

City of Fort Lauderdale

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Meeting Minutes

Tuesday, September 19, 2023

6:00 PM

The Parker

707 Northeast 8th Street, Fort Lauderdale, FL 33304

City Commission Regular Meeting

FORT LAUDERDALE CITY COMMISSION

DEAN J. TRANTALIS Mayor

PAM BEASLEY-PITTMAN Vice Mayor - Commissioner - District III

JOHN C. HERBST Commissioner - District I

STEVEN GLASSMAN Commissioner - District II

WARREN STURMAN Commissioner - District IV

GREG CHAVARRIA, 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 6:10 p.m.

Pledge of Allegiance

Mayor Dean J. Trantalis

ROLL CALL

Present: 5 - Commissioner Steven Glassman, Vice Mayor Pam Beasley-Pittman, Commissioner Warren Sturman, Commissioner John C. Herbst and Mayor Dean J. Trantalis

QUORUM ESTABLISHED

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

MOMENT OF SILENCE**AGENDA ANNOUNCEMENTS**

Mayor Trantalis announced the following updates to the published Agenda:

UPDATED:

- CR-1 Exhibit 2, Page 1 - 2nd WHEREAS clause stricken, Amended Exhibit "A" and Amended Exhibit "B" added
- CR-7 CAM revised correcting language on page 2
- M-1 CAM revised adding Commission District 1 to title
- R-4 Exhibit 1, page 31, added to the contract and redlined

A copy of the updated Agenda items are attached to these Meeting Minutes.

REMOVED:

August 22, 2023, Conference Meeting Minutes at the request of City Clerk Soloman

PRES-1 Presenter unable to attend

R-9 City Manager's Office requested removal

Approval of MINUTES and Agenda

[23-0902](#)

Minutes for August 22, 2023, Commission Conference Meeting -
(Commission Districts 1, 2, 3 and 4)

REMOVED FROM AGENDA

[23-0961](#)

Motion Approving September 19, 2023 Commission Regular Meeting
Agenda

Commissioner Glassman made a motion to approve the Agenda as
amended and was seconded by Commissioner Sturman.

APPROVED AS AMENDED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

PRESENTATIONS

PRES- [23-0904](#)
1

Stacy Ritter, President and CEO of Visit Lauderdale to present the
City with the Trazees Award, Naming Fort Lauderdale as the 2023,
"Favorite Beach Town"

REMOVED FROM AGENDA

PRES- [23-0918](#)
2

Commissioner Herbst to present a Proclamation recognizing Fort
Lauderdale Fire Rescue "Company 29", as the 2023 Champions of
the Riverwalk Chili Cook-Off in the City of Fort Lauderdale

Commissioner Herbst presented a Proclamation recognizing *Fort
Lauderdale Fire Rescue "Company 29" as 2023 Champions of the
Riverwalk Chili Cook-Off in the City of Fort Lauderdale*, reading the
Proclamation in its entirety.

Aaron Caja, Fire-Rescue Department Company 29 Team Captain
accepted the Proclamation and thanked the Commission for this
recognition and its support of the Fort Lauderdale Fire-Rescue
Department.

PRESENTED

PRES- [23-0906](#)
3

Commissioner Glassman to present a Proclamation declaring
Tuesday, September 19, 2023, as Hot Dog Heaven Day in the City of
Fort Lauderdale

Commissioner Glassman presented a Proclamation declaring *Tuesday, September 19, 2023, as Hot Dog Heaven Day in the City of Fort Lauderdale*, reading the Proclamation in its entirety.

Barry Star, Owner of Hot Dog Heaven, accepted the Proclamation and thanked the Commission for this recognition.

PRESENTED

PRES- 4 [23-0905](#)

Mayor Trantalis to present a Proclamation declaring September 15 through October 15, 2023, as Hispanic Heritage Month in the City of Fort Lauderdale

Mayor Trantalis presented a Proclamation declaring *September 15 through October 15, 2023, as Hispanic Heritage Month in the City of Fort Lauderdale*, reading the Proclamation in its entirety.

Elizabeth Dorante, Hispanic Unity of Florida, accepted the Proclamation and thanked the Commission for this recognition and its support.

PRESENTED

CONSENT AGENDA PUBLIC COMMENT

Mayor Trantalis explained procedures for members of the public wishing to speak on Consent Agenda items.

CONSENT AGENDA

In response to Mayor Trantalis' question, the following Commission Member requested a Consent Agenda item be pulled for separate discussion:

CR-7 Commissioner Herbst

Approval of the Consent Agenda

Commissioner Glassman made a motion to approve the Consent Agenda and was seconded by Commissioner Herbst.

Approve the Consent Agenda

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

CONSENT MOTION

CM-1 [23-0676](#)

Motion Approving and Authorizing the City Manager to Execute the

following Agreements: 1) A Revocable License Agreement Between Fairfield Cypress LP, Broward County and the City of Fort Lauderdale for the Installation and Maintenance of Improvements on North Andrews Avenue in Association with the "Fairfield" Project Located at 6500 North Andrews Avenue; and 2) An Agreement Ancillary to Revocable License Agreement, Between Fairfield Cypress LP and the City of Fort Lauderdale - (Commission District 1)

APPROVED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

CM-2 [23-0903](#)

Motion Approving the City of Fort Lauderdale's Fire Rescue Department's Participation in the Supplemental Payment Program for Medicaid Managed Care Patients with the State of Florida's Agency for Health Care Administration - (Commission Districts 1, 2, 3 and 4)

APPROVED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

CM-3 [23-0897](#)

Motion Designating Commissioner John C. Herbst to Serve on the Greater Fort Lauderdale Transportation Management Association Executive Board - (Commission Districts 1, 2, 3 and 4)

APPROVED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

CONSENT RESOLUTION

CR-1 [23-0488](#)

Resolution Approving a Fifth Amendment to the Amended and Restarted Lease Agreement with FXE Parcel 15, LLC for Parcel 15 at the Fort Lauderdale Executive Airport and Authorizing the City Manager to Execute the Lease Agreement - (Commission District 1)

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

CR-2 [23-0780](#)

Resolution Approving City's Cemeteries General Price List for City Cemeteries - (Commission Districts 3 and 4)

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

CR-3 [23-0841](#)

Resolution Authorizing the Submittal of Grant Applications to the Broward Metropolitan Planning Organization Complete Streets and other Local Initiatives Program Grant (CSLIP) - (Commission Districts 1 and 2)

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

CR-4 [23-0862](#)

Resolution Supporting the Submission of a Grant Application to the Toyota Mobility Foundation to Participate in the Challenge for Innovation Solutions to Overcome Mobility Barriers within the City - (Commission Districts 1, 2, 3 and 4)

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

CR-5 [23-0892](#)

Resolution Rescheduling City Commission Meeting Dates in 2024 - (Commission Districts 1, 2, 3 and 4)

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

CR-6 [23-0916](#)

Resolution Supporting and Authorizing the Submittal of a Grant Application to the Reconnecting Communities Pilot Discretionary Grant Program of the United States Department of Transportation in Partnership with the Cities of Wilton Manors and Oakland Park - (Commission Districts 1, 2 and 3)

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

CR-7 [23-0917](#)

Resolution Supporting and Authorizing the Submittal of a Grant Application to the Reconnecting Communities Pilot Discretionary Grant Program of the United States Department of Transportation in Partnership with the Broward Metropolitan Planning Organization - (Commission Districts 2 and 4)

In response to Commissioner Sturman's question, Mayor Trantalis provided an overview of this Agenda item.

Commissioner Herbst introduced this Resolution which was read by title only.

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

CONSENT PURCHASE

- CP-1** [23-0792](#) Motion Approving an Agreement for the purchase of a Net Zero Plan for the City of Fort Lauderdale with WSP USA Inc.- \$149,999 - (Commission Districts 1, 2, 3 and 4)

APPROVED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

- CP-2** [23-0831](#) Motion Approving Award for the Proprietary Purchase of Annual Maintenance and Support Agreement for Motorola 800 MHz P25 Trunked Radio System's Equipment, Two-way Subscriber Radios, SUA, P1-CAD Interface, Components and Accessories - Motorola Solutions Inc. - \$602,597.88 - (Commission Districts 1, 2, 3 and 4)

APPROVED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

MOTIONS

- M-1** [23-0840](#) Motion Approving Event Agreements and Related Road Closures for Vegan Block Party: Fall Festival, 2023 Halloween Block Party (Victoria Park Residential), Day of the Dead Celebration and Boardroom Bar 10th Anniversary Car Show - (Commission Districts 1 and 2)

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

APPROVED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

- M-2** [23-0889](#) Motion Approving an Event Agreement, Related Road Closures and Request for Music Exemption for Halloween on Second Street - (Commission District 2)

Commissioner Glassman made a motion to approve this Agenda item

and was seconded by Commissioner Sturman.

APPROVED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

M-3 [23-0784](#)

Motion Approving and Authorizing the Execution of a Revocable License with Publix Super Markets, INC. for Temporary Right-of-Way Closures on NE 33rd Avenue in Association with the Publix Development Located at 2985 N. Ocean Boulevard - (Commission District 2)

REMOVED FROM AGENDA

M-4 [23-0802](#)

Motion Approving the Execution of a Declaration of Restrictive Covenants for the Protection of Interior Features of The Parker Located at 707 NE 8th Street - (Commission District 2)

Commissioner Glassman made a motion to approve this Agenda item and was seconded by Commissioner Sturman.

APPROVED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

M-5 [23-0821](#)

Motion Approving the Acceptance of Property located at 515 NW 15th Avenue from the Fort Lauderdale Community Redevelopment Agency, to the City of Fort Lauderdale - (Commission District 3)

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

APPROVED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

M-6 [23-0914](#)

Motion Denying Protest submitted by Hammerhead Aquatics on the Recommendation to Award Invitation to Bid No. 141, for Aquatic Program Management- Sunrise Middle Pool (Rebid) to Park Swim International, LLC - (Commission District 1)

Mayor Trantalis recognized Glenn Marcos, Finance Department Assistant Director - Procurement. In response to Mayor Trantalis' questions, Mr. Marcos explained Staff's position recommending denial of Hammerhead Aquatics bid submission for Aquatic Program Management at the Sunrise Middle School Pool (Pool).

Mayor Trantalis recognized John Grzeszczak, 2716 NE 6th Lane, on

behalf of Hammerhead Aquatics (Hammerhead). Mr. Grzeszczak commented on the City's electronic bid system, Procurement Staff not responding to related emails, and timeline details. Further comment and discussion ensued.

A copy of the documents have been made part of the backup to this Agenda item.

Mayor Trantalis remarked on his understanding of Staff's position that submissions should adhere to the process in place. Mr. Marcos reviewed details of Mr. Grzeszczak's bid submission and remarked on related details.

In response to Commissioner Sturman's questions, Mr. Marcos explained the history and details of Hammerhead's bid submission to the City and expounded on details. Mr. Grzeszczak confirmed details of his prior bid and recent bid submissions.

In response to Vice Mayor Beasley-Pittman's question, Mr. Marcos explained when the bid software went into effect, and it includes step-by-step instructions. Mr. Grzeszczak remarked on his efforts to submit the bid and expounded on concerns and related details. Further comment and discussion ensued.

Commissioner Glassman remarked on negative feedback from residents regarding the lack of pool access due to this bid protest. He noted that following Commission redistricting, Sunrise Middle School is now located in District 1. Further comment and discussion ensued. Mr. Marcos explained Staff's position regarding this bid protest. In response to Commissioner Glassman's question, Mr. Marcos explained details of the timelines involved, expounded on related information and his perspective.

In response to Commissioner Sturman's question, Commissioner Glassman said that he had not received any negative feedback from residents regarding Hammerhead's previous contract at the Pool. Commissioner Sturman concurred with Commissioner Glassman's viewpoint and requested input from Commissioner Herbst. Commissioner Herbst noted no negative resident feedback received regarding Hammerhead, and confirmed the need for the Pool to reopen. He commented on concerns related to the public's perception when bids are rejected multiple times that discourages involvement in the bid process, and expounded on his viewpoint. He recommended the Commission move forward with the recommendation from Staff.

In response to Vice Mayor Beasley-Pittman's question regarding the user friendly nature of the online bid system, Mr. Marcos explained it is similar to the prior bid system and commented on related details. She remarked on user friendliness, noted ease of use may not apply to everyone, and concern that bids could remain in draft form. Mr. Marcos explained the on-line bid system provides confirmation upon successful bid submission.

In response to Commissioner Glassman's question regarding extending Hammerhead's services until this issue had been addressed, Mr. Marcos confirmed the maximum two hundred-seventy (270) day extension had expired. Mr. Grzeszczak explained details associated with extensions and remarked on Staff delays and related details.

Commissioner Herbst made a motion to deny the bid protest and was seconded by Commissioner Sturman.

APPROVED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

M-7 [23-0893](#)

Motion Approving Revenue-Based Service Agreement for Aquatic Program Management - Sunrise Middle Pool (Rebid) - Park Swim International, LLC - Annual Revenue of \$18,000 - (Commission District 1)

Mayor Trantalis commented on his viewpoint and his support of Staff's position. Commissioner Glassman remarked on the need to reinstate services at the Pool with the successful bidder. Vice Mayor Beasley-Pittman commented on concerns and noted the need to ensure checks and balances are in place for the online bid process. City Manager Chavarria confirmed and remarked he would work with the Office of the City Auditor to address. Commissioner Herbst concurred with Vice Mayor Beasley-Pittman's remarks and recommended Staff consider providing a tutorial for online bid applicants and proactively reaching out to those who have not completed all steps involved. Further comment and discussion ensued.

Commissioner Herbst made a motion to approve this Agenda item and was seconded by Commissioner Sturman.

APPROVED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

RESOLUTIONS

R-1 [23-0895](#)

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

City Clerk David Soloman read the names of Board and Committee nominees for appointment and/or reappointment at the October 3, 2023, Commission Regular Meeting.

City Clerk Soloman read the names of the Board and Committee appointments and reappointments for Agenda item R-1 into the record. He noted the addition of Commissioner Sturman's consensus reappointment of Gregory Reed, designated Chairperson of the Broward County Public Art and Design Committee, to the Public Art and Placement Advisory Board.

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

ADOPTED AS AMENDED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

R-2 [23-0692](#)

Resolution Approving Amendments to City's Investment Policy - (Commission Districts 1, 2, 3 and 4)

Commissioner Herbst introduced this Resolution which was read by title only.

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

R-3 [23-0739](#)

Resolution Approving and Ratifying a Collective Bargaining Agreement Between the City of Fort Lauderdale and the Fraternal Order of Police, Lodge 31 - Police Officers and Sergeants Effective October 1, 2022 Through September 30, 2023 and Authorizing Execution of the Collective Bargaining Agreement - (Commission Districts 1, 2, 3 and 4)

Commissioner Glassman remarked on his support of Fort Lauderdale Police Department (FLPD) Personnel and his perspective regarding an August 2023 editorial in the Sun Sentinel newspaper.

Commissioner Sturman concurred with Commissioner Glassman's support of FLPD Personnel and recognized Fraternal Order of Police Members in attendance.

Mayor Trantalis concurred with Commissioner Glassman's remarks. He

commented on efforts to balance the community's needs and ensure sufficient resources for FLPD, acknowledged the efforts of all parties, and expounded on related details.

Commissioner Herbst introduced this Resolution which was read by title only.

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

R-4 [23-0738](#)

Resolution Approving and Ratifying a Collective Bargaining Agreement Between the City of Fort Lauderdale and the Fraternal Order of Police, Lodge 31 - Police Officers and Sergeants Effective October 1, 2023 Through September 30, 2026 and Authorizing Execution of the Collective Bargaining Agreement - (Commission Districts 1, 2, 3 and 4)

Commissioner Herbst introduced this Resolution which was read by title only.

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

R-5 [23-0875](#)

Resolution Approving the Consolidated Budget Amendment to Fiscal Year 2023 - Appropriation - (Commission Districts 1, 2, 3 and 4)

City Manager Chavarria requested Section D be removed from this Consolidated Budget Amendment Agenda item.

Mayor Trantalis recognized Susan Grant, Assistant City Manager. Ms. Grant explained that Section D was dependent upon unanimous Commission votes on Agenda items R-4 and R-5. As a result of those unanimous votes, there is no longer a need to fully fund the unfunded liability for the extra forty (40) hours of pensionable overtime.

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

ADOPTED AS AMENDED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

R-6 [23-0921](#)

Resolution Providing Notice of Intent to Enter into a Comprehensive Agreement for a Qualifying Project Submitted as an Unsolicited Proposal to Construct, Operate, and Maintain a Water Taxi Terminal

Located at 1001 Seabreeze Blvd and to Accept Other Proposals for the Same Project; Declaring City-owned Lands and any Improvements thereon are not Needed for Governmental Purposes; and Providing Notice of Intent to Offer said Property for Lease Under Competitive Conditions Pursuant to Section 255.065, Florida Statutes (2021) and Section 8.09 of the City Charter - (Commission District 2)

In response to Mayor Trantalis' question, Commissioner Glassman recommended including a forty-five (45) day timeline period for the acceptance of other proposals for the construction, operation, and maintenance of a Water Taxi Terminal.

Mayor Trantalis recognized William Brown, 112 N. Birch Road and Central Beach Alliance (CBA) President. Mr. Brown confirmed the need for thorough dialogue with the entity selected.

Mayor Trantalis recognized Tony Spalding, 2554 Gulfstream Lane. Mr. Spalding discussed his viewpoint of this Agenda item.

Mayor Trantalis recognized Anne Hilmer, 621 Idlewyld Drive. Ms. Hilmer discussed her viewpoint of this Agenda item and the need to expand the Fire Station in this area.

In response to Commissioner Glassman's question, Fire-Rescue Department Chief Stephen Gollan explained plans in place for future Fire Station growth to address needs on the barrier island that do not require use of this property and expounded on related information.

Mayor Trantalis recognized John Burns, 1 Las Olas Circle. Mr. Burns discussed his viewpoint of this Agenda item and the need to expand the Fire Station in this area.

In response to Commissioner Sturman's questions, John Milledge, Esq., 200 SW 1st Avenue, on behalf of the Water Taxi (Applicant), explained the public purpose aspect of this public private partnership (P3), as a form of public transportation, citing examples, and remarked on details of the P3 State Statute. Commissioner Sturman remarked on his perspective, including the need for increased revenue sharing and increasing the City's current access of four (4) times per year. Mr. Milledge said everything is on the table for negotiations and confirmed the Applicant would reach out to the neighborhood. Further comment and discussion ensued.

Matthew Sacco, 1219 Tequesta Street, on behalf of the Applicant narrated a presentation entitled *THE LANDING WATER TAXI*

*TERMINAL / RESTAURANT & VISITOR CENTER 1001
SEABREEZE BOULEVARD.*

A copy of the presentation has been made part of the backup to these Meeting Minutes.

Commissioner Sturman noted the availability of public parking at Bahia Mar.

Commissioner Glassman remarked on his viewpoint that people will use the Water Taxi to reach this part of the barrier island. He noted that this project serves as a destination hub and discussed related information.

Commissioner Herbst noted his comfort level regarding this unsolicited proposal following input from Fire-Rescue Department Chief Stephen Gollan and concurred that the Water Taxi is a good mode of transportation from the downtown area to the beach for large events.

Commissioner Glassman introduced this Resolution which was read by title only.

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

R-7 [23-0817](#)

Resolution Authorizing the Issuance of Water and Sewer Revenue Bonds, Series 2023A and 2023B - \$550,000,000 - (Commission Districts 1, 2, 3 and 4)

Interim City Attorney D'Wayne Spence pointed out amendments to this Resolution.

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

ADOPTED AS AMENDED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

R-8 [23-0597](#)

Resolution Approving and Authorizing the Execution of the Water and Infrastructure Finance and Innovation Act (WIFIA) Loan Agreement with the United States Environmental Protection Agency (EPA) for Stormwater Improvement Projects in Seven City Neighborhoods: River Oaks, Dorsey Riverbend, Durrs, Progresso Village, Victoria Park, Melrose Manors, and Southeast Isles - (Commission Districts 1, 2, 3 and 4)

Vice Mayor Beasley-Pittman introduced this Resolution which was read by title only.

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

R-9 [23-0795](#)

Resolution Approving an Affordable Housing Development Agreement and Hold Harmless Agreement between the City of Fort Lauderdale and Habitat for Humanity of Broward, Inc, Pursuant to Section 166.04151(6), Florida Statutes (2023) - (Commission District 3)

REMOVED FROM AGENDA

R-10 [23-0722](#)

Quasi-Judicial Resolution Vacating a Utility Easement that is 168-Feet in Length with a Varied Width Ranging from 14-Feet to -7-Feet Located at 111 SW 3rd Avenue - Nugent Avenue Parking, LLC. - Case No. UDP-EV23001 - (Commission District 2)

Anyone wishing to speak must be sworn in. 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 Herbst made a motion to close the public hearing and was seconded by Commissioner Glassman. Roll call showed: AYES: Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst, and Mayor Trantalis

Commissioner Glassman introduced this Resolution which was read by title only.

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

R-11 [23-0654](#)

Quasi-Judicial De Novo Hearing - Consideration of a Resolution for a Certificate of Appropriateness for Demolition - Case No. UDP-HP23016 - 301 SW 14th Way - (Commission District 2)

Anyone wishing to speak must be sworn in. 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.

Commissioner Glassman remarked on his understanding that this item would be deferred.

In response to Mayor Trantalis' question, Andrew Schein, Esq., Lochrie and Chakas, P.A., on behalf of the applicant, confirmed the request to defer this Agenda item.

Commissioner Glassman made a motion to defer this Agenda item to the October 3, 2023, Commission Regular Meeting and was seconded by Commissioner Sturman.

DEFERRED to October 3, 2023

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

PUBLIC HEARINGS

23-0962

WALK-ON - Motion to Extend Commission Meeting until 12am

Commissioner Herbst made a motion to extend this meeting until 12:00 a.m. and was seconded by Commissioner Sturman.

DEFEATED

Yea: 2 - Commissioner Sturman and Commissioner Herbst

Nay: 3 - Commissioner Glassman, Vice Mayor Beasley-Pittman and Mayor Trantalis

[23-0963](#)

WALK-ON - Motion to Extend Commission Meeting until 11:45pm

Commissioner Sturman made a motion to extend this meeting until 11:45 p.m. and was seconded by Commissioner Herbst.

APPROVED

Yea: 3 - Vice Mayor Beasley-Pittman, Commissioner Sturman and Commissioner Herbst

Nay: 2 - Commissioner Glassman and Mayor Trantalis

PH-1 [23-0723](#)

Public Hearing - Resolution Approving a Comprehensive Agreement with Hall of Fame Partners, LLC, for a Qualified Project that includes the Construction, Maintenance, and Operation of the East and West

Buildings at the International Swimming Hall of Fame Complex Located at 501 Seabreeze Boulevard, Approving Various Appended Agreements as to Form, Approving the Leasing of City-Owned Property Located at 501 Seabreeze Boulevard, Fort Lauderdale, Florida, 33316, to Hall Of Fame Partners, LLC, Authorizing the City Manager to Execute the Agreements and Related Documents, and Declaring the City's Intent Pursuant to City Charter Section 8.13 to Lease City-Owned Property - (Commission District 2)

Mayor Trantalis opened the public hearing.

Mayor Trantalis recognized Susan Grant, Assistant City Manager. Ms. Grant provided an overview of this Agenda item and the structure of the proposed lease.

Mayor Trantalis recognized Stephanie Toothaker, Esq., 901 Ponce de Leon Drive, on behalf of Hall of Fame Partners, LLC (Applicant). Ms. Toothaker narrated the first portion of a presentation outlining the Hall of Fame Partners, LLC, Comprehensive Agreement for the construction, maintenance, and operation of the East and West Buildings (Project) at the International Swimming Hall of Fame Complex (ISHOF).

In response to Mayor Trantalis' question, Ms. Toothaker confirmed a presentation was given to the Venetian Condominium. There was no vote on the Project by the Venetian Condominium.

Cory Olson, Hensel Phelps South Florida Operations Manager, and Mario Cabrini, Capital Group P3 Developments President, narrated portions of the presentation illustrating renovation efforts to date, concept plans for the East and West buildings, and details of the contract, including the leasing structure and leasing revenue structure.

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

In response to Commissioner Herbst's questions, Kevin Plenzler, PFM Financial Advisors LLC, discussed PFM's review and detailed evaluation of information and assumptions built into the pro forma model provided by the developer. PFM's review and analysis are included in its memorandum, attached as Exhibit 3 to this Agenda item. Mr. Plenzler explained the sensitivity analysis provides a risk profile and an understanding of the what-if scenarios and cited examples.

Commissioner Herbst discussed the importance of the sensitivity analysis and his concern. The primary reason for the City having a

public-private partnership (P3) is to transfer risk to the private sector. He remarked on his review of this Project in his former position as City Auditor and concerns related to the City taking on substantial risk in guaranteeing the debt.

Commissioner Herbst commented that though not part of the presentation, the aquarium portion of the Project significantly reduces the City's risk exposure. Mr. Plenzler confirmed, noting it reduces the City's risk by approximately thirty (30%) to thirty-five (35%) percent. Commissioner Herbst said this aspect of the Project provides an improved level of comfort regarding the risk level. Further comment and discussion ensued.

Mayor Trantalis recognized Dr. William Kent, Board of Directors Chairman of ISHOF. Dr. Kent discussed ISHOF's Board of Directors support of the Project and remarked on the history of ISHOF, planned events, including ISHOF inductees, and other related details.

Mayor Trantalis recognized Anne Hilmer, 621 Idlewyld Drive. Ms. Hilmer discussed several concerns included in the Comprehensive Agreement, cited examples, and recommended a deferral to allow further study of the Comprehensive Agreement.

Vice Mayor Beasley-Pittman recognized John Roth, 333 Sunset Drive. Mr. Roth read from a prepared statement regarding concerns with the Comprehensive Agreement. He submitted a copy of his statement to City Clerk Soloman.

A copy of Mr. Roth's comments has been made part of the backup to this Agenda item.

Vice Mayor Beasley-Pittman recognized Mary Fertig, 511 Poinciana Drive, on behalf of the Idlewyld Improvement Association. Ms. Fertig discussed her viewpoint and concerns. She recommended deferring this Agenda item and scheduling it for discussion at a Conference Meeting.

Mayor Trantalis recognized John Burns, 1 Las Olas Circle, on behalf of the Venetian Condominium. Mr. Burns commented on the P3 process, the need to fully inform residents of numerous details involved in the Project, and concerns regarding the backup information included with this Agenda item.

Mayor Trantalis recognized Steven Dapuzzo, 49 Fort Royal Isle. Mr. Dapuzzo spoke in support of this Agenda item and the plan to include an aquarium.

Mayor Trantalis recognized Bill Brown, 112 N. Birch Road, Central Beach Alliance (CBA) President. Mr. Brown spoke in support of this Agenda item that would ensure ISHOF remains in the City. He remarked on the CBA's involvement with the conceptual plan, the number of trips associated with the Project, and his perspective regarding negative feedback regarding the transparency process.

Commissioner Herbst requested additional information regarding the pool of allocated trips (Pool) and noted the need for a trip study. In response to Commissioner Herbst's question, Chris Cooper, Development Services Department Director, said about one hundred-fifty (150) trips remain in the Pool and noted the need for further analysis to determine the anticipated number of trips this Project would require. Mr. Cooper explained aspects of the Development Review Committee (DRC) process and review. He noted trips are assigned to development applications on a first come, first serve basis and explained related information. Mr. Cooper explained when barrier island trips run out, the City would need to return to Broward County with a Land Use Plan Amendment (LUPA) to request more trips, which would include analysis of all current transportation opportunities. Further comment and discussion ensued.

Commissioner Herbst recommended that the Commission direct Staff to take a proactive approach and begin the LUPA trip analysis to determine the level of service on barrier island roadways, trip capacity, and whether any additional trips could be allocated before barrier island trips run out.

In response to Mayor Trantalis' question, Mr. Cooper confirmed this Project is a redevelopment that already has assigned trips. Additional trips would be necessary for the Project's new uses. If the Commission approves this Project and new uses exceed the number of remaining trips, Mr. Cooper acknowledged the need to mitigate that deficit and cited examples. Commissioner Herbst noted this is addressed in the Project's Comprehensive Agreement, and the Commission has input into any necessary downsizing. He remarked on the need for a comfort level regarding any efforts with downsizing the Project.

Mayor Trantalis remarked on areas to be addressed, including trips, site programming, and financing. He pointed out the need to retain income-generating components that impact financing and questioned the impact of these concerns on the Comprehensive Agreement. Interim City Attorney Spence noted that outside counsel Edward Dion, Nabors, Giblin & Nickerson, P.A., has been working on this matter.

In response to Mayor Trantalis' questions, Mr. Dion on behalf of the City, explained the Comprehensive Agreement would not need to be amended. Section 3.08(b) of the Comprehensive Agreement states in the event the Applicant is unable to obtain the necessary trips, the City would negotiate to reduce the size of the Project, keeping the revenue-generating components and removing the least financially feasible components. Mr. Dion explained the City can approve the Project's plans and specifications relative to allocated trips. Further comment and discussion ensued. Mr. Dion said that the Project's rent revenue would be governed by a Master Facilities Lease (MFL) Agreement when the Project phases are completed. Mayor Trantalis recapped details of the process moving forward. Mr. Dion noted the anticipated increase in trips is eighty-two (82) without the aquarium. Mayor Trantalis commented on other travel opportunities.

In response to Commissioner Herbst's questions, Mr. Dion explained the Commission approves the Project's facilities to be constructed. If the Commission cannot approve due to insufficient trips, components of the Project would be eliminated, resulting in a reduction of rental income and a corresponding reduction in the City's financial responsibility and cited examples. Mr. Dion cited language in Section 3.01 related to the City Manager or his designee's ability to approve Project design phases. Commissioner Herbst remarked on his previous experience, and concerns regarding the ability of the City to control decisions for approval of design phases, and the risk factor should the City Manager or his designee not approve design phases. Further comment and discussion ensued.

Commissioner Herbst discussed concerns regarding the ability of the City to make reductions to the Project. Mr. Dion said there is sufficient protection for the City in the Comprehensive Agreement, and both parties must negotiate in good faith. Further comment and discussion ensued.

Mayor Trantalis recognized Jennifer Bales Drake, Esq., Becker, One East Broward Boulevard, on behalf of the Applicant. Ms. Drake explained P3 Comprehensive Agreements typically approve an entire project. This P3 Comprehensive Agreement Project differs in that construction will be phased, and the City must approve each phase, the cost before each phase moves forward, and cited examples. Should there be insufficient trips following the construction of phase one (1), phases two (2) and three (3) could not move forward.

Ms. Toothaker confirmed a traffic consultant is on board to analyze the Project's internal capture and cited examples. She concurred with

Commissioner Herbst's recommendation for Staff to begin the LUPA process and expounded on her perspective.

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

Commissioner Herbst remarked on language referencing an underlying lease termination payment included in the MFL Agreement that requires payment by the City should it choose to walk away. Mr. Olson clarified and explained the details of the Project's phasing and cited examples. The first phase addresses heavy infrastructure and seawall needs. The second phase is for construction of the West building that now includes an aquarium, the third phase is for the East building for commercial office space, and the fourth phase consists of the remaining site work, area development, and all tenant improvements. Mr. Olson noted several exit ramps are available to the City, and explained related information and his viewpoint.

Commissioner Herbst reiterated concerns and questions regarding the Comprehensive Agreement, the need for adequate time for Commission Members to review the Comprehensive Agreement, cited examples, and requested that the approval of this Agenda item be contingent on the Commission's final review and ratification, similar to Commission action on the lease for the temporary Police Department Headquarters. Further comment and discussion ensued.

Ms. Drake discussed the unique aspects of this P3 Comprehensive Agreement and cited examples. Further comment and discussion ensued. Commissioner Herbst explained his concerns and noted that the City would be responsible for soft costs should the phases not move forward. Ms. Drake confirmed. Mr. Olson explained why this language is being misconstrued in the Comprehensive Agreement. This language was included to address the possibility of a subsequent City Commission deciding not to complete the Project and explained related information. Further comment and discussion ensued.

Commissioner Glassman remarked on the long timeline involved with this Project, expounded on related details, Staff's recommendation to approve this Resolution, and the previous Commission's approval of the Interim Agreement. He discussed his viewpoint and comfort level with the City's liability and exposure in terms of dollars. Commissioner Glassman confirmed his confidence that the Project will meet all the requirements

without tremendous financial exposure, and expounded on his viewpoint, including positive community feedback and his meetings with Staff and the Project development team. Further comment and discussion ensued.

In response to Commissioner Glassman's question, Ms. Toothaker explained outreach efforts to the Idlewyld Neighborhood regarding this Project. The Applicant would pursue additional community outreach efforts with Idlewyld and all residents. Commissioner Glassman remarked on the significant amount of time Staff has spent on this Project. City Manager Chavarria confirmed and discussed related details. Commissioner Glassman explained his viewpoint in support of moving this Agenda item forward. Further comment and discussion ensued.

Vice Mayor Beasley-Pittman confirmed support for moving this Agenda item forward.

In response to Commissioner Sturman's questions, Mr. Olson confirmed the Interim Agreement was presented to the previous Commission in October 2021 and was executed in December 2021. Further comment and discussion ensued regarding PFM's analysis indicating the potential annual losses, which include public components the City is obligated to fund. Further comment and discussion ensued. Mr. Olson explained details related to the City's potential annual loss, annual revenue from the Agreement, and cited examples.

Commissioner Sturman remarked on the significant amount of time the Applicant allocated to developing the Comprehensive Agreement and the short amount of time provided for Commission Member review. He recommended deferment of this Agenda item to allow the Commission to discuss this topic at a Conference Meeting.

Mayor Trantalis acknowledged the large amount of information attached to this Agenda item. He confirmed the Comprehensive Agreement provides a framework to move forward, which is a starting point and expounded on his perspective.

Commissioner Herbst remarked on numerous items needing further discussion and reiterated that he would introduce a resolution to approve this Agenda item subject to continued discussion and subsequent Commission ratification.

Former Florida State Senator Chris Smith, Esq., counsel for the Applicant, requested the Commission vote this Agenda item up or down tonight. He remarked on the due diligence performed by Mr. Dion,

outside counsel for the City, and PFM, the City's financial advisors, and remarked on the process moving forward.

Commissioner Herbst commented on his support of the Project and reiterated numerous concerns, including input from PFM regarding the City's potential annual loss, and noted the Comprehensive Agreement can be improved. The Comprehensive Agreement locks the City into terms and conditions, and he would like the opportunity to discuss numerous related provisions. Commissioner Herbst recommended the Office of the City Attorney meet with the Applicant to work out Commission concerns, bring back a final version of the Comprehensive Agreement for Commission ratification, and explained related information. Further comment and discussion ensued.

Commissioner Glassman remarked on his support, optimistic viewpoint, and anticipated success of the Project, stating that it should not be delayed. Further comment and discussion ensued.

Commissioner Herbst introduced this Resolution as amended, subject to negotiation of concerns in the Comprehensive Agreement, followed by a return to the Commission for ratification. He expounded on his viewpoint and the short timeline for Commission Member review. Interim City Attorney Spence remarked on his understanding of what Commissioner Herbst is introducing and the need for clarification. Mayor Trantalis discussed the adoption of this Resolution. Further comment and discussion ensued.

Commissioner Herbst noted the Applicant's terms in the Comprehensive Agreement could be negotiated. In response to Commissioner Herbst's question, Ms. Drake explained the phases involved with the Project. Commissioner Herbst cited an example in the Comprehensive Agreement's *Section 3.08(e) - City Obligations* to build a garage and commented on its impact on the Las Olas Garage. Ms. Drake explained Staff's response, which is the reason for that language. Commissioner Herbst remarked on the vague nature of details related to parking. Interim City Attorney Spence clarified and said the City would negotiate and enter into a separate agreement with the Applicant to establish the Project's rate for parking.

Commissioner Herbst discussed concerns regarding financial consequences to the City should the State of Florida Trustees (Trustees) not approve the City's request to approve the Project. Mr. Olson explained the City would request the Trustee's approval due to the deed restriction regarding private use. The Project's planned private use is necessary to fully subsidize the public portion. Should the Trustees not

approve the Project, the Project would be reduced to the museum's public portion. Should the City decide not to go forward, the Applicant would need to be reimbursed for borrowed funds expended. Further comment and discussion ensued. Mr. Olson confirmed the ability to amend the terms of the Comprehensive Agreement as the phases move forward. Commissioner Herbst expounded on his concerns. Further comment and discussion ensued.

Mario Caprini explained the Applicant will adapt the Project to what is approved by the Trustees, cited examples, and expounded on related details. Commissioner Glassman reiterated the lengthy efforts to develop the Project's Comprehensive Agreement. Mr. Caprini confirmed. Further comment and discussion ensued.

In response to Commissioner Herbst's question regarding the City's responsibility for cost overruns, Mr. Caprini said that the budgeted amount for building the Project is the Applicant's responsibility. Further comment and discussion ensued.

Commissioner Glassman made a motion to call the question to terminate the discussion of this Agenda item. Roll call showed: AYES: Commissioner Glassman, Vice Mayor Beasley-Pittman, and Mayor Trantalis; NAYS: Commissioner Sturman and Commissioner Herbst. Mayor Trantalis confirmed that the discussion on this Agenda item had concluded. Further comment and discussion ensued.

Commissioner Herbst introduced this Resolution as amended and explained the details of his amendment. Interim City Attorney Spence remarked on the need for clarity regarding introducing this Resolution as amended and clarified related information.

Mayor Trantalis discussed his interpretation of this Agenda item. Section 2 of the Resolution that approves the Comprehensive Agreement in substantially the form attached, which is open to further modifications. In response to Mayor Trantalis' question, Commissioner Herbst confirmed he is amenable to this language allowing other modifications to the Comprehensive Agreement and commented on the need for changes to provide protections to the City. Further comment and discussion ensued. Mayor Trantalis confirmed Exhibit 6 to this Agenda item is the Resolution that the Commission is voting on. Further comment and discussion ensued.

In response to Commissioner Herbst's question, Interim City Attorney Spence explained the intent of modifying substantive issues. The terminology *substantially in the form attached* is to facilitate the cleaning

up of agreements and cited examples.

Mayor Trantalis noted that the Comprehensive Agreement allows for different stages of approval, multiple opportunities to refine and reform the agreement in the future, and expounded on his perspective. Commissioner Herbst remarked on items of concern in the Comprehensive Agreement and cited the example of turning over all parking on the peninsula to ISHOF, which would not be addressed in the Project's site plan. Ms. Drake clarified details related to a twenty foot (20') easement through the current City parking spaces that is required for access to the West Building, and said that those City parking spaces will not change. Further comment and discussion ensued. Commissioner Herbst noted that Ms. Drake's comments on this topic are not included in the Comprehensive Agreement. Further comment and discussion ensued. Ms. Drake said if this Agenda item is approved, these details will be included in the Comprehensive Agreement through a meeting with Interim City Attorney Spence tomorrow.

Commissioner Herbst reiterated the need for Commission ratification of modifications to the Comprehensive Agreement. In response to Commissioner Glassman's request for clarification, Mayor Trantalis reiterated the Commission is voting on Exhibit 6 of this Agenda item.

Interim City Attorney Spence said if there are substantive changes following review with the City's outside counsel and the Applicant's counsel within a reasonable timeframe, an amendment to the Comprehensive Agreement would be presented to the Commission. Further comment and discussion ensued.

Commissioner Herbst confirmed he is voting to adopt this Resolution subject to further discussion with the Applicant and outside counsel. Further comment and discussion ensued.

ADOPTED

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

Nay: 1 - Commissioner Sturman

PH-2 [23-0768](#)

Public Hearing - Quasi-Judicial Ordinance Rezoning from Residential Multifamily Mid Rise Medium High Density (RMM-25) District to Northwest Regional Activity Center- Mixed Use East (NWRAC-MUe) District - 624 NW 4th Avenue - Applicant: 312 NW 7th Street, LLC Case No. UDP-Z23003 - (Commission District 2)

Anyone wishing to speak must be sworn in. 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 Herbst made a motion to close the public hearing and was seconded by Vice Mayor Beasley-Pittman. Roll call showed: AYES: Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst, and Mayor Trantalis

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

PASSED FIRST READING

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

PH-3 [23-0769](#)

Public Hearing - Quasi-Judicial Ordinance Rezoning from Residential Multifamily Mid Rise Medium High Density (RMM-25) District to Northwest Regional Activity Center- Mixed Use West (NWRAC-MUw) District - 639 NW 9th Ave, LLC - Case No. UDP-Z23004 - (Commission District 3)

Anyone wishing to speak must be sworn in. 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 Sturman made a motion to close the public hearing and was seconded by Commissioner Glassman. Roll call showed: AYES: Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst, and Mayor Trantalis

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

PASSED FIRST READING

Yea: 4 - Commissioner Glassman, Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

Nay: 1 - Vice Mayor Beasley-Pittman

PH-4 [23-0848](#)

Public Hearing - Quasi-Judicial Ordinance Approving a Rezoning from Heavy Commercial/Light Industrial Business (B-3) District to Uptown Urban Village Northeast (UUV-NE) District - City of Fort Lauderdale - 6700 and 6750 N. Andrews Avenue - RD Investment Properties, LLC. - Case No. UDP-Z23001 - (Commission District 1)

Anyone wishing to speak must be sworn in. 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 else wishing to speak on this item, Vice Mayor Beasley-Pittman made a motion to close the public hearing and was seconded by Commissioner Glassman. Roll call showed: AYES: Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst, and Mayor Trantalis

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

PASSED FIRST READING

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

ORDINANCE SECOND READING

OSR-1 [23-0887](#)

Second Reading - Quasi-Judicial Ordinance Approving a Rezoning from Residential Single-Family/Low Medium Density (RS-8) District and Residential Single-Family and Duplex/Low Medium Density (RD-15) District to Parks, Recreation and Open Space (P) District - South of the New River and North of SW 5th Court - City of Fort Lauderdale- Case No. UDP-Z23008 - (Commission District 4)

Anyone wishing to speak must be sworn in. 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 Herbst made a motion to close the public hearing and was seconded by Commissioner Sturman. Roll call showed: AYES: Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst, and Mayor Trantalis

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

ADOPTED ON SECOND READING

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

OSR-2 [23-0835](#)

Second Reading - Ordinance Amending Chapter 28 of the City's Code of Ordinances for Water, Wastewater, and Stormwater, Providing for Increases to Tapping Charges, Water Rates, Wastewater Rates, Master Meter Charges, Service Availability Charges, Sprinkling Meter Charges, and Private Fire Service Protection - (Commission Districts 1, 2, 3 and 4)

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

ADOPTED ON SECOND READING

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

OSR-3 [23-0837](#)

Second Reading - Ordinance Amending the Pay Plan of the City of Fort Lauderdale, Florida, by Amending the Non-Bargaining-Unit Compensation Table and Schedule VI, Providing a Three Percent General Wage Increase Effective October 1, 2023 - (Commission Districts 1, 2, 3 and 4)

Vice Mayor Beasley-Pittman introduced this Ordinance for the Second Reading which was read by title only.

ADOPTED ON SECOND READING

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman, Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

OSR-4 [23-0888](#)

Second Reading - Ordinance Amending Chapter 15, Article X - Vacation Rentals to Modify the Vacation Rental Registration Process,

to Revise the Qualifications of a Responsible Party, Vacation Rental Standards, the Process of Renewal of Registration and Suspension of the Certificate - (Commission Districts 1, 2, 3 and 4)

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

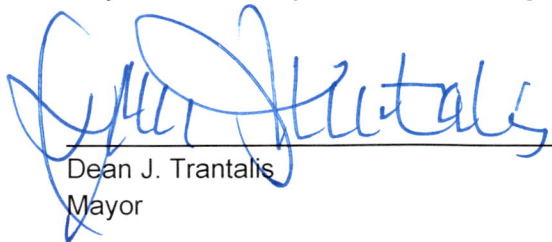
Vice Mayor Beasley-Pittman introduced this Ordinance for the Second Reading which was read by title only.

ADOPTED ON SECOND READING

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis


ADJOURNMENT

Mayor Trantalis adjourned the meeting at 10:49 p.m.



Dean J. Trantalis
Mayor

ATTEST:



David R. Soloman
City Clerk

Heather Rose Add keywords

Advanced



Home

Compose

Back Forward Archive Move Delete Spam



Inbox 7

Unread

Starred

Drafts 132

Sent

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Event 40 - Aquatic Program Management- Sunrise Middle School

att.net/Inbox ☆



Heather Rose <hrose@fortlaud...>
To:
swimjohnswim@bellsouth.net

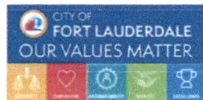


Mon, Mar 6 at 5:32 PM ☆

Good afternoon,

As a follow-up to our conversation, is any additional assistance needed?

Heather Rose | Senior Procurement Specialist
City of Fort Lauderdale – Procurement Services Division
100 N. Andrews Ave. | Fort Lauderdale FL 33301
P. 954-828-5142 | hrose@fortlauderdale.gov



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> Show original message

**Heather Rose** 🔍

hrose@fortlauderdale.gov
(954) 828-5142
[+ Add to contacts](#)

Line Response

Line Response Summary

Line Response

Respond to at least one event line. Response values can be entered directly on list.

Line 1 Details

[Use back on browser to return to event line](#)

[responses](#)

Description

Sunrise Middle School Pool Aquatic Program and Maintenance

Item	Item Description	Output
AQUATIC PROGRAM AND MAINTENANCE	Sunrise Middle School Pool Aquatic Program and Maintenance	Contract
Quantity	Unit of Measure	Commodity Code
1.0000	MO	988-83 - Swimming Operation

Enter Line 1 Response Information

Vendor Item

40

Vendor Item Description

Sunrise middle school pool

Unit Price

2,500.0000 Or ☐ No Charge Or ☐ No Bid

Quantity

2,500.0000

Unit of Measure

MO

UOM Detail

2500.00

 Response quantity must be less than or equal to line quantity

Additional Description

We wish to bid 30,000.00 per year, or 2,500.00 per month



Carl Williams

Add keywords

Advanced ▾



Home

Compose



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Archive



Move



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Spam



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7

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Sunrise Middle School Pool

att.net/Inbox ☆



Carl Williams <cwilliams@fortl...



Tue, May 23 at 3:48 PM ☆

To:

swimjohnswim@bellsouth.net

Cc: Jennifer Gigler

Hi John,

As a follow up to our conversation, all inquiries in respect to this bid or any solicitation should be sent to our Procurement Department. My team and I can only provide information coming from Procurement regarding this or any solicitation of this nature. Regarding extending your existing contract, we would like for you to continue providing services at SMS until the formal process is vetted. It is my understanding that we can extend an existing contract up to 270 days; I believe we have used 150 days already leaving roughly 120 days left that we can extend your current agreement. I have copied Mrs. Gigler, and she will verify the number of days remaining and get back with you on that.

Thanks,



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Carl Williams 🔍

cwilliams@fortlauderdale.gov

Edit contact



Response For Supplier: Hammerheadaquatics, Inc

Event # : 141-1

Name: Aquatic Program Management – Sunrise Middle Pool (rebid)

Description: The City of Fort Lauderdale, Florida (City) is seeking bids from qualified, experienced, and licensed firm(s), hereinafter referred to as the Contractor or Bidder, to provide a revenue- generating aquatic program including but not limited to classes, practices (swim team), community recreational use (lap swim, recreational swim, learn to swim, etc.) and specialty instruction/clinics, for the City, in accordance with the terms, conditions, and specifications contained in this Invitation to Bid (ITB). The pool at Sunrise Middle School is jointly operated by the School Board of Broward County (SBBC) and the City of Fort Lauderdale.

Bidders must bid no lower than the minimum annual guarantee (MAG) of 18,000, which is to be reflected as a minimum monthly fee of \$1,500 (i.e. 12 months x \$1,500 minimum monthly fee = \$18,000 (MAG)) as a Unit Price on the Bid Line Item to be deemed responsive to this solicitation.

Award of this contract will be made to the responsive and responsive bidder meeting the specifications who bids the "highest" minimum annual guarantee (MAG). Bidder must offer its (MAG) as a minimum monthly fee as a Unit Price on the Bid Line Item. The City's on- line strategic sourcing platform will multiply the minimum monthly fee by 12 (Quantity) months (Unit of Measure). The Extended Amount shall be considered bidder's "highest" offer as its minimum annual guarantee (MAG).

Failure to adhere to the bidding requirements contained in this Section shall deem your bid non-responsive.

The initial contract term shall commence upon final execution of the contract by the City and shall expire one year from that date or the day after the current contract expires, whichever is later. The City reserves the right to extend the contract for three additional one-year terms providing all terms conditions and specifications remain the same, both parties agree to the extension, and such extension is approved by the City.

Date created: July 24, 2023 2:57:14 PM EDT

Preview date:

Q & A open date: July 12, 2023
3:05:00 PM EDT

Open date: July 12, 2023
3:00:00 PM EDT

Q & A close date: July 28, 2023
5:00:00 PM EDT

Close date: July 31, 2023
2:00:00 PM EDT

Dispute close date:

Responded To: 1 Out of 1 Lines

Total Bid Amount: 48,000.00 **Response Currency:** USD

Question Responses

Event # 141-1: Aquatic Program Management – Sunrise Middle Pool (rebid)

Question	Answer	Attachment
Did you complete the required forms?	Yes-Yes	sunrise_bid_hammerheads.pdf

Line Responses

Line 1: Sunrise Middle School Pool Operation and Maintenance

Description: Contractor shall quote a firm, fixed, no lower than the minimum monthly fee of \$1,500 to be paid to the City, for all services/products identified in this Invitation to Bid. Contractor agrees to supply the services and pay the City the minimum monthly fee submitted in accordance with the terms, conditions and specifications contained in this Invitation to Bid.

Bidders must bid no lower than the minimum annual guarantee (MAG) of 18,000, which is to be reflected as a minimum monthly fee of \$1,500 (i.e. 12 months x \$1,500 minimum monthly fee = \$18,000 (MAG)) as a Unit Price on the Bid Line Item to be deemed responsive to this solicitation.

Award of this contract will be made to the responsive and responsive bidder meeting the specifications who bids the "highest" minimum annual guarantee (MAG). Bidder must offer its (MAG) as a minimum monthly fee as a Unit Price on the Bid Line Item. TheCity's on-line strategic sourcing platform will multiply the minimum monthly fee by 12 (Quantity) months (Unit of Measure). The Extended Amount shall be considered bidder's "highest" offer as its minimum annual guarantee (MAG).

Failure to adhere to the bidding requirements contained in this Section shall deem your bid non-responsive.

Item: POOL OPERATION AND MAINTENANCE Sunrise Middle School Pool Operation and Maintenance

Long Item Description: Bidders must bid no lower than the minimum annual guarantee (MAG) of 18,000, which is to be reflected as a minimum monthly fee of \$1,500 (i.e. 12 months x \$1,500 minimum monthly fee = \$18,000 (MAG)) as a Unit Price on the Bid Line Item to be deemed responsive to this solicitation.

Commodity Code: 988-83 Swimming Pool Management and Operation

Quantity: 12.0000

Unit of Measure: MO

Bid Quantity: 12.0000

Unit Price: 4,000.0000

Extended Amount: 48,000.00

No Charge: No

No Bid: No

Vendor Item: 141-1 Sunrise middle school pool rebid

Comments: Hammerheads bids 4000.00 per month 48,000.00 per year

THE UNIVERSITY OF CHICAGO LIBRARY

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September 19, 2023

Good evening Mayor, Vice Mayor, Commissioners,

My name is John Roth,

I live at 333 Sunset Drive.

I refer to the Comprehensive Agreement Article 3, - Description of the Qualified Project. There are three BIG TICKET items –

- Foundations:
- Features to resist storm damage
- Features to resist sea level rise

Regarding Foundations:

All the things under the ground can cost upwards of 30% of the total building cost.

- The bigger, the taller the building = more foundation cost,
- The more unstable or weak the soil = bigger costs to hold the same load.

The proposed language in the project agreement allows change orders with pass through costs from either party.

This means that the City's costs could easily spiral upward.

For example, If the contractor claims "unknown soils", just recently found, then that justifies increasing the foundation cost via a change order which the City has to pay for !

Under the current agreement, The City is accepting an unsecure and untrustworthy budget number. Because, if the contractor already knows someone else will pay for later discovery regarding the soil, then the project might be underbid. **The contract language should NOT allow the extra costs to be passed on to the City.**

The contractor Hensell Phillips well knows the geological structure. A few more test borings, and a piling plan, should be locked in BEFORE any acceptance of the "final estimated cost of the qualified project."

Both parties will be financially secure **IF** similar work for projected income streams is also as thoroughly developed.

Plan B to reduce foundation costs could be to remove some of the heavy parking decks and deliver the huge influx of visitors on championship swimming days, via the Water Taxi stop already planned at the end of the peninsula and you would have a financial winner both ways.

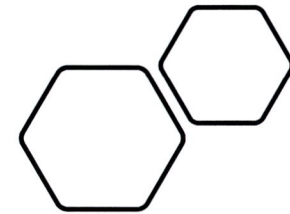
John Roth

John.Roth.FL@gmail.com

305 213 5433

PH-1 9.19.23
Submitted by: S. Toothaker

CG|HP DEVELOPMENTS 



International Swimming Hall of Fame Project

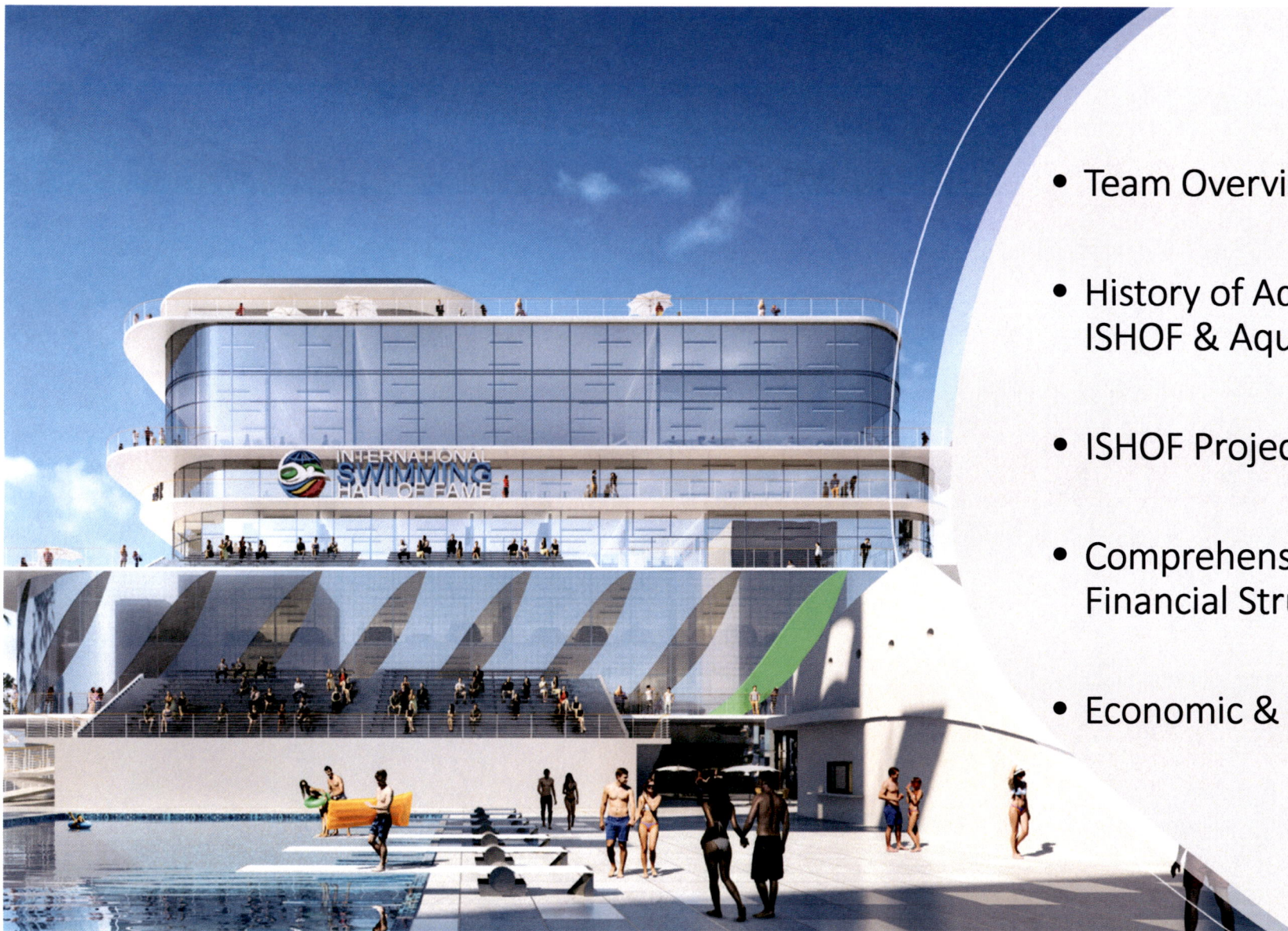
Comprehensive
Development Approval

September 19, 2023



Agenda

- Team Overview
- History of Aquatic Peninsula, ISHOF & Aquatic Improvements
- ISHOF Project Mission & Vision
- Comprehensive Agreement & Financial Structure
- Economic & Community Benefits

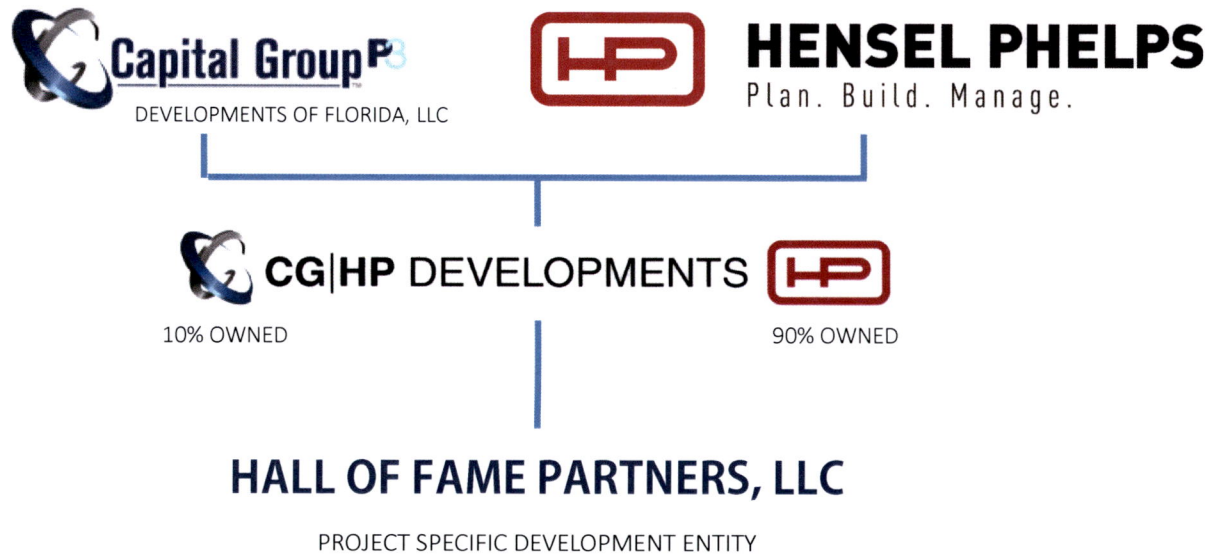


Community Involvement and Outreach



- The project was presented at multiple **Central Beach Alliance (CBA) Membership Meetings**
 - November 11th 2021
 - September 15th 2022
 - October 20th 2022 (Including Idlewyld)
- The project was presented to **The Venetian One Las Olas Circle** residents
 - October 5th, 2022 from 6pm – 7pm

Team Overview



ARQUITECTONICA

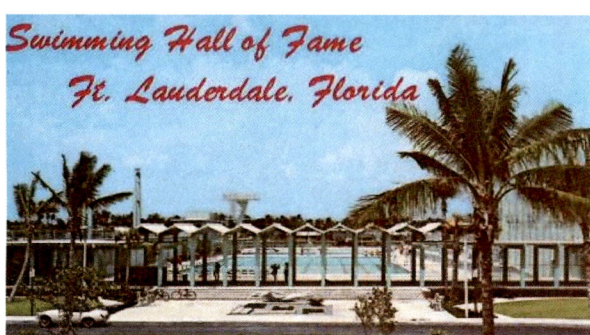
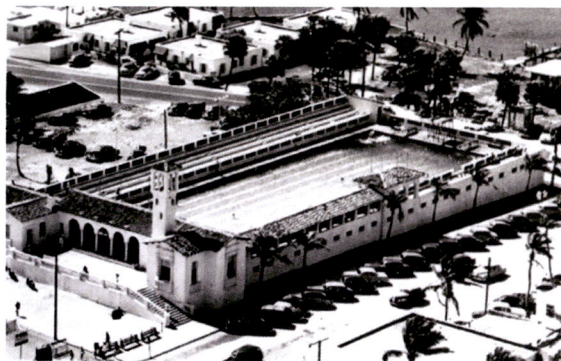
H³

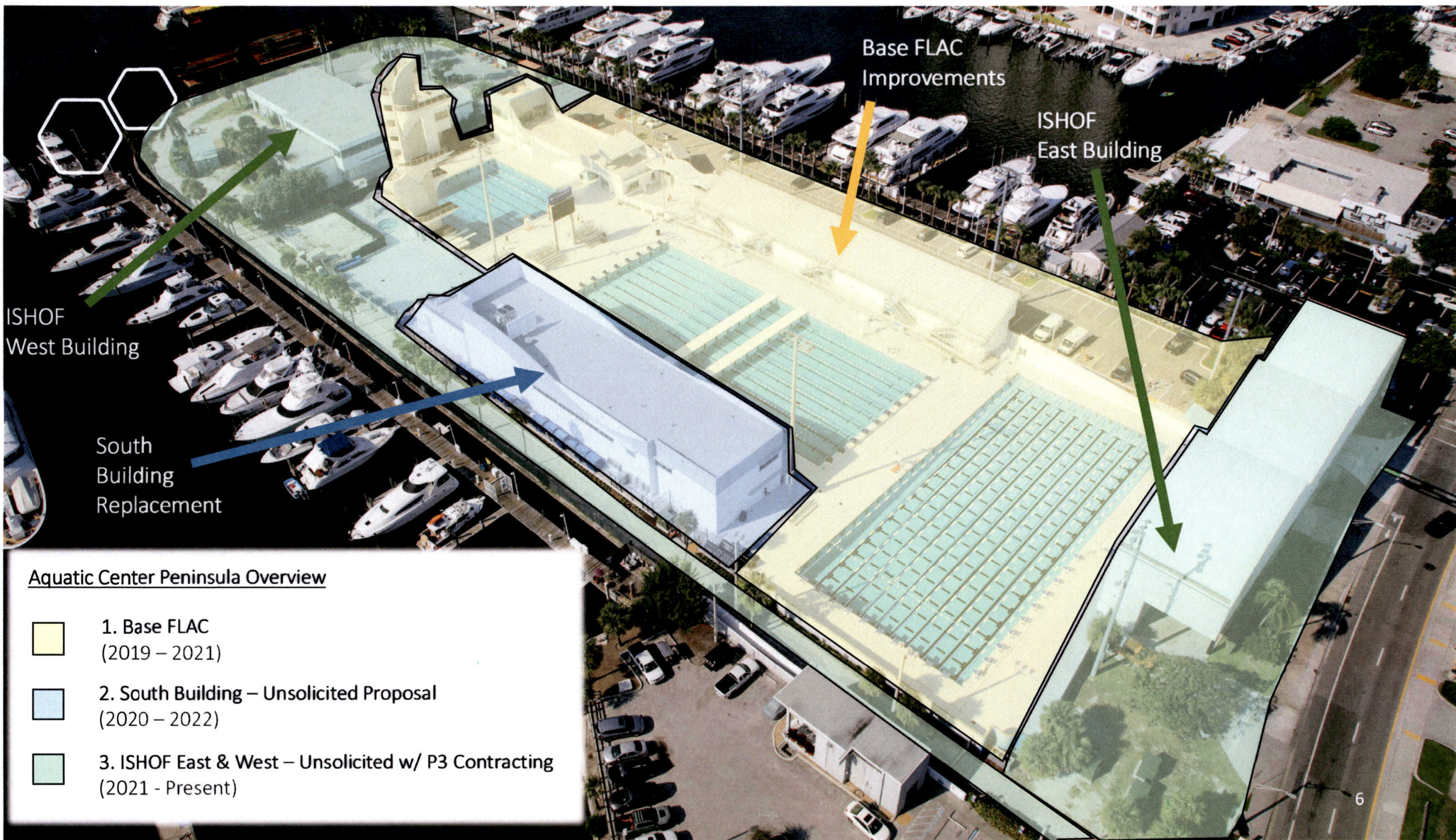
CambridgeSeven






Aquatic Peninsula History

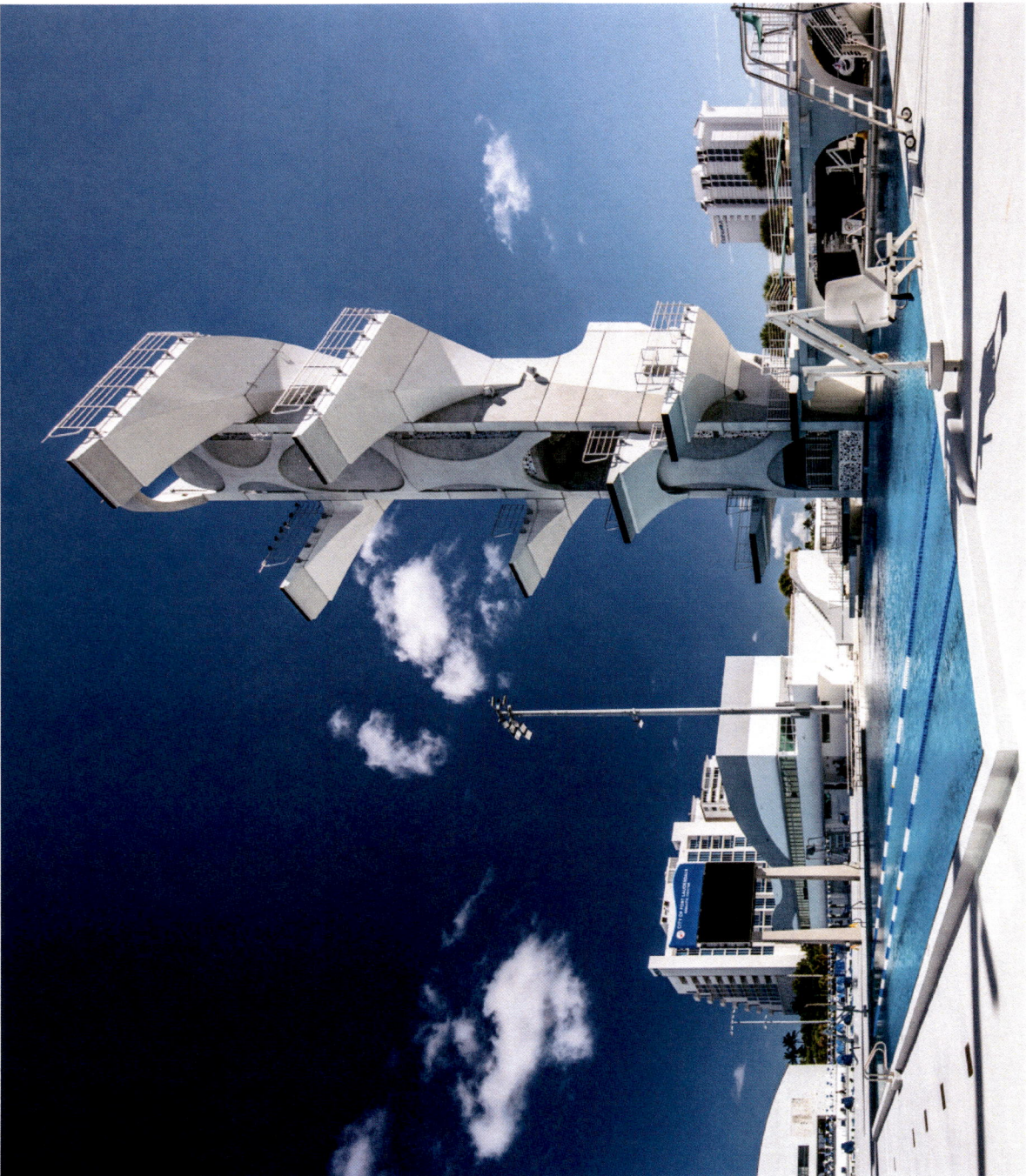
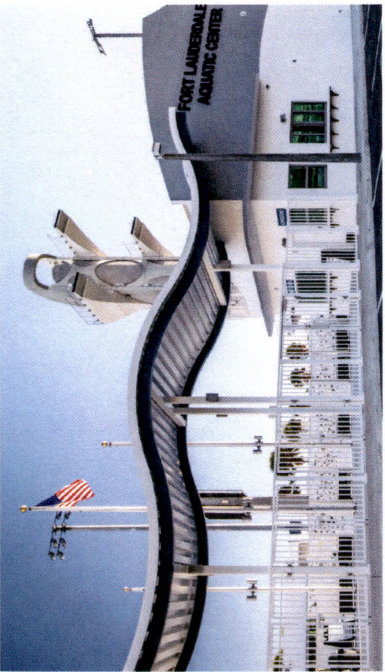
- 1928 - 1st Olympic-size "Casino" Swimming Pool in Florida
- 1946 – Peninsula Deed Restricted for Public Use Only
- 1963 - Deed Restriction Added for ISHOF to be at Peninsula
- 1965 - International Swimming Hall of Fame Organization Established by FINA / World Aquatics
- 2018 – ISHOF Renews 30 Year Lease with City of Fort Lauderdale
- 2019 – 2022 Aquatic Improvements

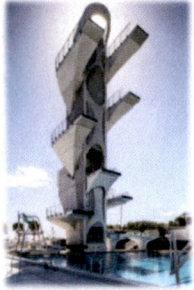




Aquatic Center Peninsula Overview

-  1. Base FLAC
(2019 – 2021)
-  2. South Building – Unsolicited Proposal
(2020 – 2022)
-  3. ISHOF East & West – Unsolicited w/ P3 Contracting
(2021 - Present)





Create An
Iconic Destination



INTERNATIONAL
SWIMMING
HALL OF FAME

Make ISHOF
Financially Viable
for Long Term



No Upfront Cost to City with
Annual Costs Subsidized by
Private Sector



Develop a Project
to Benefit Public at
Large

Project Mission



Project Vision

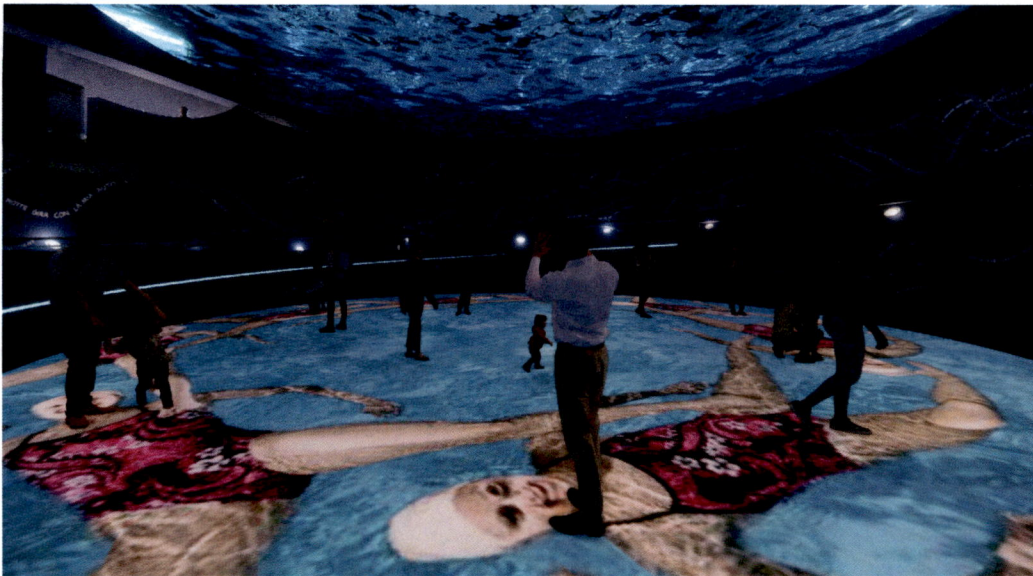
Conceptual East Building

Key Elements

- ISHOF Welcome Center (Museum)
- Retail – FlowRider (Museum)
- 2nd Floor Terrace (Public)
- Rooftop Terrace (Public)
- Café (Tenant-Leased)*
- Office Tenant Spaces (Tenant-Leased)*

*Tenant-Leased Areas Subsidizes Public & ISHOF elements





Conceptual West Building

Key Elements

- ISHOF Museum (Museum)
- Teaching Pool (COFL)
- Dryland Training (COFL)
- Diving Grandstand Seating (COFL)
- 2 Parking Levels (Public)
- Ft. Lauderdale Aquarium (Tenant-Leased)*
- Café (Tenant-Leased)*
- Event Space (Tenant-Leased)*
- Office Space (Tenant-Leased)*
- Rooftop Restaurant (Tenant-Leased)*

*Tenant-Leased Areas Subsidizes Public & ISHOF elements

Conceptual West Building New Aquarium

The Mission

To create unique, impactful, and sometimes unexpected interactions and experiences that inspire the protection of the aquatic world both close to home and far away Approx. 20,000 GSF

- 

General Admissions
- 

Annual Memberships
- 

School Groups
- 

Animal Interactions
- 

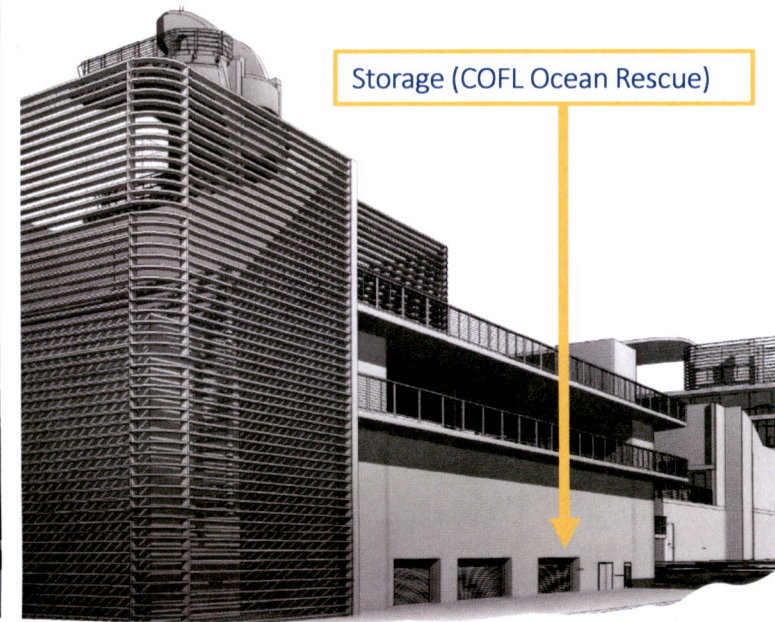
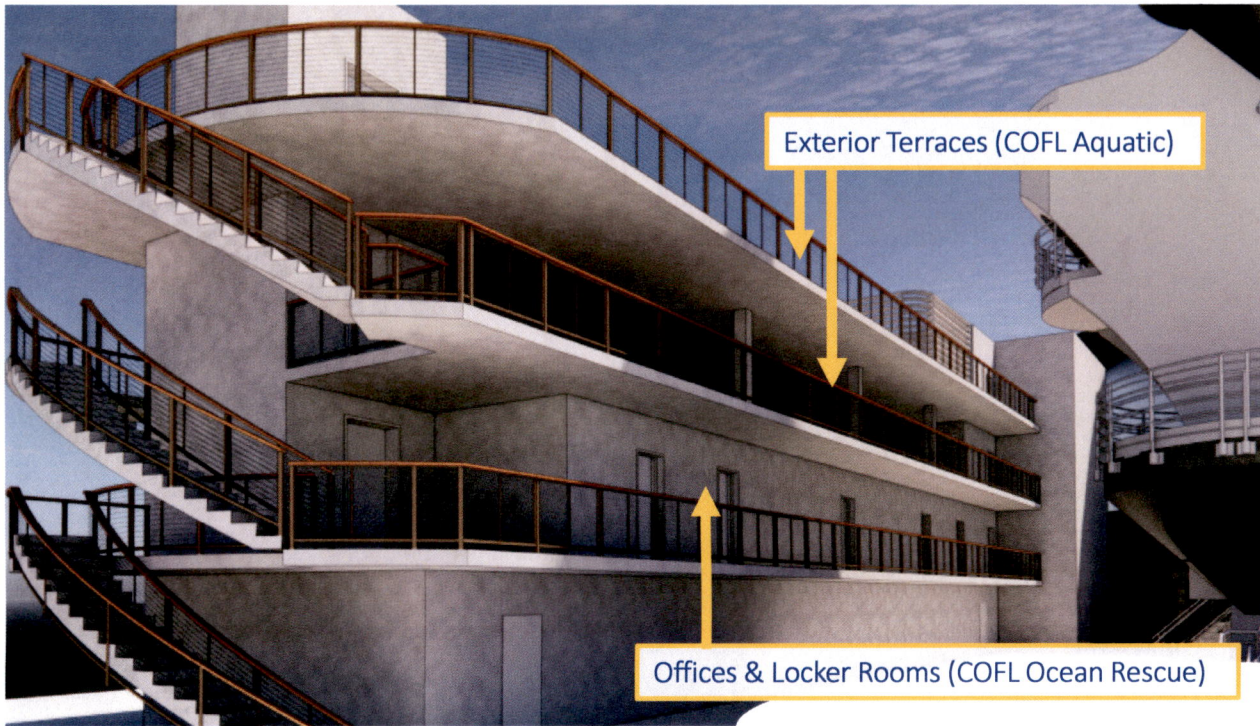
Seasonal Events
- 

Community Events
- 

Camps
- 

Birthday Parties



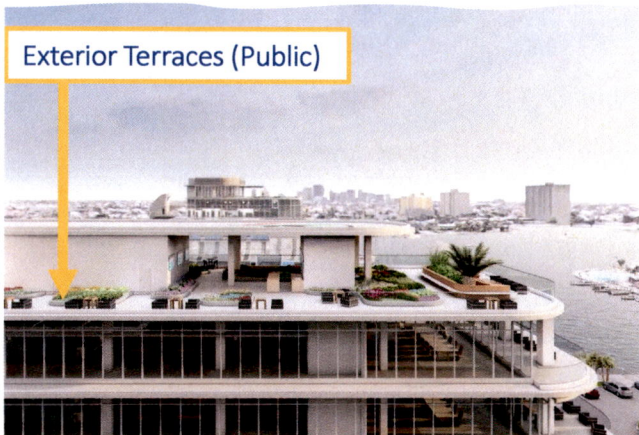
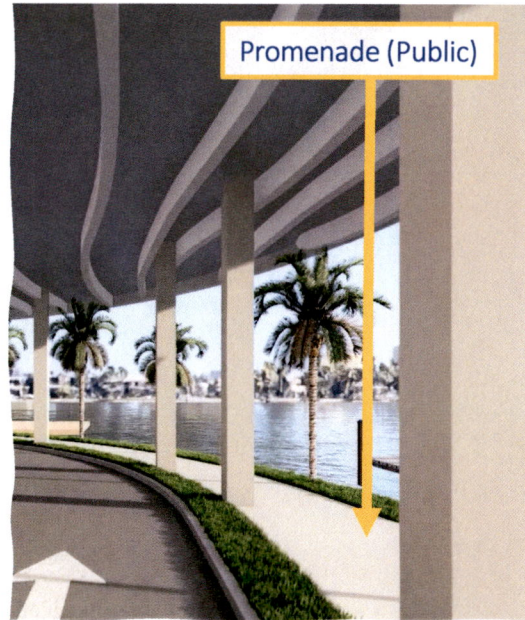
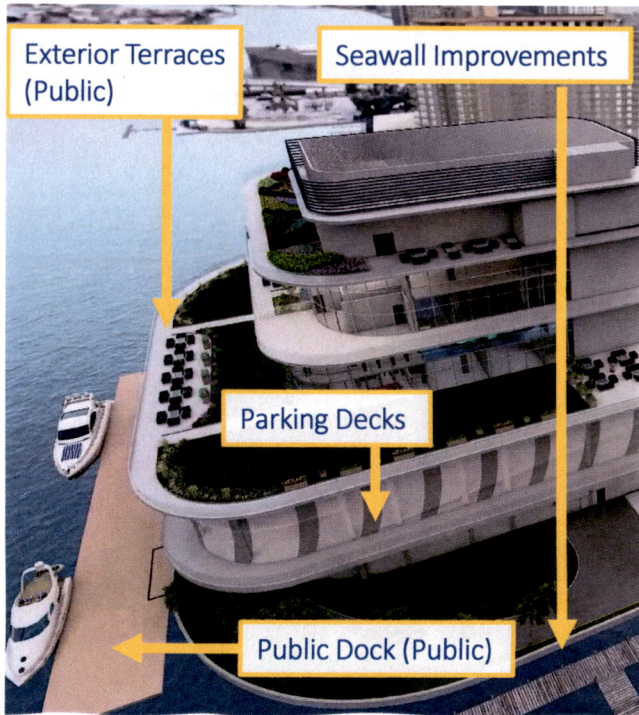


Proposed Ocean Rescue Building

(City of Fort Lauderdale Improvements)

Key Elements

- Offices, Locker Rooms, Interior Storage
- Exterior Storage for Equipment
- 2 Floors of Exterior Terraces for Aquatic Center Use during regular operation and events



Public Purpose & City of Fort Lauderdale Improvements

- Seawall Improvements (COFL)
- Ocean Rescue (COFL)
- Promenade (Public)
- Parking Decks (Public)
- Public Access to Terraces (Public)
- Public Access to Public Dock (Water Taxi, Public Use)

COFL & ISHOF Aquatic Elements

- Dryland Training (COFL Aquatic)
- Diving Grandstand (COFL Aquatic)
- Teaching Pool (ISHOF & COFL Aquatic)



Dryland Training (COFL Aquatic)



Teaching Pool (ISHOF & COFL Aquatic)



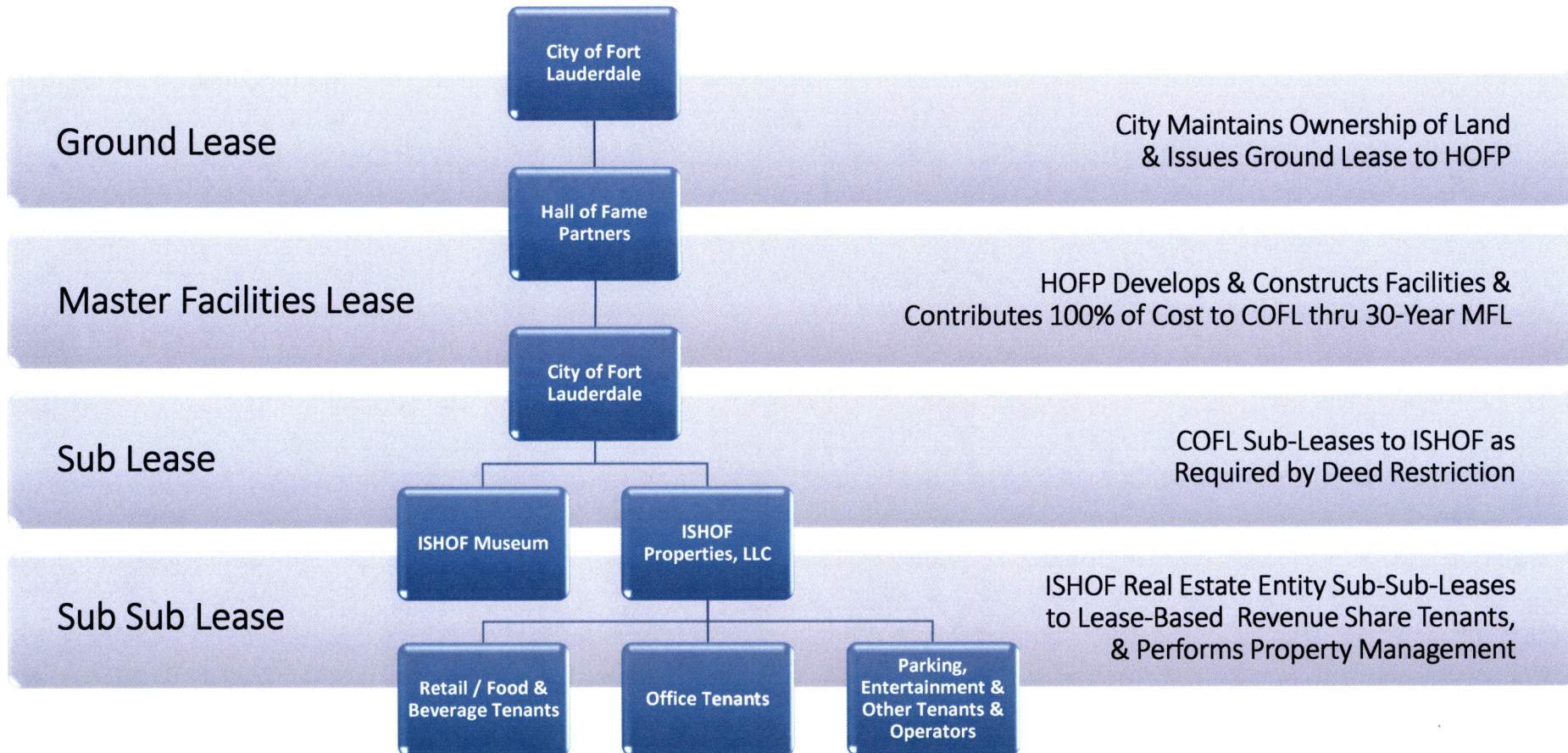
Diving Grandstand (ISHOF & COFL Aquatic)



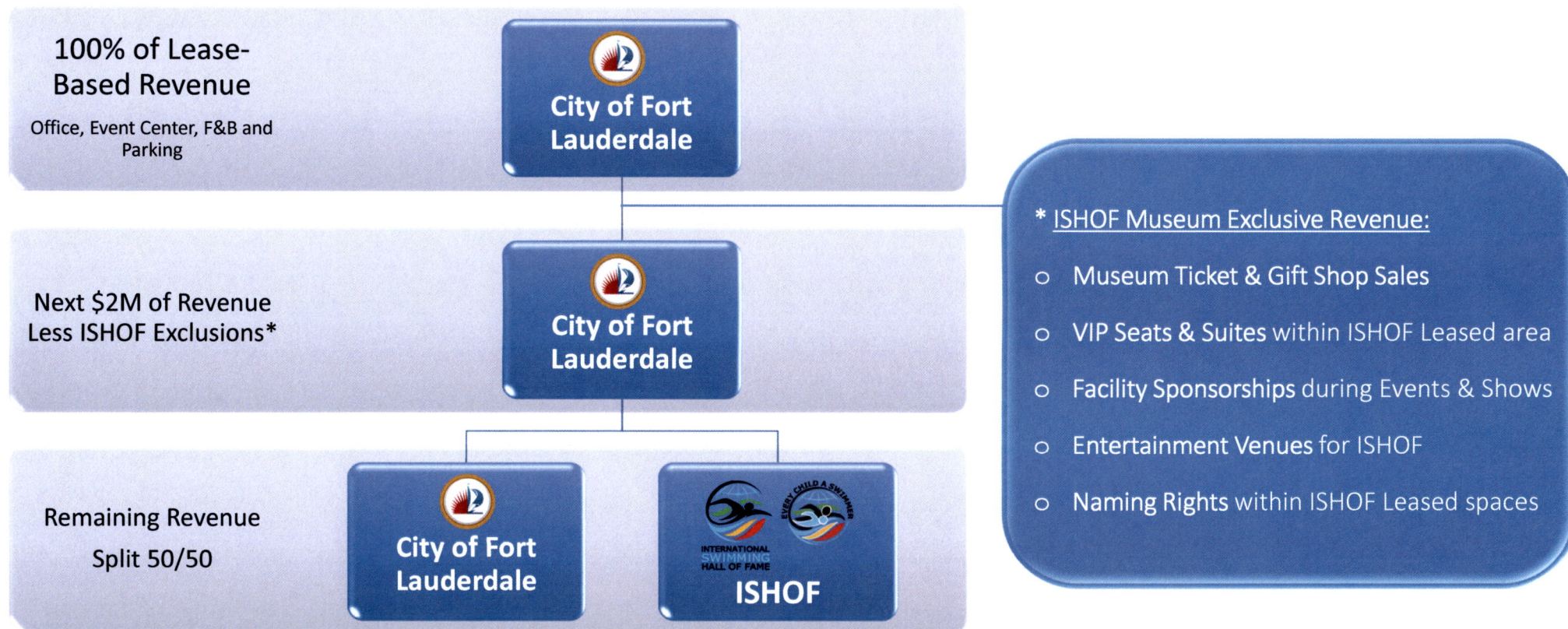
Contract & Lease Structure

Comprehensive Agreement

Approval of the Comprehensive Agreement allows the balance of contracting to commence



Revenue Sharing Structure



Economic & Community Benefits

**Updated with Aquarium 9/18/23*

Economic Impact During Construction



1,472 JOBS



\$304M

ECONOMIC OUTPUT

Annual Recurring Economic Impact



771 JOBS



\$77M

ECONOMIC OUTPUT

Property & Sales Tax Over 30-Years



\$14M

PROPERTY TAX REVENUE



\$78M

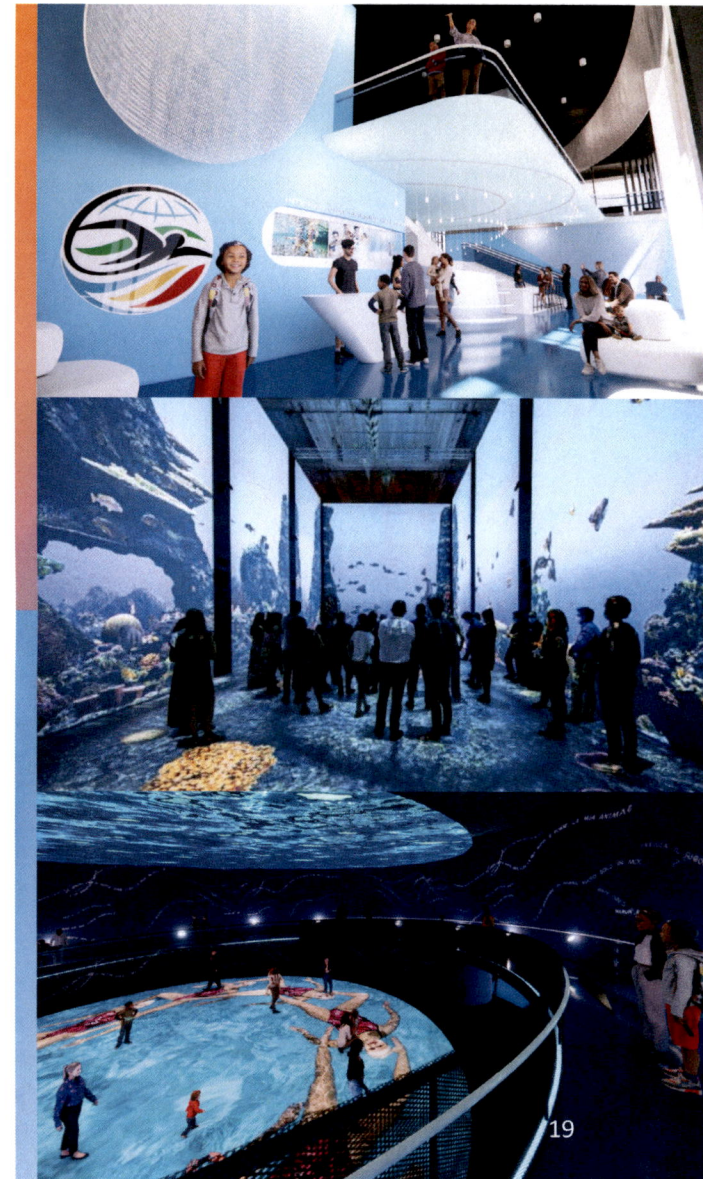
STATE SALES TAX

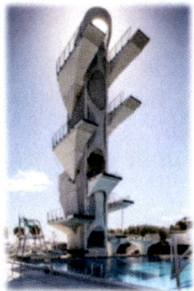


\$13M

BROWARD COUNTY
SALES TAX

*BusinessFlare's Input-Output analysis utilizes **Emsi's Type II methodology**, which shows industry to industry transactions plus household spending. The multiplier impacts calculated by the model are based on input-output methodology, which considers the inter-industry linkages that exist within an economy. Each industry needs labor and inputs from other industries in order to produce economic output.*





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Question &
Answer Session