbyist contracts are expired and noted he would determine related details.

In response to Mayor Trantalis' question, City Attorney Boileau explained there has historically been an open line of communication between Commission Members and lobbyists and expounded on details.

In response to Commissioner McKinzie's question regarding tracking 2021 Staff COVID cases, City Manager Lagerbloom confirmed he would provide an update. Further comment and discussion ensued on the City's COVID testing site and location.

Commissioner Glassman announced and welcomed the establishment of the *Henricks Isle* and *Isle of Venice Homeowner's Associations*.

Commissioner Glassman announced the selection of the City as *Broward*

*County School's Honoree for the Florida Department of Education's 2021 Commissioner's Business Recognition Award* and acknowledged the efforts of Chief Education Officer Zoie Saunders and *Education Advisory Board*.

Commissioner Glassman acknowledged the passing of community philanthropist Rose Miniaci and noted her contributions to arts education. He noted the passing of Joel Gustafson and discussed his civic contributions at the state and local levels.

In response to Commissioner Glassman's questions regarding a vaccine requirement for City employees, City Attorney Boileau reiterated his previous comments that this is not viable due to the way the Florida Statute is written. The City cannot deny employee access to City Hall based upon proof of vaccination. City Attorney Boileau commented on details related to federal law. Further comment and discussion ensued on other Florida municipalities and counties requiring vaccinations in government buildings and related legal risk. Commissioner Glassman explained his perspective and the need to schedule a meeting to discuss this topic towards ensuring employees are healthy and doing all we can to ward off the virus.

Commissioner Glassman read a Walk-On Resolution (Resolution) for Commission consideration at the Regular Commission Meeting tonight. The Resolution addresses the City position regarding recent legislation enacted in the State of Texas (Texas). He expounded on his perspective and the need to go on record regarding the City's position on the Texas legislation and related consequences. Mayor Trantalis said the Commission would review and discuss.

***A copy can be found in the backup to these minutes.***

Commissioner Sorensen inquired about rescheduling the Tuesday, November 2, 2021 Commission Meeting to Thursday, November 4, 2021. Vice Mayor Moraitis noted she would be attending the *Florida League of Cities Board Member Meeting* on November 4, 2021. Further comment and discussion ensued.

Commissioner Sorensen commented on allowing municipalities to address gun safety. City Attorney Boileau provided an update. The Florida Supreme Court has accepted the City's appeal for a certiorari review of the District Court of Appeals (DCA) ruling.

In response to Mayor Trantalis' question, Mr. Boileau explained lead

counsel has recommended the DCA stay their ruling until there is final disposition.

Commissioner Sorensen announced the *Fort Lauderdale Community Emergency Response Team (CERT)* was awarded *CERT Team of the Year*.

Commissioner Sorensen commented on the contributions and retirement of Theresa Bucolo, Harbordale Elementary School Principal.

In response to Commissioner Sorensen's question regarding making the Sixth Avenue area between 10th and 11th Street in Tarpon River a greenway, City Attorney Boileau explained the need to review platting and related documentation to review dedication prior to determining type of improvements, explaining scenarios and considerations. Parks and Recreation Department Staff need to be consulted to determine their intent. Commissioner Sorensen requested updates.

Commissioner Sorensen commented on pickleball courts and a *Holiday Park* location. Mayor Trantalis commented on receipt of an unsolicited proposal for pickleball courts at *Snyder Park*. He requested scheduling this topic at an upcoming Conference Meeting and a report from Parks and Recreation with new pickleball court recommendations. Vice Mayor Moraitis requested the Commission maintain consideration of pickleball courts at the *Beach Community Center* funded by the *Parks Bond*.

Commissioner McKinzie discussed the use of City park fields. Phil Thornburg, Parks and Recreation Department Director, explained organized play requires a permit and commented on related challenges. Further comment and discussion ensued on utilization of athletic amenities by residents, non-residents and organized play.

In response to Commissioner Sorensen's question, Mayor Trantalis noted the need for Conference Meeting discussion regarding the *One Stop Shop* area. Commissioner Glassman confirmed his request to City Manager Lagerbloom for *One Stop Shop* discussions on the September 21, 2021 Conference Meeting Agenda. This will be the only Agenda item and will include public participation.

Commissioner Sorensen provided a brief update on preserving the *Anne Murray Greenway*. Related meetings are planned with City Attorney Boileau, City Manager Lagerbloom, the property owner and their counsel.

In response to Commissioner Sorensen's questions regarding *Aviva* development fees addressing traffic calming measures along Sixth Avenue, City Manager Lagerbloom confirmed he would provide an update.

Mayor Trantalis invited the community to attend *9/11 Remembrance Day* Events. He urged the community to be aware of annual *King Tides* and take appropriate cautions in low lying areas. Mayor Trantalis urged everyone who had not been vaccinated to get a vaccination and commented on wide vaccine availability.

Mayor Trantalis discussed the need to address loud motorcycle vehicle groups in the City, citing examples of resident feedback and expounding on his perspective. This will be a subject of discussion with the new Chief of Police Larry Sciroto. Commissioner McKinzie commented that these individuals come from other areas. Mayor Trantalis concurred and noted the need to work with area municipalities to address.

Mayor Trantalis commented on traffic backups along areas of Federal Highway caused by *Starbucks* and *Chick-fil-A* patrons and need to address. He will look to Chief Sciroto to find solutions. Commissioner McKinzie inquired about how to best address, commenting on his perspective regarding permitted uses for this type of business model. Further comment and discussion ensued.

Ben Rogers, Transportation and Mobility Department Director, provided an update of Staff efforts with the *Florida Department of Transportation (FDOT)* to address the traffic plan for *Chick-fil-A* located on Federal Highway. Work is ongoing with *Chick-fil-A* to modify its site plan. *FDOT* is doing an engineering study on traffic modifications in that area anticipated to be received in six (6) to eight (8) weeks. Mayor Trantalis commented on his perspective regarding the impact of COVID on indoor dining.

In response to Commissioner Sorensen's question, City Manager Lagerbloom explained his viewpoint regarding Staff engagement with *FDOT* to address *Starbucks* traffic concerns on Federal Highway. Staff will look into addressing the *Starbucks* situation with *FDOT*.

Commissioner Sorensen expounded on his work with *Starbucks* management to address concerns and discussed preventing future similar situations. City Manager Lagerbloom commented on his understanding towards efforts to address design flaws.

Anthony Fajardo, Department of Sustainable Development Director, explained Staff efforts to mitigate these issues but conclusions have not been attained. Staff will bring recommendations forward for Commission consideration in the future.

In response to Commissioner Sorensen's question regarding the process for proposed pickleball courts at Snyder Park, City Manager Lagerbloom explained Staff follows the same process for all unsolicited proposals. Staff will analyze and bring forward to the Commission for decision.

In response to Commissioner McKinzie's question regarding *Snyder Park*, Mr. Thornburg explained there is a charge for parking on weekends but not during the week and expounded on park activity enhancements.

Vice Mayor Moraitis suggested the Commission communicate with *Chick-fil-A* requesting additional locations to alleviate traffic concerns. Further comment and discussion ensued.

Mayor Trantalis recessed the meeting at 2:48 p.m. to address a technical issue.

Mayor Trantalis reconvened the meeting at 2:50 p.m.

## CONFERENCE REPORTS

**CF-1**    [21-0876](#)

Continuous Monitoring of Overtime - Public Works Department - (Commission Districts 1, 2, 3 and 4)

City Auditor John Herbst reviewed aspects of the *Office of City Auditor Audit Report on Public Works Department Overtime (Audit Report)* during the period of time impacted by COVID. He reviewed specific items outlined in the Commission Agenda Memorandum (CAM).

In response to Mayor Trantalis' questions, City Auditor Herbst explained those responsible for pre-approving overtime. He commented on related details and noted lack of pre-approval was a common occurrence. The *Kronos Software Timekeeping System (Kronos)* does not have the ability to record overtime justifications. Spreadsheets used to track overtime did not indicate evidence of supervisory review or approval. City Auditor Herbst explained additional findings regarding supervisory approvals for individuals with high levels of overtime.

City Auditor Herbst explained Management concurred with audit findings and would be implementing new processes and controls to ensure better

management of overtime going forward.

City Manager Lagerbloom said in many circumstances, approval occurred and spending was within the approved overtime budget. Policy changes will be implemented to address the overtime pre-approval process in addition to *Kronos* modifications. City Auditor Herbst will be notified when these updates have been put in place.

Mayor Trantalis commented on his perspective and the need to address *Audit Report* findings. City Auditor Herbst clarified aspects of approvals, citing examples of concerns. He commented on his perspective, tightening policies, reinforcing aspects of record keeping and implementing formalized training mechanisms.

In response to Vice Mayor Moraitis' questions regarding Staff having the proper tools necessary, City Auditor Herbst noted there is a paper system. Current software is not capable of recording justification of overtime. Vice Mayor Moraitis recommended enhancement of timekeeping software and updated training.

In response to Commissioner Glassman's question, City Auditor Herbst confirmed he keeps the Commission updated on management responses to findings for both internal and external audits via the *Audit Tracking System (ATS)* mid-year and year-end. Audit Staff reviews *ATS* items that are remediated. The *Audit Advisory Board (AAB)* also reviews *ATS* items, and Staff updates the *AAB* on the progress of recommendations.

## OLD/NEW BUSINESS

### BUS-1 [21-0714](#)

Henry E. Kinney Tunnel Construction Update - (Commission District 4)

Ben Rogers, Transportation and Mobility (TAM) Department Director, provided an overview and scope of the *Henry E. Kinney Tunnel Improvements and Pedestrian Plaza Project (Project)*. He explained aspects of the *Florida Department of Transportation (FDOT)* community outreach that include a dedicated webpage. *FDOT* personnel will narrate a slide presentation explaining *Project* details over the next sixty (60) to ninety (90) days and receive Commission feedback.

Mayor Trantalis recognized Daniela Silva, *The Corradino Group* - Community Outreach Specialist and *Project* spokesperson. Ms. Silva



introduced the *Project* team: Heidy Cuevas, P.E., *FDOT* District Four Broward Operations Construction Project Manager, Martin Ryan, P.E., *BCC Engineering* Senior Project Engineer, Eric Pineres, P.E., Roadway Project Administrator *BCC Engineering*. Frank Serrano, Contractor Project Manager *Lead Engineering Contractors*, and Andre H. Thomas, Mechanical Project Administrator *BCC Engineering* are also part of the *Project* team but not present.

Ms. Silva narrated *Project* slides one (1) through six (6) focused on *Project* overview, area, scope and traffic impact.

Martin Ryan, P.E., Senior Project Engineer *BCC Engineering*, addressed anticipated construction activities over the next three (3) to six (6) months impacting vehicle and pedestrian traffic beginning on September 7, 2021.

Eric Pineres, P.E., Project Administrator *BCC Engineering*, outlined the four (4) phases of *Modification of Traffic (MOT)* during *Project* construction to minimize *Project* impact.

In response to Mayor Trantalis' question regarding changing tunnel tile, Mr. Pineres confirmed efforts to maintain aesthetics and uniformity.

Heidy Cuevas, P.E., District Four Broward Operations Construction Project Manager *FDOT*, displayed views of the completed *Project* and provided an overview of safety and local coordination and community outreach. Ms. Cuevas confirmed pedestrian and business access would be maintained at all times throughout *Project* construction.

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

In response to Mayor Trantalis' question regarding *FDOT* consideration of adding additional tree landscaping, Ms. Cuevas said *FDOT* would work with the City to make modifications to the *Tunnel Top Plaza* landscaping.

In response to Commissioner Sorensen's question regarding providing regular periodic updates on *Project* progress and updated timelines, Ms. Silva explained *Project* meeting activities would be disseminated on a weekly basis in addition to sending out lane closure information via *email blast* and additional details. Efforts are ongoing for a coordinated virtual open-forum public meeting anticipated around September 20, 2021.

When the exact date is confirmed, an invitation and registration link will be sent out.

In response to Commissioner Sorensen's questions regarding synching related *Las Olas Mobility Project* work with *Project* construction, City Manager Lagerbloom said he is mindful of this and is a matter of aligning planning, timing and funding.

Commissioner Sorensen commented on inquiries from downtown area constituents and meeting to discuss possible funding options. He requested feedback from Commissioner Glassman.

Commissioner Glassman commented it is dependent on where City Manager Lagerbloom is on moving areas of funding forward. In response to Commissioner Glassman's questions, City Manager said a timeline would depend upon results of the related *Stantec Study (Study)* anticipated in three (3) months.

**BUS-2** [21-0782](#)

Discussion of the Special Entertainment Overlay District -  
(Commission Districts 2 and 4)

Mayor Trantalis commented on aspects of area *Special Entertainment Overlay District (Entertainment Districts)* noting their impact on residents. He explained the intent of regulations covering *Entertainment Districts* is to create the opportunity to and encourage the development of areas which promote cultural, economic, educational and general welfare of the people of Fort Lauderdale in conjunction with the development of areas catering to and promoting tourism and providing entertainment centers for the utilization and enjoyment of the public.

Mayor Trantalis commented on determining when *Entertainment Districts* had accomplished their goals and whether parameters for those types of businesses should be reestablished.

Sarah Hannah-Spurlock, Nighttime Economy Manager, narrated a slide presentation entitled *Special Entertainment Overlay District Discussion* outlining *Entertainment District* areas and related aspects and details. She said Staff looks forward to Commission feedback.

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

Commissioner Glassman commented on the process, past stakeholder meetings on this topic and his anticipation of related Staff recommendations. Ms. Spurlock said the meetings were in the vein of

continued *Entertainment Districts*. When discussion of ending *Entertainment Districts* arose, Ms. Spurlock in coordination with City Manager Lagerbloom and City Attorney Boileau, determined Staff would await Commission direction prior to initiating Staff recommendations. Commissioner Glassman discussed his understanding and perspective.

Mayor Trantalis commented on reconsidering the definition and boundaries of *Entertainment Districts*. Commissioner Glassman concurred, noting the current *Entertainment District Ordinance* does not work. Mayor Trantalis discussed community feedback on this subject and the purpose of this Agenda item.

Commissioner McKinzie explained his perspective, including the history of establishing Entertainment Districts, need to evaluate Staff compiled data rising to the level necessary to make changes and background and purpose of hiring a *Nighttime Economy Manager*. He has not received email complaints regarding negative *Entertainment District* feedback. Mayor Trantalis confirmed he had received negative feedback. Further comment and discussion ensued.

Mayor Trantalis noted the need to hear public input. Commissioner McKinzie reiterated the need for Staff compiled data. He cited details of noise complaints at 439 NW 13th Avenue in District 3 that did not relate to the nearby restaurant.

In response to Commissioner McKinzie's questions, Ms. Spurlock confirmed Code complaints are tracked. Commissioner McKinzie said he would like to receive this information.

In response to Commissioner Moraitis' questions, Mayor Trantalis said the Noise Task Force being formed relates to noise in addition to traffic, litter and other concerns surrounding late night partying activities. He commented on similar history on the barrier island in District 2, the impact on neighborhood residents and efforts to curtail excesses.

Mayor Trantalis explained the purpose of this discussion is to hear from the public to determine whether changes should be made to improve quality of life in the growing urban environment for a sustainable downtown.

Vice Mayor Moraitis commented on the need to determine whether this is an enforcement issue or policy issue. Mayor Trantalis concurred.

Mayor Trantalis recognized Brian Saraceno, 310 SE 2nd Street, on

behalf of *Capone's Night Club*. Mr. Saraceno discussed the investment in his business made during COVID and value his business brings to the *Himmarshee Entertainment District*. He urged enforcement of existing laws to address the few businesses not complying with Ordinance sound levels.

Mayor Trantalis recognized Robert Pignone on behalf of *Poor House Bar*, 110 SW Third Avenue. Mr. Pignone commented on significant investments in *Entertainment District* area businesses prior to construction of nearby residential units, area businesses working with Staff regarding enforcement and self-policing.

Mayor Trantalis reiterated the purpose of this discussion is to ensure transparency and allow all stakeholders to voice their opinion.

In response to Commissioner Sorensen's questions, Mr. Pignone explained complaints from area homeowners relate to noise. Mr. Pignone said prior to purchasing in the area, homeowners should have been made aware of area businesses.

Mayor Trantalis recognized Raphael Reme on behalf of *Club Euro*, 120 Nugent Avenue. Mr. Reme commented on the need for earlier communication before reaching this point and the positive relationships among similar area businesses. He commented on the negative impact of limiting hours of operation and proactive efforts to address and keep illegal behavior out of area businesses.

Mayor Trantalis recognized John Milledge, Esq., 200 SW First Avenue, representing the *McCrorey area Entertainment District*. Mr. Milledge commented there were no major issues he is aware of in this area. He explained his perspective, discussed his draft Ordinance that would address specific noncompliant business versus entire *Entertainment Districts* businesses and cited examples of proposed enforcement.

Mayor Trantalis recognized Riste Sekuloski, 208 SW Second Street on behalf of *Sway Night Club*, *Booze Garden* and others. Mr. Sekuloski commented on his goal to bring restaurants back to the *Entertainment District* that would promote daytime patronage and additional efforts to improve the area. He urged enforcement action against those few businesses not complying with the *Entertainment District Ordinance*.

Mayor Trantalis recognized Ralph Stone, 401 SE 4th Avenue on behalf of the *Esplanade Condominium* and *The Nu River Landing*

*Condominium*. Mr. Stone explained his perspective regarding the history and purpose of the *Entertainment Districts* towards inducing downtown development. He explained initial timeframe limits placed on outdoor amplified music and commented on the impact of subsequent changes allowing amplified music until 4:00 a.m. Mr. Stone noted the economic impact of *Entertainment Districts* businesses compared to residential buildings negatively impacted by noise and other concerns.

Mayor Trantalis recognized Jason Crush, Esq., 600 SE Second Court, on behalf of *Swiss Beach Holdings Special Entertainment District a/k/a AJ's Special Entertainment District*. Mr. Crush confirmed numerous meetings with Ms. Spurlock and other *Entertainment District* representatives over the past months that would continue. He concurred with Mr. Milledge's remarks regarding the need for adjustments to the *Entertainment District Ordinance* to assist with enforcement against those not in compliance. Mr. Crush confirmed opposition to decertifying *Entertainment Districts*.

Mayor Trantalis recognized Dev Motwani on behalf of *The Wharf Fort Lauderdale (Wharf)*, 20 West Las Olas Boulevard. Mr. Motwani explained *Wharf* efforts to address neighbor concerns, their significant economic investment in an existing *Entertainment District* and impact on employment. Mr. Motwani commented on their numerous amenities for clientele available during the day and on weekends. Area residents have indicated they were drawn to the area because of the *Wharf*. He concurred with previous discussions that it is an enforcement concern for those not in compliance versus taking away *Entertainment Districts*. Their goal is to ensure the area is clean and safe for *Wharf* guests.

Mayor Trantalis recognized Stan Eichelbaum, 411 N. New River Drive East. Mr. Eichelbaum commented on his perspective regarding Staff materials provided for this Agenda item not providing adequate guidance for economic development policy decisions and the need for a fully informed Commission. He recommended numerous additional topics including policing, maintenance, necessary enforcement manpower and related costs in addition to sensitivity to office and residential buildings in close proximity to *Entertainment Districts* and other items. Mr. Eichelbaum recommended proper enforcement and use of available sound technology to address sound concerns.

Mayor Trantalis recognized Joseph Dawson, 500 East Broward Boulevard, on behalf of *Rush Street Bar*. Mr. Dawson discussed the need for enforcement for those not in compliance, citing a business

located outside the *Entertainment District*. He confirmed willingness for *Entertainment Districts* businesses to police themselves with the assistance of the Commission.

Mayor Trantalis acknowledged comments received and requested Staff return with recommendations, including enforcement of existing laws.

City Manager Lagerbloom said the Working Group would be reconvened and would return with recommendations.

Commissioner Glassman commented on previous Working Group meetings and the need for the Commission to receive substantive recommendations for review.

In response to Commissioner Sorensen's question regarding decibel sound levels in *Entertainment Districts*, Ms. Spurlock explained the highest level, 85 decibels, is permitted until midnight. After midnight, it decreases to 75 decibels. After 1:00 a.m. or 2:00 a.m., the level decreases to 65 decibels. Commissioner Sorensen requested the Working Group evaluate sound levels in *Entertainment Districts*. Further comment and discussion ensued.

Mayor Trantalis recessed the meeting for a short break at 4:20 p.m.

Mayor Trantalis reconvened the meeting at 4:24 p.m.

**BUS-3** [21-0879](#)

Discussion on Future Development of Lockhart Park - (Commission District 1)

Mayor Trantalis provided an overview of this item and explained this is the forum for the Commission to discuss additional opportunities for remaining acreage at Lockhart Park and to receive public input.

Mayor Trantalis discussed details of the history and context of this Agenda item related to public outreach for the *Parks Bond* and subsequent, new opportunities. He cited past examples and commented on specific details, including contributions of *Miami Beckham United, LLC (Inter Miami)* at *Lockhart Park*.

Mayor Trantalis discussed aspects the *Inter Miami Comprehensive Agreement (Comprehensive Agreement)* with the City and additional opportunities. He narrated a presentation addressing Commission comments made to the media, listing timelines, pertinent information and historic facets regarding this topic.

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

Mayor Trantalis explained a possible new opportunity with *Inter Miami* for a Women's National Soccer League team. Mayor Trantalis expounded on his viewpoint and said there is enough remaining acreage to accomplish the new opportunity and a community park.

Vice Mayor Moraitis responded to Mayor Trantalis' slide presentation. She noted interpretations of semantics and remarked on Commission discussions surrounding its vote approving the *Comprehensive Agreement*. Vice Mayor Moraitis clarified her understanding of the *Comprehensive Agreement* approved in July 2019 for a community destination park to attract residents to this industrial area as illustrated in an image included in the presentation.

Vice Mayor Moraitis confirmed that prior to the July 2019 Commission vote, there were numerous community outreach meetings that included the *Park, Recreation and Beaches Board* and *Inter Miami* counsel Stephanie Toothaker, Esq. She explained *Inter Miami* is responsible for building all aspects of the park design with the exception of the *Lockhart Park Community Center (Community Center)*, which the City would build at its expense. Vice Mayor Moraitis reiterated her previous recommendation that these two (2) park projects be separate. She commented on efforts to ensure the correct *Community Center* anchor tenant and explained details related to consultants, *EDSA* and *AECOM*, involvement in design images included in the slide presentation. Further comment and discussion ensued.

Vice Mayor Moraitis explained her viewpoint regarding the need for residents receiving the recreation value they deserve with the remaining twenty (20) acres at *Lockhart Park*.

Vice Mayor Moraitis discussed conversations with City Manager Lagerbloom and City Attorney Boileau regarding her request in early July 2019 for an eighteen (18) month timeframe for *Inter Miami* to build its portion of the park, not including the *Community Center*. City Attorney Boileau confirmed receipt of an email on this topic and his response indicating it was not possible from a commercially responsible standpoint. Further comment and discussion ensued on City funds spent for land at *Lockhart Park* and media comments.

Vice Mayor Moraitis restated the *Community Center* was on a separate timeline from other *Lockhart Park* areas. She was not in regular contact

with *Inter Miami* in 2020 due to the onset of the *COVID-19 Pandemic*. Reengagement began early in 2021 when *Inter Miami* suggested the City build the park and they would provide reimbursement. Vice Mayor Moraitis recommended *Inter Miami* build AECOM's recent park design plan.

In response to Commissioner Sorensen's question, Vice Mayor Moraitis said the only deviation from design plans relate to the *Community Center* due to the need for additional outreach to determine the best fit for neighbors from a programming standpoint, i.e., an *e-Sports* facility.

Vice Mayor Moraitis submitted documentation for the record regarding *Lockhart Park* community outreach efforts and letters of support from community neighbor associations. Further comment and discussion ensued.

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

In response to Commissioner Sorensen's question, Vice Mayor Moraitis commented on the timeline of events following July 2019 Commission approval of the *Comprehensive Agreement*.

City Manager Lagerbloom commented on the location of the *Community Center*, the delivery of utilities from the north and need for construction drawings for *Lockhart Park* and the *Community Center* due to infrastructure needs. Further comment and discussion ensued on stakeholder discussions on this topic. Vice Mayor Moraitis commented on her recollection of those discussions and possible use of a *Public Private Partnership (P3)* to partner with the City for building the *Community Center*.

Commissioner Sorensen commented on his perspective regarding communications with *Inter Miami* for *Lockhart Park* construction and meeting the three (3) year deadline. Vice Mayor Moraitis noted possible project extensions associated with an emergency situation.

City Attorney Boileau commented on the different iterations of the *Community Center* and noted related details. He noted conversations with *Inter Miami* and meetings with *Lockhart Park* design consultants regarding the inability to develop a site plan until *Community Center* programming is decided, citing examples related to infrastructure. Vice Mayor Moraitis acknowledged this would complicate plans, but the *Community Center* is an important aspect. Further comment and



discussion ensued.

Vice Mayor Moraitis confirmed her strong position on this topic to maintain the original commitment for a twenty (20) acre community park. She reviewed neighborhood associations' letters of support and submitted for the record.

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

Commissioner Glassman commented on his viewpoint regarding the media campaign and related correspondence. Further comment and discussion ensued.

In response to Commissioner Glassman's questions, City Attorney Boileau explained his response to correspondence received from *Inter Miami* on this subject was from a legal standpoint related to interpretation of media comments. There have been no violations of the *Comprehensive Agreement*.

Commissioner Glassman expounded on his viewpoint and the need to move forward. Further comment and discussion ensued.

Vice Mayor Moraitis said possible future plans would decrease the public access to the remaining twenty (20) acres designated for public use.

Commissioner Glassman noted media comments related to City use of *Inter Miami Stadium*. In response to Commissioner Glassman's question, City Attorney Boileau confirmed the City could utilize *Inter Miami Stadium* a minimum of four (4) times per year with request of one addition use. Further comment ensued.

Commissioner Sorensen explained his perspective and viewpoint regarding contributions and cooperation of *Inter Miami* in numerous areas, i.e., use of *Inter Miami Stadium* as a COVID-19 vaccination site.

Vice Mayor Moraitis explained her viewpoint regarding changes to the twenty (20) acres at *Lockhart Park*.

Mayor Trantalis recognized Mary Fertig, 511 Poinciana Drive, on behalf of *Lauderdale Tomorrow*. Ms. Fertig commented on her perspective regarding Commission interaction and concerns related to the published Agenda item addressing potential uses and further direction. *Lauderdale Tomorrow* has participated in *Lockhart Park* discussions

since the submission of the January 28, 2019 unsolicited proposal and the voter approved March 2019 *Parks Bond*. She expounded on related input and discussion, historic permitted public uses Lockhart Park land as a high school stadium. Ms. Fertig explained her understanding of Commission direction to Staff to move forward on this subject at the July 6, 2021 Conference Meeting based Commission discussion on that Agenda item. Further comment and discussion ensued.

Ms. Fertig emphasized her viewpoint that members of the public be included in conversations for other options at *Lockhart Park* to include definitive written documents made available to the public. Further comment and discussion ensued on documents attached to the Commission vote on ranking the two (2) unsolicited proposals submitted for *Lockhart Park* illustrating the robust commitment of *Inter Miami*.

***A copy of comments and documents referenced by Ms. Fertig has been made part of the backup to this Agenda item.***

Mayor Trantalis responded to Ms. Fertig's comments and noted the reason for this Agenda item. He explained the need to clarify the position of the City, address Vice Mayor Moraitis' comments to the media and continue a positive relationship with an organization that has done a great deal for the City.

Vice Mayor Moraitis reiterated her position advocating for District 1 residents desire for a community park. Further comment and discussion ensued.

Commissioner Glassman commented on sharing information in real time and his viewpoint on addressing misinformation. Further comment and discussion ensued.

Vice Mayor Moraitis confirmed the Commission vote at the March 19, 2019 Regular Meeting regarding the *Inter Miami* unsolicited proposal and Commission direction to move forward at the August 17, 2021 Conference Meeting. Ms. Fertig concurred.

Commissioner Sorensen said *Stranahan High School* and *Fort Lauderdale High School* have been playing on fields at *Lockhart Park*. Ms. Fertig commented on neighbor input regarding the need for additional spectator stands at that field.

In response to Commissioner Glassman's questions, Ms. Fertig said high school football stopped being played at the old stadium in 2009.

Commissioner Glassman expounded on his viewpoint regarding this land remaining unused for ten (10) years and recent efforts from *Inter Miami*.

Ms. Fertig referred to two (2) photos included in her documents submitted for the record. She commented on the images and the need to clean up the entrance to the *Lockhart Park* property.

Vice Mayor Moraitis noted the use of *Lockhart Park* fields for soccer practice during the 2009-2019 timeframe.

Mayor Trantalis recognized Caleb Gunter, 4601 NE 25th Avenue. Mr. Gunter commented on community outreach related to *Lockhart Park* included as one of the signature parks projects in the *Parks Bond* and the approved *2016 Parks Master Plan* determination regarding a shortage of park space. He commented on his perspective regarding turning over additional park space to a private entity and other considerations.

Mayor Trantalis recognized Leann Barber, 500 NE 1st Avenue. Ms. Barber commented on volunteerism and the Commission making decisions in the best interests of the public. She discussed research of predecessors sacrifices regarding their strong feelings and investments in support of public land. Ms. Barber recommended saving this public land for future generations and noted the need for a common understanding of facts and a good conversation. Further comment and discussion ensued.

Mayor Trantalis recognized Marilyn Mammano, 1819 SE 17th Street. Ms. Mammano commented on her expectations for this Agenda item and desire to make an informed decision on new information regarding a *Lockhart Park* modified plan (*Plan*). If there is no additional information regarding a modified *Plan*, she expects *Comprehensive Agreement* commitments to be followed.

Commissioner Glassman requested input from *Inter Miami* regarding their vision and what can be anticipated going forward.

In response to Commissioner Glassman's question, Pablo Alvarez, Esq., *Inter Miami* Vice President and General Counsel, commented on his perspective regarding media comments. He confirmed *Inter Miami's* commitment and commented on increases to initial anticipated costs. Mr. Alvarez explained direction given to demobilize construction crews and other professionals due to the Commissioner's desire to do

something more. He confirmed for the record *Inter Miami* is prepared to deliver everything promised in the *Comprehensive Agreement* and expounded on partnering towards achieving something better. Mr. Alvarez commented on multiple sporting opportunities and requested Commission guidance.

In response to Commissioner Glassman's questions regarding the ability to incorporate a Women's National Soccer League team within the Park and other items, Mr. Alvarez confirmed, commenting on related details and the need for proper planning, engineering and design. Mr. Alvarez confirmed the ability to meet with Staff to craft plans regarding what could be done, noting his numerous meetings with City Manager Lagerbloom, City Attorney Boileau and Commissioners.

Mayor Trantalis commented on items influx. Mr. Alvarez explained details of what would be involved in the process to attain a Women's National Soccer Team and the need to research further.

In response to Commissioner Sorensen's questions, Vice Mayor Moraitis confirmed the desire of District 1 neighborhood communities for a Lockhart Park design rendering with the Community Center in the middle shown to the Commission.

Vice Mayor Moraitis discussed her viewpoint that there is not enough room for a women's training facility and training field on the remaining twenty (20) acres. She stands firm on use of the twenty (20) acres for community use as a community park with a *Community Center*. Vice Mayor Moraitis confirmed exploration of the second floor of the *Community Center* for use as an *e-Sports Arena* similar to *Full Sail University* in Orlando, Florida.

Commissioner Sorensen inquired about dual usage of the *Community Center*, i.e., in conjunction with a women's training facility. Vice Mayor Moraitis commented on openness to dual usage and available space on the *Community Center* first floor.

Mr. Alvarez confirmed the ability for dual usage, noting a portion of the *Inter Miami* facility is planned for a *University* that would offer a *Sports Management Program*.

Mayor Trantalis clarified dual usage in the context discussed relates to public programming 24/7 that would not be compatible with a training facility. He commented on adequate space for other possibilities.

Mayor Trantalis directed City Manager Lagerbloom work with Parks and Recreation Department Staff to develop a *Lockhart Park* layout that would anticipate the possibility of another team establishing a training center that could coexist with a *Community Center* with an *e-Sports Facility* on its second floor. The layout would be presented as an attachment to a future Conference Agenda item discussion on this topic to be used as a working model. In the interim, Commissioners can meet with various stakeholders for public outreach followed by Commission consideration moving forward.

Mayor Trantalis recessed the meeting at 6:03 p.m. to reconvene in the 8th Floor Conference Room for the *Executive Closed-Door Session*.

**BUS-4** [21-0846](#)

Unfunded Community Investment Plan Needs - General Fund -  
(Commission Districts 1, 2, 3 and 4)

Rescheduled to the October 5, 2021 Conference Meeting.

**CITY MANAGER REPORTS**

None.

**EXECUTIVE CLOSED DOOR SESSION - 4:30 P.M. OR AS SOON THEREAFTER AS  
POSSIBLE**

[21-0874](#)

The City Commission will meet privately pursuant to Florida Statute,  
Section 286.011(8) concerning:

City of Fort Lauderdale v. Florida Power & Light Company, et al.  
Case No. CACE 20-011186 (12)

**ADJOURNMENT**

Mayor Trantalis adjourned the meeting at 6:18 p.m.