



TOWN OF LAUDERDALE-BY-THE-SEA
TOWN COMMISSION
Jarvis Hall
4505 N. Ocean Drive
Tuesday, May 27, 2025
6:30 PM

1. CALL TO ORDER, MAYOR EDMUND MALKOON

Mayor Edmund Malkoon called the meeting to order at 6:34 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, Director of Budget and Finance Lucila Lang, Assistant Director of Budget and Finance Edner St. Jean, Development Services Director Jhanelle Campbell, Assistant Development Services/Code Compliance Director Terry-Ann Boyd, Assistant to the Town Manager Courtney Easley, Events and Marketing Manager Katie Anderson, and Town Clerk Katrina Adler.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. INVOCATION

Pauline Brooks McGuinness gave the Invocation.

4. ADDITIONS, DELETIONS, DEFERRALS OF AGENDA ITEMS

None.

5. PRESENTATIONS

a. BSO Budget Presentation

Broward Sheriff's Office (BSO) Colonel Andrew Dunbar recalled that he met with Town Staff some weeks ago to discuss the reasons behind budget increases proposed for fiscal year (FY) 2025-2026. Over the last five years, BSO has seen increases in a number of trends, including employees entering and leaving the Sheriff's Office. BSO determined that its staff was underpaid at all levels in comparison to counterparts in the Tri-County area, which made it more difficult to recruit and retain both sworn and civilian employees.

Lauderdale-By-The-Sea
Regular Town Commission Meeting
May 27, 2025

To address this concern, BSO hired an outside consultant used by many Broward County municipalities for a salary study, including a targeted market study of 17 peer organizations and 150 benchmarked classifications. The overall market results showed that BSO is behind market rate.

Colonel Dunbar noted that the longer it takes to implement change, the farther behind BSO will fall. For this reason, BSO has implemented a two-year plan. He advised that Lauderdale-By-The-Sea was provided with a consideration letter including the total cost of the percentage difference, which increased from 5% to 13.2%. This increase applies to the entire consideration of services, not only to salaries.

Mayor Malkoon requested clarification of whether the 8.2% increase in budget would apply to the coming fiscal year only or the next fiscal year as well. Colonel Dunbar replied that he cannot provide a specific number for the next year, as considerations include Florida Retirement System (FRS) costs which have not yet been provided. Each municipality's costs will be different depending upon the services in their contracts.

Mayor Malkoon asked if BSO plans to undertake salary surveys on a regular basis going forward. Colonel Dunbar stated that a salary survey is recommended every five years.

Commissioner Graziano asked what incentives BSO has provided to retain its employees. Colonel Dunbar replied that there are several incentive tracks, including leadership and education. BSO is also implementing a retention unit.

Commissioner Graziano pointed out that BSO-related expenses already constitute approximately \$6.1 million of the Town's budget. He requested additional information on the Deputies who may be assigned to the Town. Colonel Dunbar advised that he cannot predict the expertise level of the Deputies who will work in Lauderdale-By-The-Sea, as this can depend upon factors such as BSO's transfer window.

Commissioner Graziano asked if the 13.2% cost applies to other communities besides Lauderdale-By-The-Sea. Colonel Dunbar confirmed that every municipality's percentage is different based upon its needs, and the 13.2% increase is based on the entire consideration and not salaries alone.

Commissioner Pouloupoulos asked how the Town's cost increase percentage compares to most other Broward municipalities over the next two years. Colonel Dunbar again stated that this depends upon what the municipalities are asking from BSO. He characterized the Town's position in this range as slightly above the midpoint.

Lauderdale-By-The-Sea
Regular Town Commission Meeting
May 27, 2025

Commissioner Poulopoulos explained that he wished to clearly understand what the Town can expect in the future in terms of its consideration. Colonel Dunbar advised that the results of the recently completed salary study will need to be implemented and evaluated across the entire organization before BSO undertakes another salary study. He pointed out that there are seven unions that bargain collectively with BSO, and that BSO also acts as a steward of taxpayer dollars.

Commissioner Poulopoulos observed that while he understood the need for the increase, his intent was to ensure that the increase is consistent with what the Town needs and can expect in return. He emphasized that public safety is a continuing priority.

Mayor Malkoon asked if BSO has reviewed its expenditures to identify potential cost-saving measures as an alternative to passing on significant increases to municipalities. Colonel Dunbar confirmed that this has been done. Mayor Malkoon concluded that he would have preferred to see the proposed increase built into the Town's contract at the time it was signed.

b. Business for the Arts Broward

Robyn Vegas, representing Business for the Arts Broward, explained that this organization is a nonprofit which encourages the business community to support art and culture. The organization has received a sponsorship to bring a new mural to Lauderdale-By-The-Sea. Florida Purchasing Agency will donate the wall and contribute to the project.

The two-story wall is located on Commercial Boulevard on the south side of the street. Five artists who are learning how to produce murals will work with a lead artist. The project's costs are estimated at \$95,000, and Business for the Arts Broward has raised all necessary funds and will donate them to the City for this use.

Community surveys were sent out earlier in the spring to allow residents and business owners to provide input on what they would like to see from the mural. The design will be presented to the Town Commission in August 2025 and painted in September and October, weather permitting. There will also be a sponsor paint day in which sponsors may participate in executing the mural.

Laurie Pratico, lead artist for the mural project, stated that she will direct the overall design, which will resemble a postcard. Responses to the survey reflected interest in a design involving the sea, sun, ocean life, Adirondack chairs, umbrellas, and more.

Lauderdale-By-The-Sea
Regular Town Commission Meeting
May 27, 2025

6. PUBLIC COMMENTS

At this time Mayor Malkoon opened public comment.

Patrick Ucci, resident, addressed public safety, advising that his wife was the victim of a recent car theft during daylight hours. He pointed out that crime has increased since the previous year, and asked what the Town and its residents can do to create a safer environment.

Linda Thompson Gonzalez, resident, stated that the state of Florida is under consideration for new offshore oil drilling. She requested that the Town Commission consider approving a Resolution in opposition to this proposal, pointing out that the Florida Legislature recently passed legislation to ban oil drilling in parts of the state. The Bureau of Ocean Energy Management's deadline for public comment on this issue is June 12, 2025.

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

7. PUBLIC SAFETY DISCUSSION

a. BSO April 2025 Public Safety Report

BSO Captain Bill Wesolowski recognized Detective Ben Koos as Employee of the Month for April 2025 for his investigation into e-bike and scooter thefts, using the Town's license plate reader (LPR) cameras to identify and apprehend the perpetrators.

Captain Wesolowski also thanked members of the Citizen Observer Patrol for their assistance during the Town's recent Easter Egg Hunt.

Captain Wesolowski further addressed auto thefts, adding that BSO can share literature on auto theft prevention with the Town for dissemination to the public. Mayor Malkoon noted that he and the Town Manager recently met with the Captain to discuss different levels of Police protection as well as public education.

Vice Mayor Strauss asked if there are enhanced penalties for vehicle thefts in comparison to bicycle thefts. Captain Wesolowski replied that any vehicle with an engine or motor is

Lauderdale-By-The-Sea
Regular Town Commission Meeting
May 27, 2025

now considered a vehicle, which can increase the charge from petty theft to grand theft or auto theft.

Vice Mayor Strauss also asked if a grant program is available to offset the cost of personal security devices such as front door cameras. Captain Wesolowski stated that he will look into this possibility.

Commissioner Pouloupoulos noted that BSO's April 2025 Public Safety Report included many concerning statistics, suggesting that many of the crimes reported appear to originate from outside the Town. He observed that if there is an increase in BSO's costs, there will be an expectation of improved protection as well.

Commissioner Pouloupoulos also requested additional information on a drowning that occurred on April 2, 2025. Captain Wesolowski advised that this incident is still under active investigation.

b. PBFR April 2025 Public Safety Report

Fire Marshal Ashley Zalewski reported that Pompano Beach Fire Rescue (PBFR) responded to 178 calls in the month of April 2025, with an average response time of over six minutes. Over 14 calls involved responses by other stations, which contributed to the higher response time.

Commissioner Pouloupoulos asked if any other representatives of PBFR have indicated they would attend Town meetings. Fire Marshal Zalewski replied that she did not have an answer to this question.

8. TOWN MANAGER REPORT

a. Town Manager Report

Town Manager Linda Connors stated that the Town can expect a high seaweed accumulation for the rest of the year, and Staff is prepared for this likelihood.

Code Compliance has shifted its focus to consideration of outstanding balances. 40 letters have been sent to property owners with liens of less than \$5000, and five properties have responded, with payment totaling \$5600.

Lauderdale-By-The-Sea
Regular Town Commission Meeting
May 27, 2025

Town Manager Connors recognized Tiffany Coquis, who represented Lauderdale-By-The-Sea in the recent Miss Florida pageant, for her representation of the Town.

Deputy Town Manager/Public Works Director Ken Rubach recently attended Emergency Operations Center (EOC) training in preparation for hurricane season, which begins on June 1, 2025. Town Manager Connors strongly encouraged residents who may be at risk in the event of an emergency to pre-register with Broward County's Vulnerable Population Registry. Similarly, they may register for the Broward County Special Needs Shelter, which provides transportation and facilities for individuals with special needs. Registration is available on the Broward County website.

Dive Into Summer is scheduled for June 7, 2025 in El Prado Park. Music events will run from 3 p.m. until 9 p.m. and family-friendly activities, a vendor village, and food options will be provided. The Town will continue to partner with nonprofit organization SCUBA for Good.

Beginning on Monday, June 2, 2025, the Town's tennis courts will be closed for replacement of the fence. This is expected to take three to four weeks, after which the courts will reopen for use. Signage is posted at the courts, and e-blasts will be sent to residents.

Staff is preparing the Town's draft budget for presentation to the Commission. Town Manager Connors explained that the budget season requires coordination to ensure budget hearings are not scheduled in conflict with either the Broward County Board of County Commissioners or the Broward County School Board. She also recalled that the Commission requested budget workshops be scheduled after the County has provided property assessments on July 1, 2025. The following special meetings are proposed:

- July 8: Special Meeting (in addition to Regular Commission Meeting) to establish the Fire Assessment
- July 22: Special Meeting (in addition to Regular Commission Meeting) to set the tentative millage rate
- September 10: first Budget Meeting to adopt tentative budget
- September 12: Special Meeting to set the final Fire Assessment
- September 24: final Budget Meeting at which the millage rate and budget are adopted

Town Manager Connors advised that Broward County's Solid Waste and Recycling Master Plan has been completed. Public outreach meetings are scheduled for Monday, June 16, 2025 at Treetops Park in Davie and Tuesday, June 17 at the Downtown Event

Lauderdale-By-The-Sea
Regular Town Commission Meeting
May 27, 2025

Center in Fort Lauderdale. Residents are asked to RSVP by June 9 if they wish to attend in person. They may also attend via Zoom or YouTube.

Mayor Malkoon explained that seaweed was a major issue in past years, and the Town increased the raking and cleaning of its beaches to seven days per week at that time. This daily cleaning continues at present.

Commissioner Pouloupoulos asked if the Commission should establish dates for the Town's budget hearings at this time. Town Manager Connors explained that the Commission may schedule additional meetings on the dates at which the Fire Assessment will be discussed if they wish to include the overall budget as well.

Director of Budget and Finance Lucila Lang recommended that the Commission schedule budget discussions on the Fire Assessment dates, pointing out that the tentative millage rate will be set at the July 22 meeting. This will help them to make a fully informed decision and will allow time for any changes to be made to the budget.

Commissioner Pouloupoulos and Vice Mayor Strauss indicated support for a budget discussion at an earlier date than July 22. It was determined that the first budget discussion would be scheduled for July 8, 2025 at 5 p.m. and the proposed workshop on July 22 would not be necessary.

b. March 2025 Finance Report

Director of Budget and Finance Lang recalled that at the May 13, 2025 meeting, she was directed to reach out to Truist Bank to determine whether they could increase the Town's checking account interest rate. Truist increased this rate to 2.85%, effective May 1. While the Town has Treasury Bills with some institutions, there are none with Truist.

9. TOWN ATTORNEY REPORT

Town Attorney Susan Trevarthen stated that the Florida Legislature bills discussed at the May 13 Commission meeting have not yet been sent to the Governor for action.

Mayor Malkoon requested additional information on changes proposed to the Live Local Act. Town Attorney Trevarthen explained that the Live Local Act permits business zoning districts to be eligible for Live Local projects; however, there have been very few such inquiries in Lauderdale-By-The-Sea due to its uniform height limit. Any buildings that are

Lauderdale-By-The-Sea
Regular Town Commission Meeting
May 27, 2025

noticeably taller than the built environment were constructed under prior regulatory frameworks that no longer apply.

Town Attorney Trevarthen confirmed that the proposed changes to the Live Local Act, although they have not yet been signed into law, would open zoning districts such as RM-25 as potential locations for projects; however, it is not likely that a project would make economic sense in the Town.

Town Attorney Trevarthen further clarified that in order to meet the Live Local Act's mandate, a project must be at least 65% residential, 40% of which must be affordable at the workforce housing level. This level is defined as earning 120% of average median income (AMI).

Town Attorney Trevarthen also pointed out that less than 20% of Lauderdale-By-The-Sea has been designated for non-residential use, which means any Live Local Act project within the Town must be a mixed-use project. The percentage required for residential and affordable units is determined by the overall square footage of the project.

Town Attorney Trevarthen recalled that the Commission also previously discussed Senate Bill (SB) 180, although it has not yet been signed by the Governor. If this bill is signed, it would effectively strip land use and zoning power from municipal authorities through October 2027.

10. APPROVAL OF MINUTES

a. Approval of Minutes for May 7, 2025

Commissioner DeNapoli noted a correction to the minutes for the May 7, 2025 Commission workshop: he was present in person and not by phone.

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

11. CONSENT AGENDA

None.

12. OLD BUSINESS

Lauderdale-By-The-Sea
Regular Town Commission Meeting
May 27, 2025

None.

13. NEW BUSINESS

a. Commissioner Graziano's Request for a \$5000 Donation to Support Tiffany Coquis as Miss Lauderdale-By-The-Sea.

Commissioner Graziano stated that he felt the Town benefited from its representation by Miss Lauderdale-By-The-Sea, Tiffany Coquis, at the recent Miss Florida USA pageant. He noted that funds are available within the Town's budget for this expense, which he felt was a worthy cause.

Mayor Malkoon noted that the budget from which the proposed donation would be taken is the Town's marketing budget. Commissioner Graziano confirmed that this was his intent.

Commissioner Pouloupoulos did not agree with the proposal, pointing out that budgeted funds are taxpayer money and should not be used in a manner that did not provide a benefit to constituents. He added that the pageant has already taken place, which would mean the funds would be a reimbursement.

Commissioner Graziano made a motion to approve. [The motion died for lack of second.]

14. COMMISSIONER PRESENTATIONS

None.

15. COMMISSIONER COMMENTS

Commissioner DeNapoli expressed concern for the recent auto theft mentioned during Public Comment, and extended his condolences to the affected residents. He emphasized that the Commission is committed to working with Police and community partners on any follow-up issues or improvements.

Commissioner DeNapoli added that in 2018, Florida voters approved a Constitutional amendment banning offshore oil and gas drilling in state waters, which extend up to nine miles from the coast.

Lauderdale-By-The-Sea
Regular Town Commission Meeting
May 27, 2025

Commissioner DeNapoli concluded by encouraging residents to attend the upcoming Dive Into Summer event at El Prado Park.

Commissioner Graziano also spoke in opposition to offshore drilling, noting the importance of the Town's lifestyle to the tourism economy, particularly on Florida's East Coast. He thanked Town Staff for the backup materials accompanying his donation request.

Vice Mayor Strauss also encouraged attendance at the upcoming Dive Into Summer event, pointing out that the event benefits SCUBA for Good, which offers diving opportunities to individuals with disabilities.

Mayor Malkoon emphasized the value of hurricane preparedness, including emergency plans.

All present wished Commissioner DeNapoli a happy birthday.

16. ORDINANCES 1ST READING

None.

17. ORDINANCES 2ND READING

None.

18. RESOLUTIONS – PUBLIC COMMENTS

- a. Resolution 2025-23: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, SELECTING TELE-VAC SOUTH INCORPORATED FOR SANITARY SEWER/STORM DRAIN MAINTENANCE AND REPAIR SERVICES PURSUANT TO REQUEST FOR PROPOSALS NO. 2025-04-01; AUTHORIZING THE TOWN MANAGER TO EXECUTE A MULTI-YEAR AGREEMENT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Lauderdale-By-The-Sea
Regular Town Commission Meeting
May 27, 2025

Deputy Town Manager/Public Works Director Ken Rubach explained that the contractor would help clean and identify any issues within the Town's sanitary sewer system, including leaks, deficiencies in infrastructure, and emergencies such as storm sewer drainage. This service is critical to the Town's Community Rating System (CRS) rating, which determines the level of insurance discount available to Town residents. It is also part of the Town's hurricane preparation process.

Four firms responded to the request for proposal (RFP), although only three of the bids met the necessary criteria for opening. The selected contractor was significantly less expensive than other providers based on the lineal footage estimated by the Town, and was the provider with the highest rating from the Selection Committee.

Commissioner DeNapoli asked how the proposed contract compares to the previous contract with respect to pricing. Deputy Town Manager/Public Works Director Rubach replied that there was a slight price increase.

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

b. Resolution 2025-24: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, APPROVING THE PURCHASE OF CUSTOM PAVERS FROM EARTH SURFACES OF AMERICA, INC. FOR THE CONNIE HOFFMANN OCEAN PLAZA IN AN AMOUNT NOT TO EXCEED \$34,517.50; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING 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 authorizes the purchase of additional custom pavers for the Plaza. While the company that provided pavers in 2012 has changed hands, the Town was able to secure additional pavers of the same style for replacement purposes.

Commissioner Pouloupoulos asked if the pavers need replacement due to the partial occupation of the Plaza space by the Aruba Beach Café. Deputy Town Manager/Public Works Director Rubach stated that the pavers have undergone normal wear and tear, much of which is outside the dining area.

Lauderdale-By-The-Sea
Regular Town Commission Meeting
May 27, 2025

Commissioner Pouloupoulos noted that the Town's agreement with Aruba Beach Café is up for potential renewal in fall 2025, and recommended that the Commission review whether or not they wish to continue with the lease.

Commissioner DeNapoli asked how much space the purchased pavers would cover. Deputy Town Manager/Public Works Director Rubach explained that 20% to 30% of the order would replace existing pavers; the remainder would be stored in case they are needed in the future.

Vice Mayor Strauss recommended that the extent of the wear and tear on the pavers be documented with photographs before and after replacement, both in the area leased by Aruba and the general public area as well.

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

c. Resolution 2025-25: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, APPROVING A WORK AUTHORIZATION WITH HITCHCOCK DESIGN GROUP FOR DESIGN SERVICES FOR EL PRADO PARK; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE WORK AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Alex Fenech, representing Hitchcock Design Group, recalled that the consultants have conducted two community input sessions regarding potential plans for El Prado Park, and posted a survey which received 128 responses. This feedback has been incorporated into the proposed design. He characterized the project as enhancement rather than redevelopment.

Mr. Fenech noted that the Commission had seen two options presented at a previous meeting and indicated support for Option B, including some elements of the Option A design as well. Proposed features include:

- On-street parking, with the addition of bicycle parking
- A small welcome plaza with fountains
- Replacement of synthetic turf with natural grass

Lauderdale-By-The-Sea
Regular Town Commission Meeting
May 27, 2025

- Minor elevation changes to maintain ocean views
- Large shade structure
- Possible hammock grove
- Plaza with seating near the existing seawall
- Addition of artwork and Mid-century Modern furniture

The Commissioners discussed the presentation, including:

- Proposed seating area near the seawall
- LBTS letters
- An open shade structure with east/west orientation if possible
- Safe electrical outlets and storm resiliency
- Access to water hoses
- Preparation for possible future undergrounding of utilities
- Location of seating outside the tent area, including seating near palm trees
- Pros and cons of pavers or stamped concrete in non-grass areas

Commissioners Pouloupoulos and Graziano expressed concern with the potential for liability related to the proposed hammock grove. Mayor Malkoon shared a safety concern regarding the elevated seating area. Mr. Fenech advised that the next step of the process will include a closer look at potential materials, including surfaces.

Deputy Town Manager/Public Works Director Rubach stated that the firm incorporated interests and concerns from residents, Staff, and the Commission in their plans for the project. The Resolution seeks approval of the full design. Multiple sub-consultants will be involved in the civil engineering, coastal permitting, structural and electrical engineering, and irrigation processes. The contract also includes a cost estimator to ensure the project remains as close to budget as possible.

If approved, 50% of the construction documents will be complete within six weeks, followed by Town review and an updated presentation to the Commission. Deputy Town Manager/Public Works Director Rubach advised that the permitting phase is expected to take roughly three months, followed by construction within six to eight months. Materials will be ordered in advance where possible.

The total costs of design, permitting, and construction administration are estimated at \$208,873. The overall cost of the project is estimated at approximately \$1.25 million over two fiscal years, not including \$200,000 in grant funds. The Town may be able to apply for additional grant dollars in 2026.

Lauderdale-By-The-Sea
Regular Town Commission Meeting
May 27, 2025

Vice Mayor Strauss made a motion, seconded by Commissioner Graziano, to approve. 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 8:45 p.m.



Mayor Edmund Malkoon

ATTEST:



Katrina Adler, Town Clerk

6/25/2025 | 4:44 PM EDT

Date