



**TOWN OF LAUDERDALE-BY-THE-SEA
TOWN COMMISSION
MEETING MINUTES
Jarvis Hall
4505 Ocean Drive
Tuesday, February 11, 2025
6:30 PM**

1. CALL TO ORDER, MAYOR EDMUND MALKOON

Mayor Edmund Malkoon called the meeting to order at 6:30 p.m. Also present were Vice Mayor Randy Strauss, Commissioner Richard DeNapoli, Commissioner John A. Graziano, Commissioner Theo Pouloupoulos, Town Manager Linda Connors, Deputy Town Manager/Public Works Director Ken Rubach, Town Attorney Susan L. Trevarthen, Assistant to the Town Manager Courtney Easley, Development Services Director Jhanelle Campbell, Director of Budget and Finance Lucila Lang, Events and Marketing Manager Katie Anderson, and Town Clerk Katrina Adler.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. INVOCATION

Rabbi Benzion Singer gave the Invocation.

4. ADDITIONS, DELETIONS, DEFERRALS OF AGENDA ITEMS

Mayor Malkoon requested that Item 18.e be heard immediately following Public Comments.

5. PRESENTATIONS

a. Sea Watch Proclamation

Mayor Malkoon read a Proclamation honoring Sea Watch on the Ocean for 50 years of business in Lauderdale-By-The-Sea.

6. PUBLIC COMMENTS

At this time Mayor Malkoon opened public comment.

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Howard Goldberg, president of the Lauderdale-By-The-Sea Chamber of Commerce, addressed Agenda Item 18.d, which would allow residents of Sea Ranch Lakes to purchase parking passes, pointing out that parking is limited in Lauderdale-By-The-Sea and that the proposed program may not have a significant positive impact on Town businesses. He added that Town businesses have generally indicated they are not in favor of the benefit, as their employees have difficulty finding parking spaces.

Mr. Goldberg also addressed Item 11.a, which requests a permit for the Zen Pike Mindful Market on March 22, 2025. He requested that the Chamber of Commerce be able to participate in this event as a vendor at a reduced fee of \$100 to \$200.

Mr. Goldberg concluded that the Chamber of Commerce will have a booth at the upcoming A1A marathon on Sunday, February 16, 2025. He encouraged volunteers to participate in this event.

Marc Pearson, resident, agreed with Mr. Goldberg's comments regarding parking passes. He also recommended that Staff develop a protocol for responding to emails from residents and others.

Mr. Pearson continued that he has filed two appeals with the Town, which he felt should be the subject of discussion and should go through. He plans to submit two additional appeals the following month.

With no other individuals wishing to speak at this time, Mayor Malkoon closed public comment.

The following Item was taken out of order on the Agenda.

18. RESOLUTIONS – PUBLIC COMMENTS

- a. Resolution 2025-13 – A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, APPROVING A WORK AUTHORIZATION WITH WALTERS ZACKRIA ASSOCIATES, PLLC FOR SCHEMATIC DESIGN SERVICES FOR THE PUBLIC SAFETY BUILDING PROJECT; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE WORK AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

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At this time Mayor Malkoon opened public comment, which he closed upon receiving no input.

Deputy Town Manager/Public Works Director Ken Rubach advised that this proposed contract followed Florida's Competitive Consultants' Negotiation Act (CCNA) process, which prohibits discussion of pricing. Walters Zackria Associates, PLLC was selected for inclusion on the list of potential contractors.

Deputy Town Manager/Public Works Director Rubach continued that this contract would serve as the first step in the public safety building process, as it will provide a conceptual rendering, floor plan, and cost estimate for the structure. Walters Zackria has experience with other Broward County communities and has designed several public buildings.

Commissioner Graziano asked why the CCNA process does not take cost into consideration. Deputy Town Manager/Public Works Director Rubach explained that this is prohibited by Florida Statutes. Town Attorney Susan Trevarthen added that this Statute has been in place for some time in Florida as well as in many other states. By law, a municipality may only address a company first regarding its qualifications; once a selection is made based on those qualifications, the municipality may negotiate with the highest-ranked respondent for a price.

Town Attorney Trevarthen recalled that at a previous meeting, the Town pre-qualified several firms for inclusion in a library of services. Walters Zackria Associates was part of that solicitation under the CCNA process. Once the process is complete, the Town may give one of the providers a specific piece of work, such as the Item before the Commission at tonight's meeting.

Commissioner Graziano stated that he objected to the process, which he felt placed the Town in the position of having to consider a firm just because they have credentials.

Commissioner DeNapoli asked if the required process meant the Town may only bid out the conceptual design of the public safety building to a single company. Town Attorney Trevarthen explained that the Town would be subject to the same Florida Statute which prohibits the inclusion of price quotes under the CCNA process. Qualified firms would be ranked and the Town would pursue the statutory process, which first required qualifications and only later provided for negotiation of price. This form of procurement is governed by State Statute.

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Commissioner DeNapoli asked what process the Town would follow if they wished to receive multiple bids. Town Attorney Trevarthen replied that the Town would send out a request for qualifications (RFQ) to which more contractors may respond.

Commissioner DeNapoli asked why the Town would not seek more than one bidder for a major project such as the public safety building. He pointed out that the list of pre-qualified contractors is not ranked. Deputy Town Manager/Public Works Director Rubach explained that the firm was pre-qualified as architect on the list of pre-qualified contractors. Regardless of the number of qualified firms, the Town would still evaluate and rank them, and no price for the work could be discussed until a selection has been made. The price proposed for this Item is the price that the Town negotiated with the firm.

Commissioner DeNapoli also noted that this was the first time the Commission has seen the proposed price. He continued that the process does not mean the Town must be “locked into” the use of a single firm, and asked why the RFQ only involved one company, recalling that the Resolution addressed by the Commission at their September 18, 2024 meeting approved rankings for different professional firms. He felt the Town should avail themselves of different opportunities rather than only one.

Deputy Town Manager/Public Works Director Rubach stated that even if the RFQ were sent to more firms, the Town would not see a price from any of those firms under the required process. The Town would select one firm and bring it before the Commission as the top-ranked firm. In this case, Walters Zackria Associates was the one firm selected from an original list of 20 pre-qualified firms.

Commissioner DeNapoli continued that having only one architectural firm on the list resulted in a biased system in favor of that firm, as it gave them a favorable negotiating position. Deputy Town Manager/Public Works Director Rubach explained that if the Town is unhappy with the pricing offered by the firm, they may go out for bid. He felt the price offered by Walters Zackria Associates was fair.

Abbas Zackria, principal architect for Walters Zackria Associates, recalled that after meeting with Town Staff, the firm developed a schematic design for the proposed public safety building. This meant they reviewed the existing building, conditions, and facilities. From that point, the firm focused on programming, which determined the size of the building the Town would need.

Once programming is complete, the firm began schematic design, which included the floor plan, elevations, sections, Site Plan, and phasing plan. The proposed building will

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need to meet all the Town's needs on the site. The scope of the entire project includes renderings, elevations, a budget estimate, presentations to Town Staff, and presentations to the Commission.

Mr. Zackria estimated this process would take six to eight months to complete. The firm has broken the project down into phases and outlined the number of hours they expect those phases to take. The Commission will know what is planned and will be able to decide how to fund the project.

Mayor Malkoon requested clarification of how the project would move forward. Mr. Zackria replied that because the project is likely to exceed the limit for CCNA projects, the Town could either issue an RFQ to which more firms may respond or allow Walters Zackria Associates to prepare a design criteria package. A designer and builder would prepare the construction documents, permitting, and construction.

Deputy Town Manager/Public Works Director Rubach further clarified that the CCNA process does not guarantee Walters Zackria Associates any additional work beyond the conceptual phase. The contract proposed at today's meeting is the first incremental step in the process of designing the building.

Commissioner DeNapoli asked if the contract is for roughly \$200,000 for a conceptual drawing. Mr. Zackria replied that the contract includes a needs assessment, programming, conceptual floor plan, elevations, renderings, Site Plan, paving plan, budget, and consensus-building presentations. The next step would be turning these preparations into construction documents. He estimated that these documents are typically 10% to 12% of a construction budget, characterizing the \$200,000 cost as a down payment.

Commissioner DeNapoli asked if Walters Zackria Associates would also provide the architectural plans. Mr. Zackria replied that because the public safety building project exceeds the threshold for CCNA, the firm would not be allowed to proceed with that project until the Town has issued an RFQ. The firm would then compete for the RFQ. If the firm is not selected by the RFQ process, the Town would own the conceptual plans they prepared under contract.

Commissioner DeNapoli asked if Walters Zackria Associates also builds projects. Mr. Zackria replied that while the firm may team up with a contractor for design build services, they are an architectural firm rather than a builder. They would provide conceptual and architectural planning.

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Commissioner DeNapoli requested more information on the presentations the firm would make to Town Staff and the Commission. Mr. Zackria explained that the firm's proposal includes the preparation of a presentation to Staff and the Commission after every task is completed, beginning with the needs assessment. He estimated that this would mean they would make a presentation roughly every two months. This provides an opportunity for the Commission and the community to have input on the process.

Commissioner DeNapoli noted that the line item cost for these presentations does not include the cost of creating the concept, as the firm is compensated elsewhere in the contract for that work. Mr. Zackria reiterated that after each process, the firm prepares a PowerPoint presentation for the Commission, as well as for community meetings throughout the process.

Commissioner DeNapoli recalled that Walters Zackria Associates had consulted on a Broward Sheriff's Office (BSO) project, which has current cost estimates of over \$73 million. He requested clarification of the type of services the firm would provide the Town. Deputy Town Manager/Public Works Director Rubach explained that the stage covered by this proposed contract precedes the design bid build stage. When it is complete, the Town may choose to undertake the design build process or issue an RFQ.

Commissioner DeNapoli commented that most of the problems with the BSO project seemed to be related to rushing that project, which meant a faster method was used but more risks were part of that method. Deputy Town Manager/Public Works Director Rubach agreed that this can be a symptom of "project creep," noting that the Town has had success in preventing this from happening.

Commissioner DeNapoli continued that he had heard the project's building phase estimated at roughly \$10 million. Mr. Zackria advised that this was not a realistic estimate for the public safety building project, and that the cost would be higher.

Commissioner DeNapoli stated that he was not in favor of spending \$200,000 on the project before the Town knows how they will pay for it. He pointed out that the Town does not yet know what entity will be providing fire services in two years. He also expressed concern with the cost of the project, pointing out that the Town's entire budget was \$26 million for fiscal year (FY) 2025.

Deputy Town Manager/Public Works Director Rubach recalled that during individual budget discussions with the Commissioners, Staff had spoken about costs.

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Commissioner DeNapoli did not agree, characterizing these discussions as Staff providing ideas without a plan in place to pay for the project.

Town Manager Linda Connors emphasized that when the Town makes plans for a project such as the public safety building and the Commission requests cost estimates, it costs money to hire firms with sufficient expertise to prepare a plan with the necessary data to develop an educated estimate on how to pay for that project. She explained that if the Town wants to know how much the building will cost without guessing at that cost, it will be necessary to look at what is actually needed for that project.

Town Manager Connors continued that she had spoken with all the individual Commissioners outside of regular meetings to discuss ideas on how the Town might pay for the project. Because the Town has a relatively small budget, they would not be able to pay for a \$10 million or more building without action such as taking out a loan. She was not certain, however, of the specifics of what that loan might be.

Commissioner DeNapoli stated that Town Staff would be able to determine the impact of a \$10 million project on the Town's budget, either through millage rate increases or through borrowing the money. This would allow the Commission to decide whether or not they would like to proceed with the project. He did not feel it was necessary to spend roughly \$200,000 on the contract in order to determine how to proceed.

Deputy Town Manager/Public Works Director Rubach recalled that when Staff first began looking at the process, they were anticipating a \$1.2 to \$1.4 million payment per year. Commissioner DeNapoli asserted that he was willing to make a motion that would require this information in writing before proceeding further with the public safety building project, as well as requiring a draft budget for different mechanisms that could be used to pay for at least \$10 million in costs. He added that he would also like to consider a motion requiring multiple RFQs on the project.

Town Manager Connors advised that she had provided information that the Town's investments are bringing in at least \$500,000/year. The Fire fee is \$300,000. The Building Department would also be included in the public safety building, which would mean \$200,000 from the Building Fund could be used toward the project as well. This would bring the estimated funds at this point to \$1 million.

Town Manager Connors continued that the Parking Fund generates approximately \$2 million/year. This could provide additional funds of up to \$1 million. She pointed out,

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however, that she was not comfortable putting these terms into writing when the Town does not yet know the amount of the loan that would be necessary.

Commissioner DeNapoli stated again that he would like to see a model of what \$10 million in costs would include. Deputy Town Manager/Public Works Director Rubach recalled that as of January 13, 2025, he had requested the costs associated with a \$15 million loan over both a 15- and a 20-year period. The costs over 20 years would be between \$1.18 and \$1.22 million, while the costs over 15 years would be between \$1.42 and 1.46 million. He noted that these figures were presented in writing from a bank, based on interest rates estimated between 4.75% and 5.15%. Commissioner DeNapoli requested written clarification of the impact these estimates would have on the Town's millage rate.

Vice Mayor Strauss commented that the Town's current public safety building is antiquated and needs to be upgraded. He added that he understood the proposed contract to be a necessary step before seeking RFQs for design and plans for the project. For \$200,000, Walters Zackria Associates would tell the Town what is needed for the new building, as well as what is needed in order to issue an RFQ for its design.

Vice Mayor Strauss noted that regardless of the budget needed for the new building, the Town needed to take this step, which will ultimately include an estimated cost of the project. The next step would be issuance of an RFQ for the design phase, followed by bids on construction.

Vice Mayor Strauss concluded that he was committed to the public safety building project, and noted that the Town Manager cannot provide an estimate for the project's costs without knowing what the project must include. He added that whether these concerns are discussed by the Commission from the dais or in writing, either discussion would be a matter of public record. He emphasized the necessity of this step of the project once more.

Vice Mayor Strauss requested clarification of the time it had taken for the Town to proceed from the initiation of this phase of the project to the inclusion of the proposed contract on tonight's Agenda. Deputy Town Manager/Public Works Director Rubach estimated the time frame as several months. He also noted that if the Commission wished to undertake this process again, it would likely take at least two to three months to prepare documents, issue an RFQ, rank the respondents, and bring the results back to the Commission.

Deputy Town Manager/Public Works Director Rubach asked for clarification of how the process could proceed without running afoul of the State Statute. Town Attorney

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Trevarthen advised that the Town could issue a single RFQ for only the architectural services associated with the public safety building rather than the earlier RFQ which addressed a broader range of architectural services. Respondents would then provide their qualifications without a price. Staff would rank these responses and bring them back to the Commission for approval. She noted that this was the process undertaken in November 2024 when Walters Zackria Associates was selected.

Town Attorney Trevarthen concluded that once a respondent has been approved by the Commission, there would then be negotiation of price.

Vice Mayor Strauss characterized the firm as acting as a consultant to provide the Commission with an idea of what they will need for the public safety building in order to issue an RFQ. Deputy Town Manager/Public Works Director Rubach added that due to the anticipated expense of the project, Staff recommended taking this step rather than moving directly to the design phase. This phase would be a small piece of a substantially larger project, intended to help the Commission's understanding of what they will need for the RFQ.

Deputy Town Manager/Public Works Director Rubach added that Staff had not brought forward an RFQ for the design phase, but was bringing forward this phase instead, in order to prevent "sticker shock" when the Commission saw the proposed cost of the structure. He felt this incremental approach would make it easier for the Commission to make decisions on larger numbers.

Vice Mayor Strauss also pointed out that including this phase of the project would help reduce or minimize the need for change orders in the future by providing a clear idea of what the Town would need for the public safety building and what the Commission could expect in the cost. Deputy Town Manager/Public Works Director Rubach also recalled that during his tenure with the Town, the Town has not gone over budget on a project.

Vice Mayor Strauss concluded that he was in favor of proceeding with this phase of the project, as he did not want to continue to postpone the process and wanted to have some idea of its anticipated costs. He again described this phase as a necessary step in the project in order to determine expenses moving forward.

Mayor Malkoon requested confirmation that tonight's Item was included in the current budget. Deputy Town Manager/Public Works Director Rubach confirmed this, also noting that the Town has sold the engine of one of its fire trucks for \$100,000 and the engines of older pieces of equipment for several thousand dollars apiece.

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Commissioner Pouloupoulos agreed that the public safety building is likely to be the largest project this Commission will address, and emphasized its importance. He added that prior to tonight's meeting, he had believed that the project would cost roughly \$10 to \$12 million. He agreed with both Commissioner DeNapoli and the Vice Mayor, as he felt the Town should determine, in writing, how they would pay for the project before proceeding.

Commissioner Pouloupoulos continued that the project has been discussed in public settings, and asked if this, as well as the possibility of changing fire services providers in the future, affected the initial step of the project. He pointed out that the engines of different fire vehicles have different sizes, which may need to be taken into consideration. He also asked if, should the Town use a different architectural firm for the design process, that firm might decline to use Walters Zackria Associates' initial work and request that the Town instead proceed with the new firm's renderings.

Mr. Zackria described the process as preparing for the Town's next consultant, who would be selected through the RFQ process. That firm would use the work completed by Walters Zackria Associates to move into the next step. The Town would inform that firm that they do not want the work done before them to be disregarded.

Deputy Town Manager/Public Works Director Rubach addressed the specifications of the building for the Town's next fire services provider, stating that this service was likely to operate in a similar manner to the current provider, using one rescue and one engine apparatus. The existing building is not appropriately sized for modern equipment standards.

Commissioner Pouloupoulos explained that he wished to ensure the format for the public safety building will accommodate various sizes and types of these vehicles. Mr. Zackria advised that the firm can use the current vehicles used by Pompano Beach Fire Rescue (PBFR) as the basis for the building's design, or they can design for larger pieces of equipment in order to ensure they would fit into the building. Either step would be part of the firm's due diligence.

Mayor Malkoon asked what specifications the firm would consider when preparing the proposed design. Mr. Zackria replied that these would include the existing facility and its staffing, as well as the current apparatus, when preparing a needs assessment and programming. The programming would determine the size of the building.

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Commissioner Graziano asked if Walters Zackria Associates would act as the Town's consultant or as their architect under the proposed contract. Mr. Zackria advised that these are essentially the same. Commissioner Graziano explained that the contract states documents prepared by the architect would remain the property of the architect. Mr. Zackria noted that this was standard contractual language.

Commissioner Graziano emphasized the magnitude of the project for the Town, asserting that while he is in favor of upgrading the Town's current building, he was not certain that it should be torn down due to recent developments related to the fire services contract. He pointed out that the Town may select a provider that may not want to use a Town building if they can guarantee the same response time without it. He was also concerned with the suggestion that the project may cost more than \$10 million.

Commissioner Graziano concluded that the Town may not be prepared to move forward on the public safety building project, and Town residents may want the opportunity to respond. He suggested that there should be more discussions of this issue before making a decision on how to proceed.

Deputy Town Manager/Public Works Director Rubach noted that the public will have multiple opportunities to provide input over the course of the project, emphasizing the role of resident input in Town business. While there may ultimately be a decision to shrink the project, the Town needs a starting figure so they can determine how to pay for it. He echoed the Town Manager's earlier mention of using the Parking Fund, investment money, and fire fees to cover the costs of this proposed phase.

Deputy Town Manager/Public Works Director Rubach added that the process is likely to take several months, which will provide Staff with time to provide the Commission with estimated costs and how to pay for them. The construction phase was unlikely to begin prior to at least two years.

Commissioner Graziano again noted that the architect will own the designs provided during the phase. Mr. Zackria explained that the continuing services contract states the Town would own the designs. Town Attorney Trevarthen advised that the contract approved by the Town in November 2024, when the firm was selected as one of the professional services under the CCNA process, includes several additional provisions which are not reflected in the work authorization before the Commission tonight. She emphasized that Staff would not recommend the execution of a contract which resulted in the Town not owning the documents provided by that work.

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Mayor Malkoon asked what would happen if the Town's next fire services provider indicates they would not need a public safety building in Lauderdale-By-The-Sea in order to service the Town. Deputy Town Manager/Public Works Director Rubach replied that if conceptual plans are provided, it is much easier to remove aspects of those plans than aspects of a complete building design.

Commissioner Poulopoulos asked what number Mr. Zackria had in mind when he had indicated that \$10 million would be insufficient to fund the project. Mr. Zackria cited the example of a combination town hall and Police station constructed in 2003 as costing roughly \$10 million in today's dollars. The Town's proposed project would also include a fire services component, which would raise the costs further. He concluded that the schematic design process would help estimate the project's cost.

Commissioner Poulopoulos also asked if fire service considerations were more or less than 50% of the project's build. Mr. Zackria replied that these components would constitute 50%, and confirmed that they would be more expensive than non-specialized aspects.

Commissioner Poulopoulos also recalled that the initial conceptual design process would take roughly six to eight months, followed by architectural and permitting phases that may take up to two years. He concluded that he would like to see different concepts for financing the project as well.

Commissioner DeNapoli asked why the Town had limited itself to a single architect when voting on the preferred list of providers in fall 2024. Town Attorney Trevarthen replied that the Town administration sought procurement of several different services, ultimately bringing the selected providers forward.

Commissioner DeNapoli asked if it would be legally possible for the Town to issue a separate single RFQ for architectural services only. Town Attorney Trevarthen confirmed that she was not aware of anything that would preclude the Town from deciding not to enter into a continuing services contract with an existing provider and instead seeking additional options through the RFQ process.

Commissioner DeNapoli noted that the Town will need to know the requirements of its future fire services provider, and asked how this would be addressed in the schematic phase. Mr. Zackria replied that there are certain standards for different apparatus. Town Manager Connors clarified that the vehicle which cannot fit into the existing building is owned by the Town rather than by PBFR, and was used by the Town's Volunteer Fire

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Department (VFD) before the change in services to PBFR. This apparatus is new and is not expected to change.

Mr. Zackria continued that the firm would take the appropriate standard for the Town into consideration, as well as the likelihood that apparatus will continue to grow in size in the future. The schematic may estimate this future growth when preparing the plans in order to ensure the building does not quickly become obsolete.

Commissioner DeNapoli stated that he did not think the proposed schematic design was the first step of the process: he felt the first step should be to see models of the impact of the project's costs on the Town's budget. He recalled that the public safety building was discussed at the July 9, 2024 Commission meeting, with estimated costs at that time listed at roughly \$10 million. He reiterated that he wished to see potential ways to pay for the project brought before the Commission in writing.

Commissioner DeNapoli continued that before voting to commit any funds to the public safety building project, he wished to see a "total package" on the item, including options for its financing. He requested a memo from the Town Manager which would lay out potential methods of financing the project before dedicating any money to it.

Commissioner DeNapoli made a motion that, before proceeding any further on the topic of a new public safety building, the Commission see a written draft budget from the Town Manager, within a month or so, for different mechanisms that pay for \$10 million, \$15 million, or \$20 million in costs.

Commissioner DeNapoli added that he had not realized, in September 2024, that the Town was selecting a single architectural firm for its future purposes, and felt this should not be done if there is a legal mechanism to do otherwise.

Deputy Town Manager/Public Works Director Rubach clarified that had Walters Zackria Associates not been a highly qualified firm, the Town would have issued an RFQ for the services needed. He emphasized that the firm has a substantial background in public safety buildings which more than qualified them for the job.

Vice Mayor Strauss felt asking to see how much the Town may spend on the project before having a firm begin the process was premature, pointing out that the intent of retaining Walters Zackria Associates was to determine these costs. This early step of the process would allow the Town Manager to provide a figure based on substance, as well as a plan on how to pay for the project. This plan would then be presented to the

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Commission so they can choose the best way to proceed. They may also agree that the costs are too high and they do not wish to move forward.

Vice Mayor Strauss continued that even if future fire services may come from outside the Town, there is still a need for a facility to house BSO's presence in the Town. He concluded that he did not understand why the Commission would not move forward on this particular phase of the process.

Mayor Malkoon asked if the projected new public safety building would also require the use of the space behind it, which is currently occupied by an apartment building. Mr. Zackria replied that he did not know at this time, explaining that one aspect of the scope of work would be consideration of a phasing plan that allows operations to continue during the construction phase.

Commissioner Poulopoulos stated that Mr. Zackria had indicated that the full project would be significantly more expensive than the \$10 million estimate previously discussed. His issue was with spending \$200,000 on one early phase of a project the Town may not be able to afford. He did not feel it was appropriate for a municipality of Lauderdale-By-The-Sea's size to spend \$20 million, for example, on a public safety building.

Commissioner Poulopoulos asked if the Town has ever taken out bonds in the past. Deputy Town Manager/Public Works Director Rubach replied that the Town did this in the early 2000s. Town Manager Connors further clarified that these bonds financed infrastructure improvements and loans for a parking lot.

Deputy Town Manager/Public Works Director Rubach added that the \$10 million figure was first proposed by consultant Matrix, which performed a study for the Town in 2020.

Commissioner Poulopoulos concluded that his concern was that the Town would spend \$200,000 and eight months to arrive at an estimated cost that no one knows how to budget for. He recommended modeling the project for \$10, \$15, and \$20 million, then figuring out how to pay for it, before proceeding.

Deputy Town Manager/Public Works Director Rubach proposed that if a majority of the Commission approves Walters Zackria Associates, they could approve the Item, contingent upon receiving those financing numbers. Commissioner Poulopoulos stated that this was acceptable to him. Deputy Town Manager/Public Works Director Rubach added that if the Commission gave this approval, the Town would already have a consultant on board when the modeling numbers become available.

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Commissioner Pouloupoulos suggested making whether or not to proceed with the project contingent upon another vote of the Commission. He concluded that he was not comfortable with the project and also wished to see modeling, based on tonight's discussion, of possible methods to pay for it. He asked to see this information in writing.

Commissioner DeNapoli pointed out that Florida's new homestead exemption legislation is expected to have an impact of \$300,000 to \$500,000 on the Town. He reiterated that it would cost the Town nothing to wait one to two months on modeling information, and was not in favor of a vote tonight on who to select before that information is provided.

Mayor Malkoon asked if this was intended as a motion to table the Item to a date certain. Commissioner DeNapoli replied that he did not wish to specify a date certain, as he was not sure how long it would take to compile the requested projections.

Commissioner DeNapoli also asked if the Town is legally permitted to issue RFQs for other architects, adding that he was not certain having only one prospective architect would put the Town in a favorable negotiating position. Town Manager Connors explained that negotiation is not permitted under the CCNA process. Commissioner DeNapoli stated that if the Town does not proceed with Walters Zackria Associates, he understood the Town Attorney to have indicated that the Town may issue an RFQ to other architects, to whom Staff would then speak.

Town Manager Connors advised that the only reason numbers were brought forward for the Item tonight is because the Town already had an agreement in place with Walters Zackria Associates through the CCNA process. Commissioner DeNapoli asserted that he wished to determine if there is a way around that process.

Town Attorney Trevarthen explained that what she had suggested was not "a way around" the CCNA process, but revisiting that process. The agreement at the end of the process had led to the agreement to retain Walters Zackria Associates in November 2024.

Commissioner DeNapoli reiterated that he did not wish to proceed at this time before seeing models of how the proposed project would be financed. He was in favor of tabling the Item and returning to it at a later date.

Town Attorney Trevarthen advised again that the Town may revisit the CCNA process by issuing an RFQ for architectural services only, allowing time for response, and ranking the respondents. Once the top-ranked respondent has been ranked, the recommendation

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would be brought before the Commission, after which time Town Staff could engage in executing the contract. She emphasized that the process would be exactly the same as the process used in fall of 2024.

Commissioner DeNapoli stated that he felt the Commission should leave the possibility of revisiting the process open at tonight's meeting.

Commissioner Graziano asked if the Town can consider hiring Walters Zackria Associates as a consultant. Town Manager Connors replied that certain types of firms, including engineering and architecture, fall under the CCNA process, which is dictated by the Florida Legislature. She cannot hire a firm outside of that process, which is required of every municipality in Florida.

Town Attorney Trevarthen noted that the Town does have control over the scope of work. Staff has brought forward a scope that allows the Town to see early information and avoid wasting money later. She did not know if it would be possible to further limit the scope of work and still get the same information.

Mr. Zackria advised that the terms "architect" and "consultant" in this case are synonymous. Commissioner Graziano disagreed, asserting that a consultant does not have to be an architect. Mr. Zackria explained that as architect, he would be acting as an advisor to the Commission. Commissioner Graziano stated that this was not acceptable to him, as it required the Town to use the CCNA process.

Vice Mayor Strauss pointed out that no matter the size of the project's budget, it would not be paid for in a single budget year, but would be paid for over time. He also noted that if the Town revisits the CCNA process as proposed, they would eventually return to this same point, only some months later.

Commissioner Pouloupoulos again proposed modeling of different costs, at \$10, \$15, and \$20 million increments, using different levels of financing as well as monies from various funds. He was in favor of placing this information before the public due to the magnitude of the project so the Town's taxpayers are aware of what is coming.

With regard to the RFQ, Commissioner Pouloupoulos advised that while he preferred the request for proposal (RFP) process to the RFQ process, he acknowledged that the Town's hands are tied due to the actions of the Florida Legislature. He concluded that he did not want to delay the project significantly, and hoped to resolve this issue after reviewing the modeling information requested.

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Deputy Town Manager/Public Works Director Rubach advised that restarting the RFQ process is likely to take three months, followed by roughly eight months for the conclusion of the study. This would add nearly a year to the time frame, and it may also be necessary to revisit the figures, as interest rates and other aspects may have changed by then.

Commissioner DeNapoli stated again that the Commission should table Resolution 2025-13 until modeling information has been provided.

Town Manager Connors explained that her concern about modeling is that the \$10 to \$12 million figure was based on a study conducted in 2020. The Town can undertake a study to model options for a cost of \$15 million or \$20 million; however, these options could differ significantly from the options provided at \$10 million. She expressed concern that if these figures are provided to the Commission and the public, they could result in a false idea of what it might cost to construct the building.

Town Manager Connors continued that Walters Zackria Associates' portion of the overall cost of the project is estimated at 1% or less of the total cost of constructing a building. This would present the Commission with a clearer idea of what the modeling might be.

Mayor Malkoon advised that at this time, the Commission is requesting that a 15-year cost estimate be provided for a larger number, such as \$20 million, to show what options could be used to finance the project. Town Manager Connors concluded that the information provided would not be based on fact, and could discourage the public from building a necessary project due to the costs.

Town Manager Connors recommended modeling the \$15 million possible cost. Commissioner DeNapoli asserted that he would like to see different options.

Commissioner DeNapoli made a motion to table this Resolution tonight and, before proceeding further on the topic, to see a written draft model from the Town Manager within the next two months for different mechanisms, including the impact through a loan, millage rate, or bond issuance, based on current lending rates.

Town Manager Connors expressed concern that this could give the impression that the Town plans to increase its millage rate. Commissioner DeNapoli did not agree, stating that there would be no way to pay for a public safety building without using one of the three methods he had cited.

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It was clarified that Commissioner DeNapoli had made a previous **motion** which must be addressed first. That **motion** had requested a written draft budget from Town Staff. The Commissioner now had the opportunity to either amend or withdraw that earlier **motion**.

Commissioner DeNapoli restated his **motion** as follows: **motion to table the Resolution tonight before we proceed with anything further on this topic of a public safety building, and we see a written draft model from the Town Manager within two months for different mechanisms, whether it be a loan, millage rate, or bond issuance, based on current lending rates, that pays for \$10 million, \$15 million, \$20 million, \$25 million in costs.**

Commissioner Pouloupoulos seconded the motion. Motion carried 5-0.

The Commission took a brief recess at this time.

7. PUBLIC SAFETY DISCUSSION

None.

The following Item was taken out of order on the Agenda.

11. CONSENT AGENDA

a. Special Event Application: Zen Pike Mindful Market March 22, 2025

Vice Chair Strauss made a motion, seconded by Commissioner Pouloupoulos, to approve. Motion carried 5-0.

8. TOWN MANAGER REPORT

a. Town Manager Report

None.

9. TOWN ATTORNEY REPORT

None.

10. APPROVAL OF MINUTES

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a. Approval of Minutes for the January 28, 2025 Meeting

Commissioner Graziano made a motion, seconded by Commissioner Poulopoulos, to approve. Motion carried 5-0.

12. OLD BUSINESS

None.

13. NEW BUSINESS

- a. Resolution 2025-15: A RESOLUTION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, SELECTING DECKARD TECHNOLOGIES, INC., FOR SHORT-TERM RENTAL MONITORING SOFTWARE SERVICES PURSUANT TO REQUEST FOR PROPOSAL NO. 2024-09-01; AUTHORIZING THE TOWN MANAGER TO EXECUTE A MULTI-YEAR AGREEMENT IN AN AMOUNT NOT TO EXCEED \$120,873.18; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

At this time Mayor Malkoon opened public comment, which he closed upon receiving no input.

Development Services Director Jhanelle Campbell advised that the acquisition of short-term rental monitoring software reflects the Town's goal of improving compliance with Code by addressing short-term and vacation rental properties. The software will increase data accuracy and provide better rental activity tracking.

The Town received three qualified bids for its RFP, with Deckard Technologies ranked first. Throughout the evaluation process, the committee considered technical expertise, real-time data monitoring, compliance enforcement tools, integration with Town systems, and cost-effectiveness.

The technology monitors 10,000 websites daily, identifies future bookings in real time, and is currently being used in over 300 municipalities. One of these, the South Padre Island community, was able to improve compliance from 72% to 92% within six months of the software's implementation.

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The software's compliance and enforcement tools include:

- Automated violation detection, which instantly flags non-compliant listings
- Targeted outreach, with the goal of increasing compliance by 50% within six months
- Integrated with Broward County data to ensure proper property tracking

The software also tracks short-term and vacation rental revenue, occupancy, and violations, which will help the Town implement its short-term and vacation rental policy. The software also integrates with geographic information systems (GIS) data, which will improve the accuracy of the Town's vacation rental map.

In year one, the software will cost \$21,875. The proposed total contract would be for five years and would not exceed \$120,873.18. Staff requests approval of Resolution 2025-15.

Mayor Malkoon recalled that during the recent election season, residents had expressed concern with vacation rental properties in the Town. He also noted that at a previous meeting, Staff had reported a decrease in the number of vacation rentals. Development Services Director Campbell confirmed that the volume of vacation rental applications has decreased; however, this does not mean that properties are not operating without a license.

Mayor Malkoon asked if Staff expects the software to provide the value associated with its cost in the first year. Development Services Director Campbell advised that the software consistently tracks 10,000 sites, which would be very difficult to achieve with manpower alone. She felt this service alone made the software worthwhile.

Development Services Director Campbell continued that another benefit of the software is that it tracks websites at different times per day and multiple times per week. This means if a non-compliant property changes its advertising, then changes it back, the software would catch this violation.

Commissioner DeNapoli noted that while the backup materials list one- and five-year terms for the software, the Resolution itself cites a three-year term with the option to renew for two additional one-year terms. Development Services Director Campbell confirmed that the time frame is five years, with a three-year term and two one-year renewals. There is also a 5% escalator for every year. Commissioner DeNapoli suggested that this be included in the Resolution's language.

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Commissioner DeNapoli also requested clarification of how many vacation rentals are located in Lauderdale-By-The-Sea. Development Services Director Campbell replied that 144 such properties are accounted for. Commissioner DeNapoli asked if less expensive software is available for a municipality of the Town's size.

Development Services Director Campbell explained that one reason Staff had preferred the Deckard Technologies software is that its charge is determined per property rather than taking a "one size fits all" approach to the Town. Commissioner DeNapoli stated that the software seemed very expensive for a municipality of this size. Development Services Director Campbell also noted that the proposed software came in under the budget approved for this technology. Other software providers did not offer the same features.

Commissioner DeNapoli asked how the Town would withdraw from the contract if they do not like it. Development Services Director Campbell replied that the contract can be canceled at any time without penalty. Commissioner DeNapoli concluded that he found the software expensive.

Commissioner Pouloupoulos also felt the software was expensive, pointing out that he had believed it to be purchased with a one-time up-front fee rather than an annual fee of over \$20,000. He concluded that the expense was too much.

Commissioner Graziano asked how much the Town would be saving by using software rather than having employees do its work. Development Services Director Campbell replied that she did not have an estimate for this, as she did not know how many websites include vacation rental information. Commissioner Graziano advised that the software would eliminate a great deal of hourly work.

Commissioner Graziano asked if it would be appropriate to "try to get more" from the software provider. Development Services Director Campbell stated that the Deckard Technologies software was the most robust of the bids received for its price.

Commissioner Graziano also asked if it is possible to increase the Town's fees with regard to short-term and vacation rentals. Development Services Director Campbell explained that the Town increased its fees in December 2024. The Town is also required to keep these fees at a reasonable rate, which Mayor Malkoon noted is the \$750 charge.

Commissioner Graziano concluded that he felt Staff needs the software, and expected it to catch outlying properties and save Staff the work. While he was concerned with the price, he felt it would be worth the cost.

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Mayor Malkoon commented that review of 10,000 websites seemed excessive.

Vice Mayor Strauss stated that he felt the software would pay for itself; if this is not the case within the first year of its use, it could be cancelled. He also recalled there have been Town meetings on the topic of vacation and short-term rentals, and implementing the software would fulfill a promise the Commission has made to residents by asserting more control over those properties. He concluded that the proposed software would provide what the community wanted, and he did not see a downside to the proposal.

Commissioner DeNapoli asked if Staff had inquired whether or not Deckard Technologies offered different versions of its software. Development Services Director Campbell replied that the proposed plan was the one submitted in response to the bid. Commissioner DeNapoli suggested that Staff contact the company and ask if there is a less expensive version better suited to the Town's size. The Resolution could then be brought back to the Commission at a later date.

Town Attorney Trevarthen pointed out that the Town issued an RFP with certain requisites, and a competitive range of entities responded to that bid. She was not certain that it would be legally possible for the Town to change what it would be getting from the company without another procurement process. Commissioner DeNapoli stated that the Town should ask the question, as he felt there was a disparity in what larger municipalities and the Town would need. Mayor Malkoon advised that the company's response was based on what the Town had requested.

Commissioner Graziano stated that he agreed with the Vice Mayor's comments.

Commissioner Poulopoulos noted that the RFP bid lists a base price which delineates the cost of each component of the software, including options that would require additional costs. He concluded that the Town has requested only the base price with no add-ons, and while he did not like the price, the contract can be cancelled if the product is not satisfactory.

Commissioner DeNapoli also addressed the RFP, noting that the document mentions compliance monitoring based on an estimated 375 short-term rental properties. He asked why this figure was selected, as the Town has only 144 such properties. Town Attorney Trevarthen observed that the proposed software estimates the Town has 375 short-term rental properties, not all of whom are currently registered, who would be brought into compliance by the software.

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Commissioner DeNapoli asked if there is a plan that would address only 144 short-term or vacation rentals. Development Services Director Campbell explained that once the sites have been scrubbed by the software, Staff would validate the list to determine which properties are in violation. The 375 figure was based on Deckerd Technologies' initial scan of the Town.

Commissioner DeNapoli continued that his concern was that the Town not overpay for services, and he did not see a reference to the Town's size in the response. It was noted that this reference was included.

Mayor Malkoon recommended that questions be addressed directly to the Development Services Director in advance of Commission meetings in the future.

Commissioner Graziano made a motion, seconded by Vice Mayor Strauss, to approve. Motion carried 5-0.

b. Resolution 2025-16: A RESOLUTION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, SELECTING FIRST CHOICE DIGITAL, INC. FOR DOCUMENT IMAGING SERVICES PURSUANT TO REQUEST FOR PROPOSAL NO. 2024-09-02; AUTHORIZING THE TOWN MANAGER TO EXECUTE A MULTI-YEAR AGREEMENT IN AN AMOUNT NOT TO EXCEED \$150,000; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

At this time Mayor Malkoon opened public comment, which he closed upon receiving no input.

Development Services Director Campbell stated that the goal of this RFP was to acquire services that will digitize, index, and securely store the Town's official building permit records. The Town received six responses to the RFP, of which only three met the document's requirements.

The criteria used to review the RFPs involved a weighted ranking system. Development Services Director Campbell reviewed the average scores for each response, adding that one key factor in the evaluation was attention to detail for the project's success. First Choice Digital, Inc. was selected because they met all RFP requirements, had experienced personnel with a strong track record, and offered a cost-effective solution as well as advanced technology for secure document management. The system will

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integrate with the Town's current official record-keeping system. Staff requests approval of the Resolution awarding the contract to First Choice Digital.

Commissioner Graziano made a motion, seconded by Vice Mayor Strauss, to approve. Motion carried 5-0.

14. COMMISSIONER PRESENTATIONS

None.

15. COMMISSIONER COMMENTS

Commissioner DeNapoli suggested that the Town explore the possibility of expanding the time frame in which backup materials are provided for Commission meetings, as it can be difficult to adequately review all items within only a few days. He felt one additional day could make a difference.

Commissioner DeNapoli also recalled that when the Commission voted on the Town Manager's salary at the January 28, 2025 meeting, the formula used to calculate that salary typically lends itself to "a backed-in percentage" or a certain score. He advised that it is the Commission's choice rather than a contractual obligation to apply that formula to the contract, and should not establish a precedent of matching scores to raises.

Commissioner Graziano requested that during budget discussions, he would like the Commission to discuss the Resolution which provides Commissioners with an annual Cost of Living Adjustment (COLA).

It was determined that there was consensus among the Commissioners to bring forward this Resolution for discussion.

Vice Mayor Strauss wished all present a happy Valentine's Day.

Mayor Malkoon stated that while recent meetings have been lengthy, the Commission has held productive and detailed discussions. He thanked the Commissioners, Staff, and residents for their kindness and consideration during a recent health concern.

16. ORDINANCES 1ST READING

None.

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17. ORDINANCES 2ND READING

None.

18. RESOLUTIONS – PUBLIC COMMENTS

- a. Resolution 2025-07 – A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, APPROVING AN OPEN-ENDED MASTER EQUITY LEASE AGREEMENT WITH ENTERPRISE FLEET MANAGEMENT, INC. FOR LEASE OF VEHICLES, UTILIZING SOURCEWELL CONTRACT NO. 030122-EFM; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE AGREEMENT; AUTHORIZING THE LEASE OF THREE (3) VEHICLES FOR FISCAL YEAR 2025; PROVIDING FOR IMPLEMENTATION AND FOR AN EFFECTIVE DATE.

At this time Mayor Malkoon opened public comment, which he closed upon receiving no input.

Deputy Town Manager/Public Works Director Rubach explained that this Resolution includes two parts: approving a master lease agreement which will replace the lease of two Town vehicles, one of which is being downsized. A vehicle is also being added to Code Compliance at a cost of \$7595.52, as that Department now has additional staff. All three purchases will be made using Enterprise Fund dollars.

Vice Mayor Strauss made a motion, seconded by Commissioner Pouloupoulos, to approve. Motion carried 5-0.

- b. Resolution 2025-10: A RESOLUTION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, APPROVING A LOCALLY FUNDED AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR ROADWAY ENHANCEMENTS ALONG SR-A1A FROM FLAMINGO AVENUE TO PINE AVENUE IN CONJUNCTION WITH THE FDOT RESURFACING PROJECT; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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At this time Mayor Malkoon opened public comment, which he closed upon receiving no input.

Deputy Town Manager/Public Works Director Rubach stated that this Resolution is for a locally funded agreement (LFA) to pay for upgrades to the roadways cited above. When the Florida Department of Transportation (FDOT) performs any work on a roadway that is above and beyond paving and striping, local communities must pay for those improvements.

The Town installed a lighted crosswalk three years ago, which now requires replacement at the Town's expense. A decorative crosswalk on the north side of A1A will also require removal of decorative pavers, which are no longer allowed within crosswalks.

The cost of the proposed improvements is \$244,045. The Town has budgeted \$250,000 toward this project.

Vice Mayor Strauss asked if there is any work the Town should undertake before paving begins, such as installing pipe. Deputy Town Manager/Public Works Director Rubach advised that the Town's infrastructure is currently satisfactory, with pipelines running beneath the crosswalks.

FDOT will also address any sidewalk issues as part of their project, as it is the owner of those facilities on A1A. They have been asked to replace some of the squares or trip hazards.

Vice Mayor Strauss made a motion, seconded by Commissioner Pouloupoulos, to approve. Motion carried 5-0.

- c. Resolution 2025-11 – A RESOLUTION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, APPROVING A MAINTENANCE MEMORANDUM OF AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR INSTALLATION OF ROAD IMPROVEMENTS ON A1A FROM FLAMINGO AVENUE TO PINE AVENUE TO INCLUDE IN-PAVEMENT CROSSWALK WARNING LIGHTING AT A1A AND HIBISCUS AS WELL AS PATTERNED PAVEMENT CROSSWALKS; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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At this time Mayor Malkoon opened public comment, which he closed upon receiving no input.

Deputy Town Manager/Public Works Director Rubach advised that this Resolution states the Town is responsible for the installation and maintenance of the subject improvements.

Commissioner Graziano made a motion, seconded by Vice Mayor Strauss, to approve. Motion carried 5-0.

d. Resolution 2025-12 – A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, ADOPTING THE AMENDED SCHEDULE OF PARKING FEES AND METER RATES; PROVIDING FOR CONFLICTS AND FOR AN EFFECTIVE DATE.

At this time Mayor Malkoon opened public comment, which he closed upon receiving no input.

Deputy Town Manager/Public Works Director Rubach recalled that at the January 14, 2025 Commission meeting, Commissioner Graziano proposed offering annual resident parking permits to residents of the nearby village of Sea Ranch Lakes. The price for these permits would be \$100/year and the permits would follow the same guidelines as permits purchased by Town residents.

If approved, permits for Sea Ranch Lakes residents would be effective March 3, 2025 through September 30, 2025. In subsequent years they would follow the same renewal period as residents' permits.

Mayor Malkoon advised that he had reviewed the January 14, 2025 meeting, and requested that in the future, items proposed for future Agendas not be raised during Commissioner Comments. He suggested that these instead be added as discussion items.

Mayor Malkoon continued that when he had agreed to hear this proposal, he had believed it would come back as a discussion item rather than as a Resolution. He also recalled that the motivation for this proposal, as noted at the January 14 meeting, had been to increase the number of customers using businesses in order to better support those businesses. He added that written responses from the public on this issue suggest that Sea Ranch Lakes residents are already visiting Town events and businesses.

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Mayor Malkoon recalled that a similar item was brought before the Commission a few years ago and had failed by 1-4 vote. He concluded that while he was in favor of cooperation, parking permits are a benefit for Town residents, and noted that there have been no reciprocal events or assistance from Sea Ranch Lakes.

Mayor Malkoon continued that in the past, Lauderdale-By-The-Sea had annexed Palm Club. Should the Town consider a similar effort with Sea Ranch Lakes, he pointed out that the average assessed value of properties in that community is \$1.8 million, with 31% of the village's taxes going back to the village. Their tax rate is twice the Town's rate. The average resident of Sea Ranch Lakes would save \$20,000/year on their property taxes in Lauderdale-By-The-Sea, and residents would also be eligible to use the Circuit system. He concluded that most of Sea Ranch Lakes' budget goes toward public safety, as the village has its own Police force.

Vice Mayor Strauss agreed with the Mayor's comments, noting that he had received several emails on this issue, most of which came from Sea Ranch Lakes residents who were in favor of it. Emails from Lauderdale-By-The-Sea residents, by comparison, were less favorable and suggested reciprocations such as use of the village's beach club. He concluded that the Town would see no benefit from the proposal.

Commissioner Graziano advised that he had proposed the extension of parking permits to Sea Ranch Lakes residents as a courtesy. He added that he had reached out to members of the Chamber of Commerce who had indicated they did not oppose the idea, nor did the owners of some Town businesses. He also noted that participation at the \$100 permit fee would be voluntary for Sea Ranch Lakes residents, and he felt it would provide a benefit during the off-season, particularly for restaurants.

Commissioner Graziano cited recent examples of individuals being ticketed, and concluded that he felt the proposal was common courtesy. He felt the offer would help the Town begin a new relationship with Sea Ranch Lakes.

Commissioner DeNapoli stated that he agreed with the Mayor and Vice Mayor that parking permits should be for Town residents. He suggested that the Town Attorney look into the requirements for annexation.

Town Attorney Trevarthen explained that the Town is not able to annex a separate community: residents of Sea Ranch Lakes would have to first vote to de-incorporate, at which time they would become part of Broward County. The Town could then consider the possibility of annexation.

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Commissioner Pouloupoulos advised that while he had originally been in favor of offering parking permits to Sea Ranch Lakes residents, he had changed his mind due to comments related to the Downtown area, which those residents indicated they enjoy. He pointed out that Sea Ranch Lakes had not participated in funding the Downtown renovation.

Commissioner Pouloupoulos added that Sea Ranch Lakes is not a pedestrian-friendly community, and concluded that he agreed with the Mayor's comments.

Commissioner Graziano stated that the funds spent by the Town to enhance its business community are returned to the Town by the businesses' taxes. He added that he was not advocating for annexation, but wished to allow Sea Ranch Lakes residents the option of buying a parking permit.

Commissioner Pouloupoulos pointed out that the Town has always experienced parking issues, and he preferred to keep parking spaces for residents who purchase parking passes. He also noted that parking is expensive due to its demand, and expanding the permit program would limit the supply of available parking for a relatively low price.

Commissioner Graziano made a motion to approve the Resolution to allow parking for Sea Ranch Lakes residents at \$100. [The motion died for lack of second.]

f. Resolution 2025-14 – A RESOLUTION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, APPOINTING A SECOND ALTERNATE TO THE PLANNING AND ZONING BOARD; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

At this time Mayor Malkoon opened public comment, which he closed upon receiving no input.

Mayor Malkoon advised that when appointments to Town advisory bodies are made, there should be consideration of appointing qualified individuals who may not have participated in those advisory bodies in the past.

Mayor Malkoon recommended the appointment of Ms. Simpson to the Planning and Zoning Board. There was consensus to proceed with this appointment.

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Commissioner DeNapoli made a motion, seconded by Commissioner Graziano, to appoint Ms. Simpson as second alternate. Motion carried 5-0.

19. QUASI JUDICIAL PUBLIC HEARINGS

None.

20. ADJOURNMENT

With no other business to come before the Commission at this time, the meeting was adjourned at 9:43 p.m.



Mayor Edmund Malkoon

ATTEST:



Katrina Adler, Town Clerk

2/26/2025 | 12:11 PM EST

Date