

# City of Fort Lauderdale

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## Meeting Minutes

Tuesday, April 7, 2026

1:30 PM

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

## **City Commission Conference Meeting**

***FORT LAUDERDALE CITY COMMISSION***

***DEAN J. TRANTALIS Mayor***

***JOHN C. HERBST Vice Mayor - Commissioner - District 1***

***STEVEN GLASSMAN Commissioner - District 2***

***PAM BEASLEY-PITTMAN Commissioner - District 3***

***BEN SORENSEN Commissioner - District 4***

***RICHELLE WILLIAMS, City Manager***

***DAVID R. SOLOMAN, City Clerk***

***SHARI L. McCARTNEY, City Attorney***

***PATRICK REILLY, City Auditor***

## CALL TO ORDER

Mayor Trantalis called the meeting to order at 1:47 p.m.

## COMMISSION QUORUM ESTABLISHED

**Commission Members Present:** Vice Mayor John C. Herbst, Commissioner Steven Glassman, Commissioner Pamela Beasley-Pittman, Commissioner Ben Sorensen, and Mayor Dean J. Trantalis

**Also Present:** City Manager Rickelle Williams, City Clerk David R. Soloman, City Attorney Shari L. McCartney, and City Auditor Patrick Reilly

## NEIGHBOR PRESENTATIONS

**NP-1** [26-0343](#) Luke Lockart - Loading/Unloading Zones and Parking Enforcement

**NOT PRESENT**

**NP-2** [26-0355](#) Salvador Noriega - Damaged Fence

Mayor Trantalis recognized Salvador Noriega, 516 NW 15th Avenue. Mr. Noriega described a Police incident near his home on the night of February 28, 2026, stating that nearby gunshots triggered a heavy police response resulting in the police damaging his gate. Mr. Noriega described his attempts to seek a resolution to his damaged property and related lack of communication, stating that the matter remains unresolved. Further comment and discussion ensued.

Mayor Trantalis recommended Mr. Noriega speak with District 3 Commissioner Beasley-Pittman to assist in resolving this issue. Further comment and discussion ensued.

In response to Mayor Trantalis' question, Police Chief William Schultz stated that he did not yet have specific details about the incident and committed to obtaining Mr. Noriega's information and personally following up with Risk Management.

**RECEIVED**

## COMMUNICATIONS TO CITY COMMISSION

[26-0284](#) Communications to the City Commission - (Commission Districts 1,

2, 3 and 4)

Two or more members of the Historic Preservation Board may be present and participate in the discussion of this item at this meeting.

*Historic Preservation Board (HPB)  
March 2, 2026*

*Communication to the City Commission*

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

Mayor Trantalis recognized Arthur Marcus, HPB Chair. Chair Marcus explained the communication, clarifying that the is HPB seeking to lower quorum thresholds to current appointments versus the total number of HPB seats, to address repeated meeting cancellations due to current quorum requirements.

Commissioner Glassman remarked on upcoming appointments to the HPB. In response to Commissioner Glassman's questions regarding enabling legislation, Anthony Fajardo, Development Services Department Director, explained that Advisory Board and Committee quorums are primarily based on the number of seats, not on the number of appointees but noted one (1) exception that he would research and provide an update. Further comment and discussion ensued. Mr. Fajardo clarified that quorum structures vary and cited the two (2) types of quorum requirements. Commissioner Sorensen remarked on the need for uniformity. Further comment and discussion ensued.

In response to Mayor Trantalis' question, Commissioner Sorensen discussed his viewpoint that quorums should be based on the current number of appointments, not the total number of Board and Committee seats. Mayor Trantalis concurred. Commissioner Beasley-Pittman confirmed her support of quorums based on total Board and Committee seats. In response to Commissioner Beasley-Pittman's question, Trisha Logan, Development Services Department Historic Preservation Planner, explained details regarding HPB member absences impacting meeting quorums. Commissioner Glassman concurred with Commissioner Beasley-Pittman and expounded on his viewpoint.

Vice Mayor Herbst remarked on his support of a quorum based upon the number of appointees should the inability to establish a quorum be a regular occurrence but would maintain the status quo if it only occurs

occasionally. He remarked on the large number of Boards and Committees and requested information regarding Board and Committee performance and quorum impacts before the Commission Summer Break. City Clerk Soloman confirmed. Further comment and discussion ensued.

In response to Commissioner Sorensen's question regarding whether there have been widespread quorum issues, Mr. Fajardo said there have been no formal reported quorum issues within DSD managed boards. Further comment and discussion ensued.

Mayor Trantalis remarked on the Commission majority to maintain existing quorum requirements. He emphasized the need to obtain updated vacancy data from the Office of the City Clerk to ensure Commission Members are filling Board and Committee seat vacancies in a timely manner with a focus on improving attendance. Mayor Trantalis reiterated openness to revisiting the quorum policy if a pattern of meeting cancellations emerge.

Commissioner Sorensen emphasized the importance of maintaining uniform rules regarding quorum requirements but cautioned that shifting quorum calculations based on filled appointed seats that could have unintended consequences and cited an example. Further comment and discussion ensued.

## **CITY COMMISSIONERS' REPORTS**

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

Vice Mayor Herbst discussed his prior request for the Lockhart Park site plan design (design), explaining his intention to present it to District 1 residents at an upcoming community meeting.

In response to Mayor Trantalis' questions, City Manager Williams said that the Commission directed staff to obtain the most recent design and distribute it to all Commissioners. She said that the developer has not yet submitted the updated plan, and a follow-up request has been sent.

In response to Mayor Trantalis' question, Stephanie Toothaker, Esq., on behalf of Inter Miami CF, confirmed that she received the design this morning from Inter Miami CF's in-house architect and would forward it to City staff for dissemination to Commission Members.

Vice Mayor Herbst said that previously scheduled community outreach

meetings could be rescheduled to allow adequate time for distribution and public notice. Further comment and discussion ensued.

Commissioner Beasley-Pittman discussed advancing the Group Violence Intervention (GVI) program in collaboration with the Police Department and the Provident Park kickoff, expounding on related details and information. Further comment and discussion ensued.

Commissioner Beasley-Pittman acknowledged the 373rd Police Cadet Academy Graduation Ceremony at the new Fort Lauderdale Police Department Headquarters.

Commissioner Beasley-Pittman discussed her involvement with Broward County's Continuum of Care Board and highlighted concerns regarding the County-funded Safe Parking Initiative (Initiative) located in District 3 at New Mount Olive Baptist Church (site). She expressed disappointment with the Initiative's limited progress and noted the low number of families allowed to utilize the site due to restrictive criteria. Commissioner Beasley-Pittman requested stronger City involvement and collaboration to improve outcomes.

Mayor Trantalis recognized Deputy City Manager Chris Cooper. Mr. Cooper clarified that the City is not currently a funding partner in the Initiative, but staff has the ability to provide input. The Initiative is new and still evolving and the City is actively engaging in and advancing its own Pilot Safe Parking Program (Program) and explained related efforts that are being developed in coordination with the Homeless Advisory Committee, Community Services, and other partners such as *LifeNet4Families*. Further comment and discussion ensued regarding lessons learned from the County's Initiative that are being used to shape a more effective Program.

Commissioner Beasley-Pittman highlighted staff participation in Career Day at North Fork Elementary, and explained that the event was especially important, as it will likely be the last Career Day, given Broward County Public Schools' decision to close the school.

Commissioner Beasley-Pittman noted that a recent Broward League of Cities meeting was dedicated to honoring the memory of Coral Springs Vice Mayor Nancy Metayer and requested a formal moment of silence to honor her service and legacy at tonight's Commission Regular Meeting.

Commissioner Beasley-Pittman raised concerns regarding limited weekday access to the *Old Dillard Museum* (Museum), located on the Walker Elementary School campus. The Museum attracts tourists and

residents and is listed on the National Register of Historic Places, noting that access only during school hours restricts visitor attendance and remarked on efforts to increase visitor access.

Commissioner Beasley-Pittman raised a concern brought forward during the District 3 Pre-Agenda Meeting regarding clogged storm drains at NW 18th Avenue and NW 8th Court in the Dorsey-Riverbend neighborhood and confirmed that she personally inspected the site and confirmed a lack of maintenance. Commissioner Beasley-Pittman emphasized the need to take immediate corrective action and requested a maintenance report for all storm drain infrastructure in District 3. City Manager Williams confirmed.

Vice Mayor Herbst thanked Riverwalk Fort Lauderdale and artists Heather Neiman and Stephanie Leyden for public art improvements at George English Park.

Commissioner Glassman remarked on increasing construction-related disruptions in District 2 that are creating safety and access issues. He discussed the need for developers to provide off-street parking to prevent roadway blockages and neighbor conflicts. City Manager Williams said that Transportation and Mobility Department staff is currently working on a construction parking management plan requirement for developers. Further comment and discussion ensued.

Commissioner Glassman noted concerns regarding worsening homelessness conditions and enforcement in areas of District 2. Commissioner Glassman requested stronger staff response and regular progress updates. Further comment and discussion ensued.

Commissioner Glassman acknowledged recent losses of individuals who made significant contributions to the community, including Tom Chancey, a well-known local landscape architect, arborist, and founder of a nonprofit tree bank, and Richard Rodriguez, a former Chair of Riverwalk Board of Directors, emphasizing his leadership and contributions to the community. Commissioner Glassman requested these individuals be formally remembered at tonight's Regular Meeting.

Commissioner Glassman raised questions regarding a Letter to the Commission from City Manager Williams regarding public safety service negotiations involving the Town of Lauderdale-by-the-Sea and their entering into discussions with the City of Fort Lauderdale and the Broward Sheriff's Office to provide public safety services. Commissioner Glassman requested clarification on the anticipated timeline for those negotiations and sought insight into why the City of

Pompano Beach, which previously provided public safety services to the Town of Lauderdale-by-the-Sea, had declined to participate in those negotiations. Further comment and discussion ensued.

City Manager Williams explained that the City of Pompano Beach indicated that its decision not to pursue a new contract with the Town of Lauderdale-by-the-Sea was based on the existing agreement being financially unfavorable. The Town of Lauderdale-by-the-Sea plans to conduct a study on fire rescue services and is negotiating contracts with both the City of Fort Lauderdale and the Broward Sheriff's Office. Further comment and discussion ensued.

In response to Commissioner Glassman's question regarding related timing, Yvette Matthews, Assistant City Manager, confirmed that the Town of Lauderdale-by-the-Sea plans a mid-2027 transition while operating with the City of Pompano Beach on a month-to-month basis until a transition is complete. Commissioner Glassman urged a cautious approach to avoid unfavorable financial outcomes. Further comment and discussion ensued.

In response to Commissioner Glassman's questions regarding the scheduling of a Commission-level discussion related to the park being developed across from the Bahia Mar site, City Manager Williams confirmed that City's capital projects team has been coordinating with the developer and plans to bring an item forward presenting an outline of the proposed plans for Fort Lauderdale Beach Park. Commission discussion is anticipated to take place at the first Commission Meeting in May 2026.

Commissioner Glassman announced Kiara Colman, Senior Commission Assistant, as the latest addition to the District 2 Office Team.

Commissioner Sorensen discussed City employees serving as military reservists facing financial and operational strain when activated by the military and highlighted the need for strong municipal support, especially to address pay disparities. Further comment and discussion ensued.

In response to Mayor Trantalis' questions, Jerome Post, Human Resources Department Director, explained Federal and State policy regarding compensation for employees serving as military reservists. Mr. Post clarified the City's policy that although not legally required beyond thirty (30) days, historically the City supplements reservists' pay, covering the difference between an employee's military pay and their regular City salary and includes pension contributions

and maintaining other benefits. Further comment and discussion ensued.

Commissioner Sorensen discussed the success of Spring Break operations that were effectively managed, resulting in a safe and largely incident-free outcome despite high visitor volumes. Further comment and discussion ensued. Mayor Trantalis concurred and expounded on his viewpoint.

In response to Commissioner Sorensen's request for an update on the progress of the development of an e-bike and micromobility ordinance, City Attorney McCartney confirmed that the ordinance is currently being drafted and the Transportation and Mobility (TAM) Department is leading community outreach efforts to gather input on the proposed ordinance. Milos Majstorovic, TAM Department Director said that, following community engagement, the Ordinance is expected to be brought before the City Commission for consideration in June 2026.

Mayor Trantalis emphasized that enforcement must be a central component of the proposed ordinance, noting that regulations alone are insufficient without a clear strategy to manage behavior and cited examples. Mr. Majstorovic said that enforcement considerations are being integrated with cross-department input and aligning with State law to ensure the rules can be effectively implemented.

Commissioner Sorensen confirmed that a Statewide e-bike bill has been passed by the Florida Legislature and is currently awaiting the signature of Governor Ron DeSantis. The legislation contains provisions that limit e-bike speeds on sidewalks to 10 mph when within 50 feet of pedestrians. In response to Commissioner Sorensen's questions, Mr. Majstorovic explained that the forthcoming ordinance will expand upon State law by addressing local conditions and potential gaps. This includes clarifying whether the State statute applies to City-owned rights-of-way or only to Florida Department of Transportation corridors. Staff is aligning the ordinance with State law and broadening its scope to address local conditions and a wide range of motorized devices.

Commissioner Sorensen provided an update regarding his attendance at the Solid Waste Disposal and Recyclable Materials Processing Authority of Broward County Governing Board (SWABC) Meeting and reiterated concerns regarding Fort Lauderdale's lack of representation on the SWABC Executive Committee despite being the largest municipality by tonnage. He had advocated for automatic inclusion, but the SWABC clarified that Executive Committee membership is determined through annual elections, with the next opportunity

scheduled for November 2026. Further comment and discussion ensued.

Commissioner Sorensen said that the SWABC's planned vote on a framework agreement at that meeting, which was to be distributed to municipalities for review, was postponed due to concerns raised by Broward County officials. The vote has been tentatively rescheduled for April 17, 2026. Commissioner Sorensen noted he would be out of town that day but could participate and vote virtually. In response to his request for Commission direction, Mayor Trantalis and Commission Members confirmed their support for Commissioner Sorensen's continued participation through the next SWABC meeting. Further comment and discussion ensued.

### **MAYOR'S REPORT**

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

Mayor Trantalis provided an overview of his participation in the *Greater Fort Lauderdale Chamber of Commerce Washington Summit*, a four-day event focused on Federal advocacy and policy engagement. He explained program highlights and described the event as productive and beneficial for advancing the City's interests at the Federal level. Further comment and discussion ensued.

Mayor Trantalis reported that United States Congresswoman Debbie Wasserman Schultz presented a \$1,000,000 federal funding award to the City. The funds are designated to support the development of a public safety training complex, which will enhance training capabilities for police, fire rescue, and other emergency personnel. Further comment and discussion ensued.

### **CITY MANAGER'S REPORT**

#### **MGR-1 [26-0337](#)**

City Commission Follow-up Action Items and Letters to the Commission (LTC) - City Manager's Office (Commission Districts 1, 2, 3 and 4)

City Manager Williams remarked on staff efforts surrounding Spring Break, explaining details of enhanced coordination, expanded enforcement tools, and proactive planning that resulted in a successful Spring Break.

City Manager Williams discussed her Letter to the Commission 26-097 (April 2, 2026) regarding the City Hall project (Project). Staff has

created several design and cost options and remarked on the importance of the Commission agreeing on priorities before moving forward to ensure that staff can negotiate effectively and that the developer understands the City's financial and programming requirements. City Manager Williams requested that the Commission either confirm or adjust the project's target budget ensuring alignment and assisting staff with negotiations.

City Clerk Soloman distributed the Project term sheet to (term sheet) each Commission Member.

***A copy of the term sheet has been attached to these Meeting Minutes.***

Mayor Trantalis reviewed the term sheet financial modeling focusing on Concept B and noted that the original proposal was based on larger square footage, which has since been significantly reduced with a corresponding reduction in overall Project costs. City Manager Williams confirmed. Mayor Trantalis highlighted key assumptions under Concept B, including an estimated employee headcount, gross square footage, and a projected cost of approximately \$1,200 per square foot. He noted the need to further examine cost drivers and underlying assumptions within Concept B.

In response to Mayor Trantalis' question regarding whether key financial assumptions for the Project had changed, City Manager Williams confirmed that the previously shared figures were in draft form and have since been updated following additional analysis by the developer. She explained that the updated financial modeling shows rising costs per-square-foot and increasing total Project costs, reinforcing the need for close financial scrutiny before advancing.

Mayor Trantalis discussed concerns regarding the developer's proposed ten percent (10%) equity stake, noting prior discussions indicated that it could translate into an approximate eleven percent to twelve percent (11%-12%) internal rate of return (IRR). City Manager Williams confirmed and said that the actual cost impact to the City depends on total Project size and explained related information. Further comment and discussion ensued. Mayor Trantalis remarked on his understanding that the IRR bundles financing, operations, and lifecycle replacement into a single cost to the City, not just profit, making it a comprehensive but significant long-term financial commitment.

Mayor Trantalis recognized Yvette Matthews, Assistant City Manager. Ms. Matthews clarified details included in the term sheet, stating that

the developer's IRR is separate from Operations and Maintenance (O&M) costs. Ms. Matthews explained that the term sheet includes three (3) distinct payment streams: the City's annual debt service obligation (line 15); developer IRR (line 16); and O&M (line 18).

In response to Mayor Trantalis' question regarding the City paying approximately \$3,000,000 for developer IRR plus approximately \$6,100,000 for additional obligations, Ms. Matthews confirmed.

Mayor Trantalis recognized Alex Barrett, Plenary Vice President. In response to Mayor Trantalis' question, Mr. Barrett clarified aspects of the IRR that guarantee the developer's obligations, address risk allocation, payment structure, and the developer's long-term responsibilities that would be included in the comprehensive agreement. The IRR is not for operations and maintenance services. The IRR facilitates risk transfer and other items associated with the developer's responsibility for cost overruns and long-term asset performance risk. Mayor Trantalis remarked on his viewpoint and related concerns. Further comment and discussion ensued.

In response to Vice Mayor Herbst's question, Mr. Barrett clarified the O&M structure, confirming that Styles is the O&M subcontractor with Consumer Price Index (CPI) escalations. Vice Mayor Herbst noted that the IRR is calculated post-tax. In response to Vice Mayor Herbst's question, Mr. Barrett said the existing IRR is the minimum required to make the P3 model viable.

In response to Mayor Trantalis' questions regarding what financial protections the City has beyond withholding availability payments, specifically asking whether there is an insurance policy, bond, or other guarantee ensuring the developer's financial commitment remains secure, Mr. Barrett explained that the developer's equity investment serves as the primary financial safeguard. If the project is terminated due to developer non-performance, the City is not obligated to repay that equity. Mayor Trantalis remarked on the likelihood that a replacement party would likely step in and assume the developer's role and investment position if the original developer were to exit. Further comment and discussion ensued.

In response to Vice Mayor Herbst's question regarding whether the comprehensive agreement would place the City in direct contractual privity with subcontractors or only with the primary developer, City Attorney McCartney said that the comprehensive agreement has not yet been negotiated. Vice Mayor Herbst remarked on the importance of establishing privity with all key parties and subcontractors that the City could hold accountable, rather than relying solely on the general

contractor relationship.

Mayor Trantalis raised a concern about ensuring the comprehensive agreement is structured to avoid the risk of a bankruptcy court later clawing back payments or financial arrangements. Further comment and discussion ensued.

In response to Commissioner Sorensen's question regarding whether the availability payment functions like insurance, providing protection to the City if something goes wrong with operations or performance, Mr. Barrett said that while there is a similarity, it is not traditional insurance and explained related information. Further comment and discussion ensued regarding the City going to market to secure Project debt.

Commissioner Sorensen remarked on his understanding, noted the total amount of availability payments over thirty (30) years. Mr. Barrett confirmed and explained related information. Further comment and discussion ensued. Mayor Trantalis noted the risk borne by the developer.

Commissioner Sorensen remarked on the high cost of availability payments and O&M costs over thirty (30) years. Further comment and discussion ensued.

Commissioner Glassman pointed out the long-term value consideration of the P3 structure, noting that while the contract period spans approximately thirty (30) years (contract period), the City ultimately regains full control of the building with significant remaining useful life. He said that the City expects to receive an asset with an additional estimated thirty (30) years of usable life beyond the contract period. Cody Kiess, CORE Construction President, confirmed the developer is guaranteeing that the Project is going to be in the same condition thirty (30) years following the time that the City takes occupancy and remarked on related information. Further comment and discussion ensued.

In response to Commissioner Sorensen's question regarding the lifespan of buildings built by the developer, Mr. Kiess said that the typical buildings last thirty (30) to fifty (50) years without guaranteed condition.

Commissioner Sorensen remarked on the initial \$200,000,000 budgeted amount for Project construction. Mayor Trantalis noted that amount was aspirational and said that in his view, the \$1,200 per square foot estimated Project cost is reasonable, and expounded on

his viewpoint.

In response to Commissioner Sorensen's question, Mayor Trantalis confirmed his focus on Concept B. Commissioner Sorensen expounded on the financial implications of Concept B and the City's total annual obligation compared to the current annual leasing costs. In response to Commissioner Sorensen's question, City Manager Williams confirmed \$5,000,000 in annual leasing costs for staff offices. Commissioner Sorensen raised concerns about how the City could absorb recurring annual costs, given existing fiscal pressures, including collective bargaining with police and fire unions, potential property tax reform, and projected budget deficits.

In response to Mayor Trantalis' questions, City Manager Williams said that the Project would likely be financed through a special obligation bond with annual debt service payments of \$18,000,000 tied to the General Fund. City Manager Williams noted that financing costs have risen well beyond initial assumptions, and the staff has not yet identified how to fund the gap and said that significant fiscal budget decisions will be required. Mayor Trantalis expounded on his viewpoint regarding the elimination of property taxes under consideration at the State Legislature. He recommended that the Commission continue advancing the Project as planned while deferring final financial decisions until there is greater clarity on future revenues.

Vice Mayor Herbst reiterated his previous recommendation that the City pursue a general obligation bond (GO bond) as the preferred financing mechanism for the Project and explained his rationale is that a voter-approved GO bond would be legally protected under State constitution provisions, making it less vulnerable to potential impacts from future property tax reform.

Mayor Trantalis remarked that a decision does not need to be made today as this discussion is part of City Manager Williams' Report regarding the status of negotiations with the developer.

Vice Mayor Herbst recommended his previously discussed alternative, advocating for a bifurcated City Hall strategy as the most fiscally responsible option, housing staff offices in the Kaplan building on Cypress Creek Road at a significantly lower cost and establishing a smaller, ceremonial City Hall building on existing City-owned land located downtown near the Police Headquarters.

Commissioner Glassman discussed the origin and relevance of the previous \$200,000,000 aspirational Project cost, noting that it was not intended to be a firm number and said that Project costs should be

driven by detailed space programming, operational needs, and technical analysis. He noted that the interim agreement has not been finalized, and a more accurate Project cost would emerge.

Commissioner Glassman said that the Commission is prematurely focusing on specific dollar amounts and annual obligations before completing the necessary due diligence and refinement process.

Commissioner Sorensen emphasized that the Project concepts are not the only viable options and urged the Commission to evaluate alternatives, including purchasing an existing building, and expounded on related information. He said that this is the appropriate time to rigorously compare costs of all options and raised concerns that proceeding with a large annual payment obligation associated with the Project could force difficult trade-offs, including service reductions or layoffs. Mayor Trantalis remarked on the ability to reconsider other options. Vice Mayor Herbst concurred with Commissioner Sorensen's recommendation to consider other options. Further comment and discussion ensued.

In response to Commissioner Sorensen's question whether to delay bringing forward the interim agreement until there is more clarity on potential impacts from the State Legislature. Mayor Trantalis clarified his position that the Project should keep moving forward, with adjustments made later only should those external financial conditions change.

In response to Commissioner Sorensen's question regarding the interim agreement, City Manager Williams confirmed that it commits the City to upfront costs. Further comment and discussion ensued.

In response to Mayor Trantalis' question, Commissioner Beasley-Pittman confirmed her support for directing staff to proceed with Project negotiations for Concept B and to move forward with the interim agreement.

Commissioner Glassman remarked on the process and advancing a Project that may ultimately prove unaffordable. In response to Commissioner Glassman's question regarding why pricing could not be part of the interim agreement process, City Manager Williams said final Project pricing will come later, but early budget direction is needed now to avoid pursuing a Project that may ultimately be financially unviable.

### **CITY ATTORNEY'S REPORT**

None.

## OLD/NEW BUSINESS

### **BUS-1** [26-0382](#)

Presentation - Charter Revision Board Recommendations & Updates - City Attorney's Office and City Manager's Office (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis recognized Mary Fertig, 511 Poinciana Drive, on behalf of *Lauderdale Tomorrow*. Ms. Fertig read from a prepared statement regarding the group's long-standing advocacy for protecting public lands, the urgency of strengthening protections in the Charter, and the amount of Charter recommendations included on the ballot.

***A copy of the statement is attached to these Meeting Minutes.***

Mayor Trantalis recognized Marilyn Mammano, 1819 SE 17th Street, on behalf of *Lauderdale Tomorrow*. Ms. Mammano spoke in support of Ms. Fertig's statement. Ms. Mammano offered to submit information regarding definitions included in the Charter.

Mayor Trantalis recognized Barbra Stern, 1929 NE 1st Avenue. Ms. Stern discussed her concerns regarding Charter revisions related to public outreach and expounded on her viewpoint regarding other referendum items.

In response to Commissioner Glassman's question regarding the public outreach planned for Charter amendments, City Manager Williams explained that no outreach has started yet because staff is awaiting the Commission's finalization of ballot items. Once decided, the City will begin multi-channel outreach.

Vice Mayor Herbst raised concerns about the sequencing of public outreach relative to Commission decision-making, recalling that the Commission had previously declined to advance recommendations due to a lack of public input, yet the current approach delays outreach until after the Commission identifies ballot items. City Manager Williams recalled previous Commission direction. Further comment and discussion ensued.

Mayor Trantalis recognized Anthony Fajardo, Development Services Department Director. Mr. Fajardo clarified information related to initial public outreach that occurred following the 2024 Charter Revision Board recommendations. Vice Mayor Herbst expounded on his viewpoint regarding the process, stating that community input was supposed to come first.

Mayor Trantalis commented on his perspective, discussed utilizing the Infrastructure Task Force Advisory Committee's public outreach model for Charter amendments and the need to distill Charter amendments to a manageable number for inclusion on the November 2026 ballot. Further comment and discussion ensued.

Mayor Trantalis suggested that Charter amendment recommendations be treated as preliminary and presenting them to the community for input. Further comment and discussion ensued regarding how to proceed with Charter amendments given a tight timeline leading up to the June 8, 2026, deadline for the November 2026 ballot.

Commissioner Sorensen proposed a structured path forward to balance timing constraints with community engagement. He suggested releasing the proposed Charter amendments to the public for a defined period, approximately one (1) month, to gather feedback. The Commission would make final decisions in May regarding which Charter amendments to place on the 2026 ballot. Commissioner Glassman remarked that the timeline is too short.

Commissioner Glassman recommended a phased approach to Charter amendments, noting that there are too many recommendations, approximately twenty-six (26), to fit on a single ballot, and expounded on his viewpoint. He suggested focusing on low-hanging fruit for the upcoming November ballot. Further comment and discussion ensued regarding noncontroversial cleanup items for the next ballot and phase in more complex changes over multiple elections to keep the process manageable.

Mayor Trantalis noted this Agenda item is for discussion. He said the Commission's Charter amendment recommendations would be presented to the community for feedback, followed by Commission decisions, which would be included on the ballot by the June 8, 2026, deadline.

Commissioner Beasley-Pittman concurred with Vice Mayor Herbst's viewpoint. Mayor Trantalis said this discussion would continue following BUS-2.

**BUS-2** [26-0286](#)

Presentation - Special Entertainment Overlay District Ordinance Amendments - Development Services Department (Commission Districts 2 and 4)

Mayor Trantalis recognized Trisha Logan, Development Services Department Principal Urban Planner. Ms. Logan provided an overview of this Agenda item and narrated a presentation entitled *SPECIAL ENTERTAINMENT DISTRICTS BACKGROUND, EXISTING*

*CONDITIONS, AND PROPOSED AMENDMENTS TO THE CODE OF ORDINANCES.*

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

In response to Mayor Trantalis' question regarding the permit renewal timeline for individual businesses in the revised Special Entertainment District (SED) Ordinance, Ms. Logan explained that businesses would need to apply for permits individually and annually, which would allow the City to regularly review compliance with security, maintenance, and operational standards.

Mayor Trantalis recognized Dev Motwani, 2415 Delmar Place. Mr. Motwani discussed his opposition to this Agenda item and discussed his perspective, stating the root cause of issues in the Himmarshee SED is the lack of enforcement.

Mayor Trantalis recognized Robert Lochrie, Esq., Lochrie and Chakas, P.A. Mr. Lochrie said that conditions in the Himmarshee SED are negatively impacting key cultural institutions in the area, cited examples, and emphasized that the core problem is not weak regulations, but rather a failure to enforce existing ones.

Mayor Trantalis recognized Marty Applebaum, 800 SE 6th Court. Mr. Applebaum discussed his viewpoint and said decisive action in the Himmarshee SED is needed to change its image, prioritizing quality-of-life, and resident-focused spaces over a nightlife-driven reputation.

Mayor Trantalis recognized Sandy Fay, Esq., 1401 NW 136th Avenue, Sunrise, on behalf of Riverwalk Center. Mr. Fay remarked that not all Himmarshee SED businesses are non-compliant and that enforcement efforts should focus on non-compliant businesses.

Mayor Trantalis recognized Alan Hooper, 2719 NE 37th Drive, on behalf of the Performing Arts Center Authority (PACA). Mr. Hooper discussed the need for enforcement to protect the City's cultural and economic assets and noted that continued disorder is damaging the City's reputation and driving people and investment away.

Mayor Trantalis recognized Ty Sutton, 201 SW 5th Avenue, Broward Center for the Performing Arts President and Chief Executive Officer. Mr. Sutton discussed his viewpoint, noting that incremental fixes are not enough, and the City needs a detailed, enforceable system with clear accountability and consequences to address noncompliant

businesses in the Himmarshee SED.

Mayor Trantalis recognized Patricia Zeiler, 721 NW 2nd Street, on behalf of the Fort Lauderdale Historical Society. Ms. Zeiler remarked on the decline of the Himmarshee SED that is harming tourism and cultural assets and confirmed the need for enforcement of the current rules to restore a safe, visitor-friendly environment.

Mayor Trantalis recognized Ellyn Bogdanoff, Esq., Becker & Poliakoff, P.A., One East Broward Boulevard, on behalf of several businesses in the Himmarshee SED. Ms. Bogdanoff remarked that the bar owners she represents support stricter, targeted enforcement, and tailored rules for the Himmarshee SED. She emphasized that the problem lies with bad actors, non-compliant businesses, and noted that recent changes, such as banning open containers, are already improving conditions.

Mayor Trantalis recognized Dr. George Hanbury, 333 Sunset Drive. Dr. Hanbury discussed his viewpoint and urged the Commission to reassess whether the SED model is still necessary or aligned with the City's long-term vision of being a cultural, business-friendly, and family-oriented destination.

Mayor Trantalis recognized Tim Petrillo, 100 Las Olas Boulevard. Mr. Petrillo discussed his viewpoint and remarked that the current system in the Himmarshee SED is structurally broken and cannot be repaired through minor adjustments. Aggressive enforcement and related consequences are necessary to restore credibility and attract investment.

Mayor Trantalis recognized Jenni Morejon, President and Chief Executive Officer, Fort Lauderdale Downtown Development Authority (DDA). Ms. Morejon remarked that existing rules for the Himmarshee SED are not being enforced, and the Himmarshee SED has drifted away from its original intent. She urged the Commission to restore accountability and enforce strong standards, noting that public safety and liability issues are at stake.

Mayor Trantalis recognized Steve Halmos, 707 Coral Way. Mr. Halmos commented on his perspective and called for firm, immediate intervention to clamp down on non-compliant Himmarshee SED business owners and clean up the District.

Mayor Trantalis recognized Richard Mercede, 329 SW 2nd Street. Mr. Mercede commented that the Himmarshee SED has failed to address ongoing safety and underage alcohol concerns despite prior warnings

from the Commission. He called for immediate, decisive enforcement action, including shutting down the Himmarshee SED. Mr. Mercede referenced an invitation from Munchie's Night Club located in the Himmarshee SED inviting all individuals of all ages for a 10:00 p.m. to 4:00 a.m. event. Mayor Trantalis reviewed that flyer and confirmed the invitation, which invited individuals of all ages.

Mayor Trantalis recognized Steve Burke, 200 SW 2nd Street, Munchie's Night Club (Munchie's) owner. Mr. Burke noted that the flyer presented by Mr. Mercede was sent out by Eventbrite, an event promotion company.

In response to Vice Mayor Herbst's question, Mr. Burke confirmed that Eventbrite acts as an agent selling tickets to Munchie's events. Vice Mayor Herbst noted that Mr. Burke cannot disclaim responsibility for information associated with Eventbrite's advertising of Munchie's events.

Mr. Burke explained that recently implemented open-container restrictions and operational changes by businesses in the Himmarshee SED are improving conditions, and he urged the Commission to allow the agreed upon six (6) month trial period to continue before imposing additional regulations or restrictions.

Mayor Trantalis showed a video of recent problematic behavior in the Himmarshee SED that occurred on March 23, 2026. Further comment and discussion ensued.

In response to Mayor Trantalis' questions, Mr. Burke acknowledged that his business is not licensed to operate within the Himmarshee SED and confirmed it is currently open until 4:00 a.m. Mr. Burke noted his understanding, based on prior Commission meetings, that businesses in the Himmarshee SED would have a six (6) month period before enforcement of the SED Code provisions. Mayor Trantalis discussed his recollection of Commission discussions. Commissioner Sorensen confirmed that the Commission agreed to give those businesses six (6) months before enforcement of the Code provisions. Further comment and discussion ensued.

In response to Mayor Trantalis' question, City Manager Williams clarified that the Commission had previously directed staff to return within ninety (90) days with recommendations regarding the SED regulations. This Conference Agenda item is being presented ahead of that deadline in order to gather Commission feedback and policy direction.

Vice Mayor Herbst agreed with Dr. Hanbury's earlier remarks and highlighted the City's ongoing efforts to move beyond its Spring Break image. He expressed concern about recent messaging that celebrates the return of Spring Break activity, emphasizing that Fort Lauderdale should focus on becoming a cultural and luxury destination. He recommended prioritizing policies, redevelopment, and branding that support the City's evolution.

In response to Commissioner Beasley-Pittman's question regarding decertifying or removing the SED from Himmarshee Street, Mayor Trantalis remarked on related challenges and noted components of its framework.

Commissioner Glassman remarked on the ability to decertify the Himmarshee SED through an ordinance change. Mayor Trantalis remarked on the need for the City Attorney's Office review.

Commissioner Beasley-Pittman confirmed her support of moving in the direction of decertifying the Himmarshee SED and noted the ability to grandfather in existing businesses to operate at the level required under a new ordinance. Further comment and discussion ensued.

Commissioner Glassman said that after attending many community meetings and hearing extensive public input, the City needed a different approach to the Himmarshee SED. He emphasized that no additional regulations should be imposed on other SEDs, stating that those districts should not be penalized for issues in the Himmarshee SED.

Commissioner Glassman recommended decertifying the Himmarshee SED during the First Reading of the related ordinance and creating a framework that allows individual businesses to continue operating under a stricter permitting and accountability process. He said that those Himmarshee SED businesses that operate responsibly and comply with enhanced standards should have the opportunity to succeed, while those that repeatedly fail to comply should lose privileges. Commissioner Glassman stressed the need for stronger enforcement measures, including clearer operational standards, enhanced security requirements, and stricter accountability, including requiring security personnel inside establishments and on adjacent sidewalks to manage crowds and public behavior. Commissioner Glassman commented on concerns regarding allowing eighteen (18) year-olds in venues that operate until 4:00 a.m. and noted the need to review. Commissioner Glassman said that the City had reached a point where incremental adjustments were no longer sufficient, that continuing the same strategies without meaningful improvement would

not produce different results, and that a comprehensive reset of the Himmarshee SED regulatory structure was needed.

In response to Commissioner Sorensen's questions, City Attorney McCartney discussed the formal process for decertifying the Himmarshee SED and replacing it with a new enforcement and permitting framework focused on individual businesses rather than an SED. Decertification would require adopting an ordinance and explained that during the First Reading, findings and criteria supporting the district's decertification would need to be identified. Staff would simultaneously develop a new establishment-based accountability model, under which businesses could apply for individual permits to continue operating with privileges similar to those under the SED designation. Those permits would include specific operational requirements and enforcement standards such as security measures, operating hours, age restrictions, and other behavioral and safety conditions discussed by the Commission. Businesses would be individually accountable for compliance. Permits would be subject to annual renewal and potential revocation for violations. Commissioner Sorensen remarked on the need to create meaningful penalties and enforcement mechanisms.

In response to Commissioner Sorensen's question, City Attorney McCartney explained that the timing of the transition would likely be coordinated so that decertification occurs concurrently with the issuance of the new individual permits. She said that additional work is needed to refine the criteria, penalty structure, and enforcement authority, including coordination with law enforcement and administrative staff.

City Manager Williams noted that before the ordinance is brought forward for formal Commission consideration, staff would likely provide the Commission with a detailed memorandum outlining the proposed framework for gathering feedback from businesses and the community, and present the First Reading prior to the Commission Summer Break.

Mayor Trantalis confirmed a consensus to move forward with an ordinance to decertify the Himmarshee SED while simultaneously creating a stricter, individually enforced permitting system for businesses, with stronger accountability standards, annual renewals, and meaningful penalties for noncompliance.

Mayor Trantalis recessed the meeting at 5:47 p.m.

Mayor Trantalis reconvened the meeting at 8:17 p.m.

[26-0382](#)

Presentation - Charter Revision Board Recommendations & Updates - City Attorney's Office and City Manager's Office (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis remarked on the need to determine whether to move forward with Charter amendment recommendations without completing the previously requested neighborhood outreach and remarking on the deadlines to finalize the ballot language for placement on the November 2026 ballot.

Commissioner Glassman noted that the Commission Agenda Memo indicates a deadline for finalizing ballot questions was May 19, 2026, not June 8, 2026, because the Commission must complete the required first and second ordinance readings before submission to the Supervisor of Elections.

Mayor Trantalis commented on whether the Commission should advance recommendations immediately without completing the previously contemplated community outreach process, noting that the Commission had the authority to act if desired. Commissioner Glassman reiterated his recommendation to only address Charter cleanup items, items that need to conform with State statutes. Further comment and discussion ensued.

Vice Mayor Herbst urged the City to limit the number of ballot questions to avoid voter fatigue and cited examples. Further comment and discussion ensued.

Mayor Trantalis recognized Paul Bangel, Senior Assistant City Attorney. Mr. Bangel explained that the proposed Charter amendments in the presentation had been organized into four (4) categories and explained related details. Mr. Bangel narrated a presentation entitled *Charter Revision Board - Workplan Overview & Direction* (presentation).

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

Mayor Trantalis requested clearer presentation references to assist the Commission with clean-up items. Further comment and discussion ensued.

Mayor Trantalis reviewed proposed revisions to Section 7.16 of the Charter concerning tie votes in elections. Mr. Bangel explained that part of the amendment was intended as a technical cleanup item to remove outdated references to "primary" elections that remain in the

Charter. Further comment and discussion ensued regarding the Charter's existing provision stating that election ties would be resolved "by lot", random method, and cited examples. Mayor Trantalis questioned whether that approach was appropriate and suggested that a runoff election would be a fairer method for resolving tied races. Vice Mayor Herbst noted that moving to a runoff system for tied elections would likely require additional election logistics and increased costs. Further comment and discussion ensued.

Mayor Trantalis commented on his opposition to amending the minimum age for Commission candidates to eighteen (18) years of age (adults) and explained his viewpoint. Vice Mayor Herbst contended that adults old enough to vote and serve in the military should also be eligible to hold office. Commissioner Sorensen noted this Charter amendment is not a cleanup item and should have community input. Further comment and discussion ensued. There was Commission support for reducing the Commission Meeting absentee threshold for forfeiture of office from four (4) meetings to three (3) and opposition for an amendment to eliminate the felony forfeiture provision.

Commission discussion ensued regarding increasing Special Meeting notice requirements from six (6) hours to seventy-two (72) hours, and a compromise was reached on a twenty-four (24) hour timeframe.

Commission Members discussed whether candidates for District Commission seats should be required to reside in the City and their District for one (1) year, or whether a shorter six (6) month District residency would be sufficient. Vice Mayor Herbst noted that the overwhelming majority of Commission decisions involve Citywide issues rather than matters unique to a single District and that individuals who have lived in the City for at least a year are already familiar with local issues and governance. He supports a six (6) month residency requirement within a District. Commissioner Sorensen and Commissioner Glassman confirmed their support of the requirement to live one (1) year both in the City and in the respective District. Commissioner Beasley-Pittman noted support of a six (6) month District residency timeline, noting the largely citywide nature of Commission decisions. Mayor Trantalis recommended a residency requirement of one (1) year for both District and the City.

Commissioner Sorensen and Commissioner Glassman confirmed their support of amending the minimum age for Commission candidates to eighteen (18) years of age (adults).

In response to City Attorney McCartney's question, Mayor Trantalis clarified that unresolved or substantive Charter amendments should undergo additional community outreach before being considered for the ballot, even if doing so could delay or prevent some proposals from appearing in the current election cycle.

Mayor Trantalis remarked that the Human Resources Charter amendments are ministerial changes.

In response to Commissioner Sorensen's question, Mayor Trantalis confirmed *Section 3.12 - Special Meetings - How to Call* would remain as amended in the presentation to align with Broward County (County) and State Statute. Mayor Trantalis noted that Charter amendments related to property items are controversial and require community feedback before advancing. He expressed concern with requiring unanimous Commission approval for certain actions, stating that unanimity requirements effectively grant any single commissioner veto power and warrants a broader public discussion before being considered for placement on the ballot.

In response to City Attorney McCartney's question, Mayor Trantalis confirmed that only the ministerial Charter amendments selected would move forward in final form for the November 2026 ballot, while more controversial items requiring additional community input would be deferred for future outreach and later ballot consideration.

Mr. Bangel explained Charter amendments related to Section 10.03 governing publication requirements for public hearings and legal notices for public hearings, invitations for bids, and similar matters to be published in the City's official newspaper once a week for two (2) consecutive weeks. State statutes requires specific publication procedures for zoning, rezoning, and land use matters and those requirements would remain in effect. Other categories of public hearings have no separate legal requirement mandating two (2) newspaper publications.

In response to Mayor Trantalis' question regarding whether the existing process was creating operational problems, Commissioner Sorensen remarked that the proposed change was driven by efficiency, modernization, and cost savings. City Clerk Soloman explained advertising opportunities on the County and City websites and confirmed cost savings. Mr. Bangel noted that Commission Agendas currently contains separate sections for "public hearings" and "ordinances," even though ordinances are legally considered public hearings, and State Statute requirements that the public be given an opportunity to be heard before adoption. Mayor Trantalis concurred

and remarked on his perspective.

Commissioner Sorensen remarked on his understanding of items that would be placed on the November 2026 ballot. Mayor Trantalis confirmed.

Mayor Trantalis requested that staff prepare a detailed summary of all Charter amendments discussed for Commission review before deciding which items would ultimately move forward to the ballot ahead of the June 8, 2026 deadline.

In response to City Manager Williams' question regarding whether the Commission wanted to conduct any level of community outreach, notification, or public education regarding the amendments currently being considered for placement on the November 2026, ballot, Commissioner Glassman discussed his support for educational community outreach to explain that the current ballot package primarily consists of technical cleanup and procedural amendments rather than major policy overhauls and expounded on his viewpoint. Commissioner Glassman discussed the possibility of utilizing existing public notice mechanisms to assist with outreach efforts, noting that the Council of Fort Lauderdale Civic Associations could potentially assist with disseminating information to educate residents before the ballot deadlines. Further comment and discussion ensued regarding disseminating this information.

Mayor Trantalis reviewed the Charter amendments discussed. Further comment and discussion ensued regarding the number of ballot questions, related limitations, and the preference for narrowing the list further before finalizing the ballot package.

Mr. Bangel explained that some amendments could potentially be combined into broader ballot questions, explained related information, and recommended grouping related governance topics together in order to reduce the total number of ballot questions and cited examples. Mayor Trantalis requested that staff provide written draft ballot language for review prior to the next Commission meeting. Further comment and discussion ensued.

In response to Commissioner Sorensen's question, Mr. Bangel clarified that the felony conviction language was contained in Section 3.08, not Section 3.04. Mr. Bangel noted that the revisions in Section 3.04 stemmed from prior Commission direction provided during the October 7, 2025 Commission Meeting, where the Commission had requested a more formalized process for reviewing candidate qualification documentation. The amendment to Section 3.04 would

require candidates to submit documentation to the City Clerk for ministerial review to confirm compliance with Charter requirements and applicable law.

**BUS-3** [26-0354](#)

Outdoor Event Ordinance Presentation - Parks and Recreation  
(Commission Districts 1, 2, 3 and 4)

**REMOVED FROM AGENDA**

**ADJOURNMENT**

Mayor Trantalis adjourned the meeting at 8:57 p.m.