

# City of Fort Lauderdale

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## Meeting Minutes

Tuesday, February 17, 2026

1:35 PM

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

## City Commission Conference Meeting

*FORT LAUDERDALE CITY COMMISSION*

*DEAN J. TRANTALIS Mayor*

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

*STEVEN GLASSMAN Commissioner - District 2*

*PAM BEASLEY-PITTMAN Commissioner - District 3*

*BEN SORENSEN Commissioner - District 4*

*RICKELLE WILLIAMS, City Manager*

*DAVID R. SOLOMAN, City Clerk*

*SHARI L. McCARTNEY, City Attorney*

*PATRICK REILLY, City Auditor*

## CALL TO ORDER

Mayor Trantalis called the meeting to order at 1:41 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

## COMMUNICATIONS TO CITY COMMISSION

### [26-0175](#)

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

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

*Planning and Zoning Board (P&Z Board)  
January 21, 2026*

*Communication to the City Commission*

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

Mayor Trantalis recognized Jim Hetzel, Development Services Department Principal Planner. In response to Mayor Trantalis' question, Mr. Hetzel stated that the purpose of this communication was to request that staff review public notice requirements for large-scale development projects. The current notification radius of three hundred feet (300') may not adequately address the impact of larger projects. The P&Z Board is interested in assessing whether notification distances should be expanded to better reflect the broader community impact.

In response to Mayor Trantalis' request for Commission Member input, Commissioner Sorensen concurred with the P&Z Board's recommendation.

In response to Mayor Trantalis' question, Mr. Hetzel stated that determining expanded notice distances for large-scale projects would require legal review and further research.

Commissioner Beasley-Pittman expressed support for exploring expanded public notice requirements and requested clarification on how large and small projects have been defined in the past.

In response to Mayor Trantalis' question about notification distances, Chris Cooper, Deputy City Manager, stated that no formal definition currently exists, and a threshold would need to be established for any policy change. He outlined current public notice practices and suggested that, in addition to expanding the direct mail radius, staff could consider broader communication methods and review practices in other municipalities to identify effective approaches.

Mayor Trantalis expressed support for expanding public notification for large-scale development projects and requested that staff return with recommendations.

Mr. Hetzel noted that the P&Z Board's recommendation includes notification requirements to neighborhoods and civic associations located adjacent to City boundaries. Commissioner Beasley-Pittman concurred, expounded on her viewpoint, and cited examples. Further comment and discussion ensued. Mr. Hetzel confirmed that staff would proceed with related research and subsequently provide an update to the Commission.

*Budget Advisory Board (BAB)  
January 21, 2026*

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

Mayor Trantalis recognized William Brown, BAB Chair. Mr. Brown outlined the BAB's recommendation for the Commission to direct staff to implement a one-year pilot Certificate of Use Program, including performance benchmarks to evaluate its net benefit to businesses and ensure it does not create undue burdens. Chair Brown noted that further details would be provided during Agenda item BUS-1. Further comment and discussion ensued.

Mayor Trantalis endorsed the recommendation, describing it as a pro-tenant safeguard that could help prevent costly mistakes. Further comment and discussion ensued.

City Manager Williams stated that the proposed Certificate of Use initiative supports a broader commitment to enhance services and explore new revenue opportunities. Mayor Trantalis added that this initiative addresses cost recovery and revenue generation. Further comment and discussion ensued.

## CONFERENCE REPORTS

CF-1 [26-0181](#)

2026 State Legislative Mid-Session Update - City Manager's Office (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis recognized Daphnee Sainvil, Intergovernmental Affairs Manager. Ms. Sainvil narrated a presentation entitled *2026 State of Florida Mid-Legislative Session Update*.

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

In response to Mayor Trantalis' question, Ms. Sainvil confirmed aspects of the State's sovereign immunity legislation, noting that similar bills have been filed in prior years and that the current House version of the bill has been approved by the full House and is pending action in the Senate.

In response to Commissioner Glassman's questions about homestead and property tax proposals, Ms. Sainvil said that of eight (8) proposals, three (3) remain active in the State House and are awaiting a vote. House Bill 203, which proposes a gradual ten (10) year phase-out of property taxes, is advancing and will be voted on before moving to the Senate. Further information is expected within two (2) to three (3) weeks.

In response to Mayor Trantalis' questions, Ms. Sainvil confirmed that HB 203 lacks a replacement revenue strategy. Mayor Trantalis commented on his concerns. Ms. Sainvil stated that the impact on non-homestead or commercial properties remains unclear, and staff will seek further clarification.

In response to Mayor Trantalis' questions about flag displays, Ms. Sainvil reviewed the rules and compliance, and confirmed that she would provide further clarification on specific parameters.

In response to Mayor Trantalis' question, Ms. Sainvil said that State Senator Tina Scott Polsky intends to refile state legislation on firearm control next year. Further comment and discussion ensued.

In response to Commissioner Glassman's question about the differences between House Bill 1001 (HB 1001) and Senate Bill 1156 (SB 1156), Ms. Sainvil stated there is no substantive difference. Both bills address the same subject matter, with only minor differences in framing. Commissioner Glassman expressed concerns about this pending State legislation that may limit City practices and cited examples. Ms. Sainvil said that staff is working with the City Manager and City Attorney to seek guidance, noting the bills' language is broad and ambiguous. Further comment and discussion ensued.

Commissioner Sorensen remarked that, in addition to seeking legal clarity on HB 1001 and SB 1156, there is a need to proactively advocate against any State-imposed restrictions on the City's ability to recognize and support diverse communities. In response to Commissioner Glassman's question, Ms. Sainvil confirmed that this pending legislation could allow for the removal of City and County elected officials who support or participate in culturally related activities. City lobbyists are actively opposing the legislation. The State Senate bill has stalled, but the House bill remains active and could still advance. Further comment and discussion ensued. Commissioner Glassman shared his concerns, and Mayor Trantalis concurred.

Commissioner Beasley-Pittman discussed concerns regarding how this proposed legislation could affect elected officials acting in multiple roles, citing examples. Mayor Trantalis discussed his view on the ability to challenge the legislation in court and directed staff to obtain legal clarity. Commissioner Glassman cited numerous programs at potential risk and the impact on constituents. Further comment and discussion ensued.

In response to Commissioner Sorensen's questions about the Florida League of Cities' (League) support and outreach to State representatives beyond the Broward County delegation, Ms. Sainvil confirmed the League supports the City's position. She recommended a strategic, coordinated advocacy approach through the League and suggested monitoring legislative developments before expanding outreach.

In response to Commissioner Sorensen's question regarding staff having a list of municipalities supporting the City's opposition to HB 1001 and SB 1134, Ms. Sainvil confirmed she would research and provide a list of those municipalities.

In response to Commissioner Glassman's question about whether House Bill 641 (HB 641) and Senate Bill 1642 (SB 1642), which affect

LGBTQ+ issues, would be addressed in this legislative update, Ms. Sainvil said these bills were not included in the presentation and would provide a separate update. Commissioner Glassman discussed related concerns.

In response to Mayor Trantalis' question, Ms. Sainvil stated that State Representative Chip LaMarca has been notified about the lack of State funding for both the Galt Ocean Mile Safety Project and the Sunrise Lane Project. She confirmed these projects will be discussed this week. Further comment and discussion ensued.

Commissioner Glassman emphasized the importance of monitoring and coordinating efforts related to advanced air mobility legislation HB 1093 and SB 1362, given their relevance to the planned Holiday Park Parking Garage (HPPG) project and potential vertiport integration. Ms. Sainvil confirmed that lobbying efforts are underway to support this legislation and provided additional information.

In response to Commissioner Glassman's question about potential drawbacks or risks associated with the advanced air mobility legislation, Ms. Sainvil said that, at this time, the primary concern is the potential diversion of other aviation funding and that additional information is anticipated by the end of the week. Further comment and discussion ensued.

Mayor Trantalis noted that the City is not financially responsible for the vertiport, and State funding would benefit the HPPG developer, not the City. Commissioner Glassman confirmed and remarked that contract negotiations with the developer have not been completed. City Manager Williams confirmed the anticipated vertiport cost and remarked on the status of contract negotiations. Commissioner Glassman emphasized that staff should include any potential State legislative funding for vertiports in HPPG agreements with the City if such funding becomes available. City Manager Williams confirmed.

In response to Commissioner Sorensen's question, Ms. Sainvil summarized SB 1548, which proposes amendments to the *Live Local Act*, that would extend preemption provisions for affordable housing development on properties owned by counties, municipalities, and school districts. It would also prohibit local governments from using dimensional standards, such as setbacks, to limit building height for projects. Ms. Sainvil outlined additional proposed amendments and said that the Senate is not receptive to these changes, and the companion House bill has seen limited progress. Further comment and discussion ensued.

Commissioner Sorensen said that SB 1548 would worsen existing *Live Local Act* concerns, further limit local control, and negatively impact the City and its residents. He urged staff to actively oppose the legislation and develop proposals to improve the *Live Local Act's* framework. City Manager Williams acknowledged these concerns and confirmed staff would advocate against SB 1548.

City Manager Williams remarked on staff participation in *Broward Days* in Tallahassee and provided additional information. Mayor Trantalis shared his view on the State legislature's lack of positive response to the City's concerns and expounded on his perspective.

Mayor Trantalis recognized Marilyn Mammano, 1819 SE 17th Street, on behalf of the Broward County Section of the American Planning Association (APA). Ms. Mammano read from a document focused on Senate Bill 948, also known as the *Florida Starter Homes Act*, outlined specific concerns, and noted that parts of the proposed legislation may be incorporated into other bills.

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

Mayor Trantalis noted ongoing concerns regarding density and redevelopment in areas, and that State and market-driven density trends may continue to impact single-family neighborhoods. He emphasized that public education alone will not resolve these challenges, and cited related examples. Further comment and discussion ensued.

Vice Mayor Herbst discussed his viewpoint, asserted that increased density is necessary to meet housing demand, arguing that redevelopment and higher-density housing helps control rising costs in a land-constrained city, and expounded on his perspective. Further comment and discussion ensued.

**CF-2** [26-0133](#)

Presentation on Managing Your Water Bill: Rates, Prevention, Ordinance Rights, and Customer Assistance Program - Finance Department (Commission Districts 1, 2, 3 and 4)

City Manager Williams provided an overview of this Agenda item.

Vice Mayor Herbst addressed concerns from District 1 residents receiving unexpected high utility bills, cited examples, and emphasized the need for a more comprehensive, effective solution to address the issue. Mayor Trantalis noted the City's implementation of a new Advanced Metering Infrastructure (AMI) water meter program intended to improve water usage monitoring.

Mayor Trantalis recognized Linda Short, Finance Department Director. Ms. Short explained that there are over 56,000 customer water bill accounts and approximately 66,000 meters, as some properties have separate irrigation and residential meters. Ms. Short narrated a presentation entitled *Managing Your Water Bill: Rates, Prevention, Ordinance Rights, and Assistance Program*.

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

Aaron Kendrick, Deputy Finance Department Director, continued the presentation, focusing on common causes of high water bills and related tests and credits.

In response to Mayor Trantalis' question, Mr. Kendrick explained that billing adjustments depend on meter accuracy. Mr. Kendrick said unusually high-usage cases are handled separately and will be addressed later in the presentation.

In response to Commissioner Sorensen's question, Mr. Kendrick explained that credits for faulty meters are capped at the customer's twelve (12) month average usage, not the full billed amount.

In response to Mayor Trantalis' request for clarification on credit calculations when water usage significantly exceeds the normal average, Mr. Kendrick explained that customers are credited for all usage above their normal average in qualifying cases.

In response to Vice Mayor Herbst's concerns regarding residents receiving high water bills after hiring professionals who are unable to identify any leaks, Mr. Kendrick acknowledged that such unexplained situations occur and that the City has an established policy to address them. When neither the customer nor the City can determine the source of excessive usage, the City applies a credit similar to that used in verified leak cases to ensure fairness when no clear explanation exists. Vice Mayor Herbst provided additional information and expounded on his perspective.

Commissioner Sorensen noted that the current policy limits on billing adjustments is limited to a one-time credit and suggested this may be insufficient, especially if unexplained usage is recurring or systemic. He recommended that staff consider allowing credits for unexplained usage more than once. City Manager Williams agreed that staff could evaluate alternatives and present recommendations to the Commission.

Ms. Short noted that the AMI provides real-time water usage notifications to residents through a mobile app after registration. In response to Mayor Trantalis' question about the status of AMI installations citywide, City Manager Williams stated that full implementation is expected by 2027. Commissioner Sorensen reiterated his recommendation for staff to consider alternatives to the current one-time-only approach.

In response to Commissioner Sorensen's question regarding how the twelve (12) month average is calculated for billing adjustments, Ms. Short confirmed that the average is calculated using the twelve (12) months prior to the abnormal usage, ensuring that the spike itself is excluded from the calculation. Commissioner Sorensen discussed residents' ongoing frustration with unusually high water bills. He emphasized the need to review and improve current credit policies for water billing consumption. Further comment and discussion ensued.

City Manager Williams stated that once the AMI program is fully implemented, staff will provide the Commission with updates on its effectiveness, including data on billing accuracy and customer issues. Commissioner Sorensen agreed with this approach but emphasized the urgency, noting potential legal exposure. Further comment and discussion ensued.

Ms. Short explained that any changes to customer credit policies must be carefully evaluated for rate impacts, as increased credits could require future utility rate adjustments to maintain system funding. Further comment and discussion ensued.

In response to Commissioner Beasley-Pittman's questions regarding a District 3 neighborhood with utility billing issues, Ms. Short stated that a formal letter offering a water utility payment arrangement was recently sent, but the neighborhood has not responded and remains delinquent. To be eligible for AMI, the neighborhood must convert from a private to a public utility system, and residents have been informed of the conversion cost. Staff continues to work toward a resolution while maintaining water service.

Mayor Trantalis recognized Ingrid Kindbom, Utility Services Department Program Manager. Ms. Kindbom continued the presentation on AMI technology. In response to Mayor Trantalis' question regarding the availability of a customer-facing application associated with AMI, Ms. Kindbom explained details of the AMI customer portal, which will allow users to monitor water usage and related information. She said that it will be available after the AMI

system is fully implemented and when all meters are installed. Mayor Trantalis noted that until the AMI is fully implemented, customers will not know about water bill spikes until they receive their bill. Ms. Kindbom confirmed.

Vice Mayor Herbst noted customer feedback about the inability to read old water meters. Further comment and discussion ensued regarding related concerns.

Mayor Trantalis recognized Abbe Kanner, 809 SW 8th Terrace. Ms. Kanner expressed concerns with billing accuracy and fairness, called for full reimbursements instead of partial credits, and warned of potential legal action due to widespread high water bills. Further comment and discussion ensued.

Vice Mayor Herbst reiterated that he is receiving a high volume of constituent emails from all Districts regarding this issue, commented on related details, and said that coordination with other District offices is ongoing while observing Sunshine Law requirements. Further comment and discussion ensued.

## OLD/NEW BUSINESS

### **BUS-1** [26-0085](#)

Presentation - Proposed Certificate of Use Process - Development Services Department (Commission Districts 1, 2, 3 and 4)

Mayor Trantalis recognized Anthony Fajardo, Development Services Department Director. Mr. Fajardo gave an overview of the agenda item and identified staff who would present or be available to answer questions.

Mayor Trantalis recognized Michael Ferrera, Development Services Department Urban Planner II. Mr. Ferrera narrated the presentation entitled *CERTIFICATE OF USE PROPOSED ORDINANCE DISCUSSION*.

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

In response to Mayor Trantalis' questions about review timelines, Mr. Ferrera stated that a definitive timeline has not been set, but estimated the process would take one (1) to two (2) weeks. Mayor Trantalis expressed concern and requested a faster turnaround, suggesting a few-day timeline. Mr. Fajardo explained that timelines vary based on project complexity and noted that staff can explore Artificial Intelligence tools to streamline processes and reduce

turnaround times.

In response to Commissioner Beasley-Pittman's question regarding timelines for businesses already operating, Mr. Fajardo explained that the process currently lacks consistency and standardization, resulting in timelines that can vary significantly and may extend for several weeks. Mr. Fajardo provided examples illustrating these challenges.

In response to Mayor Trantalis' question about next steps, Mr. Fajardo stated that, based on Commission consensus, staff will refine the proposed ordinance by improving the language and shortening the processing timeline and return to the Commission for consideration.

City Manager Williams requested that any timeline reductions include transparent disclosure on impacts to cost recovery. Mr. Fajardo agreed.

**BUS-2** [26-0201](#)

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

REMOVED FROM AGENDA

**BUS-3** [26-0166](#)

City Hall Update - Overview of Proposed Interim Agreement Term Sheet - City Manager's Office (Commission Districts 1, 2, 3 and 4)

City Manager Williams provided an overview of the Agenda item, noting substantial progress toward an interim agreement and confirming that the current term sheet is non-binding. In response to Mayor Trantalis' comments, City Manager Williams said that key terms remain unresolved, provided examples, and indicated that a finalized interim agreement is expected in April 2026. Further comment and discussion ensued.

Mayor Trantalis recognized Kevin Pulido, Strategic Communications Director. Mr. Pulido narrated a presentation entitled *City Hall Update: Proposed Term Sheet for the Interim Agreement*.

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

Mayor Trantalis recognized Alex Barrett, Plenary Vice President, and Cody Kiess, Corporate Partner and President of Core Construction Florida, representing FTL City Hall Partners. Mr. Barrett and Mr. Kiess reviewed project milestones and tentative completion dates as outlined in the presentation.

Mayor Trantalis recognized Ben Rogers, Assistant City Manager. Mr.

Rogers reviewed current priorities included in the presentation. In response to Mayor Trantalis' question regarding remediation work, Mr. Rogers confirmed it is underway, will be transferred to the developer under the interim agreement, and will continue under the comprehensive agreement.

In response to Commissioner Sorensen's questions, Mr. Rogers stated the project is targeting approximately two hundred twenty thousand square feet (220,000 sq. ft), though the final size may change as efficiencies are identified. Department heads are providing space requirements for seven hundred (700) employees.

Mayor Trantalis noted that each Commission Member will be asked to identify their ideal square footage needs for inclusion in the overall project. Mr. Rogers confirmed.

Mayor Trantalis recognized City Attorney Shari L. McCartney, who provided an overview of the *Term Sheet Components* section of the presentation.

Mayor Trantalis recognized Eric Singer, Esq., Bilzin Sumberg, Outside Counsel for the City. Mr. Singer highlighted key details of the interim agreement term sheet and noted that it is nonbinding.

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

In response to Commissioner Sorensen's questions, Mr. Singer stated that participation requirements will apply to both design and construction phases, including subconsultants and subcontractors. He confirmed that participation by minority-owned and veteran-owned businesses will be explored, and further detailed in the interim agreement. In response to Commissioner Glassman's question about potential State legislation, City Attorney McCartney explained that minority and veteran participation could be structured as aspirational goals, voluntarily proposed by the developer, allowing flexibility while complying with State requirements.

Vice Mayor Herbst questioned the appropriateness of reimbursing the developer in the event of contract termination and expressed concern about the City's financial exposure. Mr. Singer clarified that reimbursement would cover the developer's out-of-pocket expenses. Vice Mayor Herbst noted a five percent (5%) developer fee in the presentation, identifying it as profit. Mr. Singer explained that this line item is intended to cover developer overhead costs, including certain internal professional time, but it is not full compensation. Further

comment and discussion ensued.

In response to Commissioner Sorensen's question, Mr. Singer explained that if termination occurs, the City would reimburse the developer for capped allowable expenses plus the developer fee, with total exposure determined on a sliding scale based on project progress.

City Manager Williams stated that pre-development costs and developer fees are still under evaluation and negotiation. Final amounts will be refined based on reasonableness and Commission input.

In response to Commissioner Sorensen's question about the \$18,000,000 pre-development cost estimate, City Manager Williams stated that this amount would accrue over the interim agreement period, with the timing and milestones still to be defined. Commissioner Sorensen confirmed his understanding that allowable pre-development expenses incurred between the anticipated execution of the interim agreement in April 2026 and the comprehensive agreement in November 2026 would be fully reimbursable if the project is terminated. City Manager Williams confirmed.

Commissioner Sorensen expressed concern that reimbursing 100% of the developer's allowable pre-development expenses makes an additional developer fee inappropriate. Commissioner Glassman viewed the developer fee as compensation for time and risk, ensuring the developer is not working at cost if the project is terminated. In response to Commissioner Glassman's question, Mr. Singer explained that the development fee is intended to make the developer whole for their time and resources during pre-development. Further comment and discussion ensued.

Vice Mayor Herbst questioned the need for a developer fee, emphasizing that the public-private partnership (P3) model is designed to transfer risk to the private sector. He explained that, unlike traditional design-build procurement, P3 developers are expected to assume risks, including unrecovered costs if the project does not proceed. He expressed reluctance to support a developer fee beyond reimbursing expenses, as risk acceptance is fundamental to the P3 model. Further comment and discussion ensued.

Mayor Trantalis noted this is not the City's first unsolicited proposal or P3 arrangement and requested staff review how similar projects were previously managed, especially regarding termination and

reimbursement provisions. He referenced the Aquatic Center and asked for information on prior reimbursement structures. Mayor Trantalis stated that the longstanding policy should be followed unless there is a compelling reason to change. City Manager Williams confirmed staff would review prior P3 projects but cautioned that some may not be directly comparable due to differences in revenue opportunities and risk profiles. Further comment and discussion ensued.

Commissioner Sorensen noted that the proposed developer fee applies only if the City terminates the project for convenience, not in cases of impasse or developer-initiated termination. City Manager Williams added that the fee reflects a negotiated reduction from the original proposal to balance developer compensation with City protections. Further comment and discussion ensued.

Mayor Trantalis recognized Quentin Pough, Assistant City Manager. Mr. Pough provided an overview of design-build efforts. In response to Vice Mayor Herbst's questions about financing provisions, Yvette Matthews, Assistant City Manager, explained that the project financing section serves as an initial framework for negotiations and financial modeling with the City's advisors. Staff clarified that the maximum rate of return of 11.5% on developer equity is a ceiling, not a fixed rate, and remains subject to negotiation. She confirmed that staff is evaluating multiple funding options to identify the most cost-effective approach. Both the financing structure and developer return are negotiable.

Vice Mayor Herbst expressed concerns regarding the developer's equity contribution and cited an example. Ms. Matthews explained that the developer's proposal includes an equity component as part of its business model. Staff is reviewing this structure and rate of return, and is comparing the cost of developer equity to the City's typical cost of capital to minimize any financial gap. Vice Mayor Herbst requested a clear analysis of cost differences and financial trade-offs.

City Manager Williams recapped Commission member feedback. Commissioner Sorensen reiterated his recommendation to eliminate the developer fee for termination and emphasized the need to clarify its purpose. City Manager Williams discussed the next steps.

Mayor Trantalis recognized Rusty Warren, Ivy Realty. Mr. Warren spoke in support of the City purchasing Tower 101 for a new City Hall.

Mayor Trantalis recognized Nick Matthews, Esq., Southern Group, on behalf of Ivy Realty. Mr. Matthews spoke in support of the City

purchasing Tower 101 for a new City Hall. In response to Commissioner Sorensen's question, Mr. Matthews indicated their willingness to contribute approximately \$25,000 toward due diligence efforts associated with considering Tower 101 for the new City Hall.

Commissioner Glassman commented on the integrity of the procurement process when alternatives are introduced at a later stage. In response to Commissioner Glassman's question regarding why the owner of Tower 101 did not participate in the City's formal solicitation process, Mr. Matthews stated that, while he was not personally involved earlier, the ownership team communicated with City staff as early as July 2025, and submitted a proposal for consideration.

Mayor Trantalis noted that representatives of Tower 101 did not participate in the formal process and further explained his viewpoint. Mr. Warren described interactions with staff regarding Tower 101 as a potential new City Hall. Further comment and discussion ensued.

Mayor Trantalis recognized Ben Rogers, Assistant City Manager. Mr. Rogers explained that engagement with representatives from Tower 101 were limited and incomplete during the procurement process. He confirmed that staff proceeded based on the Commission's direction to redevelop the existing site. Commissioner Glassman reaffirmed that staff direction was based on extensive prior planning and public input.

Mayor Trantalis recognized Marilyn Mammano, 1819 SE 17th Street. Ms. Mammano acknowledged staff's efforts, recommended consideration of Tower 101, and explained her viewpoint. Commissioner Glassman remarked on past input from the Infrastructure Taskforce Advisory Committee (ITFAC) in support of constructing a new City Hall, expounded on the ITFAC space planning recommendations and discussed related details. Further comment and discussion ensued.

Mr. Barrett addressed Vice Mayor Herbst's concerns about risk transfer, stating that the P3 model provides a new facility and long-term risk transfer, including guaranteed maintenance and end-of-term building condition standards. Vice Mayor Herbst raised concerns about the reliability of long-term performance guarantees, noting they depend on the supporting entity's stability. He questioned whether construction or development firms would remain in business over 30 years and raised concerns about enforceability without a long-term bonding mechanism, which could be cost-prohibitive.

Commissioner Sorensen proposed a parallel, short-term evaluation of

the Tower 101 option alongside ongoing negotiations to ensure a fully informed decision without delaying the current process.

Mayor Trantalis expressed opposition to the Tower 101 option and reaffirmed commitment to the current City Hall redevelopment plan, citing prior studies, public input, and established direction.

In response to Mayor Trantalis' question, Commissioner Beasley-Pittman reaffirmed her support for the current plan, citing long-term value and concerns that alternatives may not meet future needs. Mayor Trantalis noted consensus to proceed with the current plan. Further comment and discussion ensued.

Mayor Trantalis recessed the Conference Meeting at 5:30 p.m.

Mayor Trantalis reconvened the Conference Meeting at 7:29 p.m.

## **CITY COMMISSIONERS' REPORTS**

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

Vice Mayor Herbst noted that residents remain dissatisfied following recent Commission discussions on water billing. Many residents do not fully understand the billing process and question the accuracy of the meters. He requested that staff organize a community workshop to allow residents to engage directly with staff, receive clear explanations, ask questions, and help rebuild public confidence. Mayor Trantalis confirmed a consensus to hold a public workshop. City Manager Williams confirmed.

Vice Mayor Herbst inquired about the status of the Lockhart Park project (Project), noting that District 1 residents have not received updates and are concerned about the lack of visible progress. He highlighted residents' questions and concerns regarding the Project.

Mayor Trantalis explained that the Project had reached a design milestone, but community feedback from Vice Mayor Herbst indicated the need to revise the Project site plan design by removing pickleball courts in favor of open multi-purpose field space, which delayed progress. City Manager Williams stated that an updated Project site plan will be presented at a March 2026 Commission Meeting. Vice Mayor Herbst expressed concern that, as the District 1 Commissioner, he has not been included in discussions on the site plan redesign and emphasized that he should be involved in ongoing modifications.

Mayor Trantalis discussed Project efforts. Vice Mayor Herbst disagreed with Mayor Trantalis' characterization, emphasized his preference to communicate directly with Inter Miami to avoid miscommunication, and raised concerns regarding roles, authority, and District representation.

Commissioner Sorensen suggested that Vice Mayor Herbst engage directly with Inter Miami to communicate site plan design preferences and gather information prior to the upcoming Commission presentation. Mayor Trantalis noted that the anticipated Project site plan will be conceptual, not final, and will likely include preliminary cost estimates.

City Manager Williams said that the Capital Projects team has been directed to develop a citywide prioritization and phasing plan for the remaining Parks Bond projects to better manage competing projects, align with available funding and grants, and improve delivery timelines.

Mayor Trantalis said that Park projects eligible for grant funding should be prioritized in Parks Bond plans to maximize external grant funding resources while advancing Park Bond goals.

Commissioner Beasley-Pittman acknowledged those involved in the Police Department's recent *Gun Violence Interruption Pilot Program*, a community-based initiative in District 3 focused on reducing violent crime.

Commissioner Beasley-Pittman remarked on a recent tour of the Prospect Lake Clean Water Plant, noting her initial cost concerns, but expressed strong support for the Prospect Lake Clean Water Center and expounded on her viewpoint.

Commissioner Beasley-Pittman highlighted the significance of Rock Island Elementary School Principal Cormic Priester being recognized as *Broward County Principal of the Year* and remarked on related information.

Commissioner Beasley-Pittman provided an update on plans for Carter Park, including funding and redesign progress, and noted that a recent community outreach meeting was well attended and informative. Further comment and discussion ensued regarding a related petition critical of related staff efforts. City Manager Williams confirmed staff will ensure accurate public education on Park facilities. Commissioner Glassman noted similar issues at Holiday Park, requested staff investigate the petition's source, and shared his perspective.

Commissioner Glassman noted continued progress on the Lifeguard Tower Art Initiative and highlighted the recent dedication of four (4) additional artist-designed lifeguard towers.

Commissioner Glassman expressed condolences to the family of Victoria Park residents following a recent tragic event.

In response to Commissioner Glassman's questions about the Las Olas Bridge rehabilitation project start date, scheduled for the week of March 23, 2026, Milos Majstorovic, Transportation and Mobility Department Director, confirmed that the City has advised FDOT not to impact travel lanes or rights-of-way during Spring Break, which extends through April 17, 2026. In response to Mayor Trantalis' question about scope of work, Mr. Majstorovic explained that bridge rehabilitation will include replacing the bridge decks and upgrading electrical and mechanical components.

In response to Commissioner Glassman's question regarding the rehabilitation of the Sunrise Boulevard Bridge, Mr. Majstorovic confirmed it is expected to begin in 2026 following completion of the Las Olas Boulevard Bridge. Staff is coordinating with FDOT to ensure enough bridges remain available to maintain traffic flow and minimize disruption. Commissioner Glassman requested that staff provide regular updates.

Commissioner Sorensen requested an update on the *Live Local Act* legislation. City Manager Williams said that staff is actively monitoring the related proposed legislation on home rule enforcement and land use, and will provide updates as it progresses.

In response to Commissioner Sorensen's question about the 17th Street Bridge Lighting project, City Manager Williams confirmed the project is advancing, and an update is expected to be presented to the Commission in April 2026. Broward County is coordinating with the City and may require City funding. Broward County staff will provide an update at an upcoming Conference meeting.

Commissioner Sorensen expressed concern about the increasing use of e-bikes in Parks and inadequate enforcement, especially at Holiday Park, where high speeds pose safety risks to children and damages synthetic turf.

Chief Schultz said that although an action plan exists to address e-bike issues, staff will strengthen e-bike enforcement through signage, education, and collaboration with State lawmakers, but noted

potential State legislation that may affect local regulation.

Commissioner Sorensen said that e-bikes should not be permitted in Holiday Park. City Manager Williams clarified that while e-bikes cannot be fully banned from Parks, they can be restricted to specific areas, such as turf fields, to prevent damage and improve safety.

In response to Commissioner Glassman's question about the status of State legislation related to e-bikes, City Attorney McCartney said that the legislation is currently pending and that staff will monitor its progress. Further comment and discussion ensued regarding enforcement challenges, the City's ability to restrict e-bikes in Parks, and the likelihood of legal limits on a full ban.

Mayor Trantalis proposed that e-bike users park at designated locations outside Park entrances and walk into the Parks, establishing clear boundaries to support compliance and enforcement. Commissioner Sorensen agreed, reiterating that e-bikes should not be permitted within Parks. Chief Schultz stated that this approach is reasonable and noted that staff, including Carl Williams, Parks and Recreation Department Director, have begun discussing how to address e-bikes. Further comment and discussion ensued.

City Attorney McCartney said that an existing State statute limits municipal authority over e-bikes regarding where they can be used and clarified that municipalities cannot prohibit e-bikes from operating on pathways and sidewalks where traditional bicycles are allowed. Further comment and discussion ensued.

In response to Commissioner Sorensen's question about advancing the Lockhart Park site plan, Mayor Trantalis said that the Commission directed him to negotiate a settlement with Inter Miami and present a revised site plan that Inter Miami could build more cost-effectively than AECOM, which includes removing pickleball courts in favor of multi-purpose athletic fields, which was communicated to Inter Miami.

Vice Mayor Herbst confirmed he proposed removing the pickleball courts and reallocating the space for multi-use athletic fields, which the community supports. He has not received any follow-up from Inter Miami representatives, which has stalled the effort.

In response to Commissioner Glassman's question regarding whether the ongoing design discussions for Lockhart Park are part of the settlement negotiations with Inter Miami or a separate process, City Attorney McCartney noted her understanding that advancing the park design is part of fulfilling the agreed-upon settlement terms, and site

plan design work is necessary to execute what was approved. Further comment and discussion ensued regarding the expected level of design iteration before final approval.

City Manager Williams clarified that, following settlement approval, staff has worked with the developer for several months to prepare a second amendment to the comprehensive agreement. This amendment will formalize the site plan and specific park improvements required under the settlement.

Vice Mayor Herbst requested clarity on the scope of potential changes, asking whether key park elements such as the community center, dog park, and open play area are being modified. City Manager Williams said that the settlement agreement includes a defined list of site design improvements to be incorporated into the second amendment to the comprehensive agreement. Ben Rogers, Assistant City Manager, confirmed City Manager Williams' remarks.

Commissioner Sorensen noted that policy direction and design input are converging, allowing multiple tracks to proceed, stating that Mayor Trantalis can continue advancing settlement implementation, while Vice Mayor Herbst can engage directly with Inter Miami to provide input on site plan design preferences. Further comment and discussion ensued.

## **MAYOR'S REPORT**

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

Mayor Trantalis acknowledged the success of Neighbor Support Night and expounded on related details.

Mayor Trantalis noted that Fort Lauderdale is currently trending as a top spring break destination. Further comment and discussion ensued regarding coordinated efforts of the Police Department and Fire-Rescue Department to maintain a safe environment during Spring Break.

## **CITY MANAGER'S REPORT**

**MGR-1 [26-0204](#)**

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 reported on recent engagement with the Beach

Business Improvement District and the Affordable Housing Advisory Committee to enhance the barrier island's appeal and address housing concerns, with follow-up items to be presented to the Commission.

City Manager Williams updated the Commission on the new Police Department Headquarters (PDHQ), confirming that personnel have begun moving in under a Partial Certificate of Occupancy (PCO). Some areas, including those near the community center and certain exits, remain under construction. Staff is awaiting a Phase 2 report to determine if further work is needed, which can be completed as the building becomes occupied.

In response to Mayor Trantalis' question, Anthony Farjardo, Development Services Department Director, provided information on the PCO and the anticipated full Certificate of Occupancy. In response to Commissioner Sorensen's question, Mr. Fajardo confirmed demolition of the old structure is progressing well, with no reported impacts.

Commissioner Beasley-Pittman suggested creating a time capsule at PDHQ to commemorate the nation's 250th anniversary, to be opened in fifty years. Mayor Trantalis agreed. City Manager Williams noted that the Community Center portion of the PDHQ will be ready for Commission meetings in late spring or early summer.

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

City Attorney McCartney requested an Executive Closed-Door Session at the March 3, 2026, Commission Meeting at 4:30 p.m. or as soon thereafter as possible to discuss pending litigation, pursuant to Section 286.011(8), Florida Statutes, concerning the following matter(s):

City of Fort Lauderdale v. Florida Department of Transportation  
Florida Fourth District Court of Appeal  
Case No.: 4D2025-2783

City of Fort Lauderdale v. Florida Department of Transportation  
Florida Division of Administrative Hearings  
Case No.: 25-004856RU

City of Fort Lauderdale v. Florida Department of Transportation  
Florida Fourth District Court of Appeal  
Case No.: 4D2026-0271

Present at the attorney-client sessions will be:

Mayor Dean J. Trantalis  
Vice Mayor/Commissioner John C. Herbst  
Commissioner Steven Glassman  
Commissioner Pamela Beasley-Pittman  
Commissioner Ben Sorensen  
City Manager Rickelle Williams  
City Attorney Shari L. McCartney  
Assistant City Attorney Shaun N. Amarnani  
Outside Counsel Howard D. DuBosar, Esq., Weiss Serota, et al.,  
Outside Counsel Jeremy S. Rosner, Esq., Weiss Serota, et al., and  
Certified Court Reporter from Bailey-Entin Court Reporting

The estimated length of this session will be approximately 15 minutes  
for a cumulative length of 45 minutes.

## **ADJOURNMENT**

Mayor Trantalis adjourned the meeting at 8:53 p.m.