



**TOWN OF LAUDERDALE-BY-THE-SEA
TOWN COMMISSION
Jarvis Hall
4505 N. Ocean Drive
Tuesday, February 10, 2026
6:30 PM**

1. CALL TO ORDER, MAYOR EDMUND MALKOON

Mayor Edmund Malkoon called the meeting to order at 6:59 p.m. Also present were Vice Mayor Randy Strauss, Commissioner Richard DeNapoli, Commissioner John A. Graziano, Commissioner Theo Pouloupoulos, Town Manager Ken Rubach, Town Attorney Susan Trevarthen, Finance Director Lucila Lang, Assistant Finance Director Edner Saint-Jean, Development Services Director Jhanelle Campbell, Assistant to the Town Manager/Acting Town Clerk Courtney Easley, and Events and Marketing Manager Katie Anderson.

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. Colorectal Cancer Awareness Month Proclamation

Kasia Orzechowska, Ambassador/Advocate for Fight Colorectal Cancer, thanked the Mayor for his leadership and advocacy on behalf of this cause and encouraged all individuals to undergo screenings for early detection.

Mayor Malkoon read a Proclamation recognizing March 2026 as Colorectal Cancer Awareness Month in Lauderdale-By-The-Sea.

b. Datura and Hibiscus Portal Design Options

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Alex Fenech of RVi Planning and Landscape Architecture (formerly known as Hitchcock Design Group) presented updates on design options for the Datura Avenue and Hibiscus Avenue beach portals. These updates represent the final conceptual design plans for the portals.

Updates for the Datura portal include:

- New hardscape, landscape, beach showers, seating areas, safety bollards, lighting, site furniture, bike racks, and art
- Maintaining existing infrastructure, including walls and utilities
- Paver designs similar to the El Prado Park project
- Redesigned shade structure
- Maintenance of existing palm trees

Updates for the Hibiscus portal include:

- New pavers, landscaping, site furniture
- Elevated seating options with beach views
- SCUBA racks
- Wave and column options
- Proposed mural
- Shade structure

Mr. Fenech recalled that funds for the study of the portal projects came to \$750,000, including \$50,000 in grant funds. Without a drainage overlay at the Datura portal, both projects are expected to remain at budget for their final design and construction phases. Both portals could be constructed at the same time to maintain efficiencies and continuity of materials.

Another option would be to postpone the design of the Hibiscus portal and include the drainage infrastructure for the Datura portal. The drainage improvements to mitigate stormwater backup are estimated at approximately \$225,000. He noted that this would result in some inefficiencies in consultant and design fees, as it would require proceeding with the Hibiscus portal at a later date.

Mr. Fenech requested Commission direction on whether to proceed with both portals, less the Datura infrastructure, or to focus solely on the Datura portal and drainage improvements, postponing work on the Hibiscus portal.

Commissioner Poulopoulos suggested consideration of a dedication or donation process for benches or other portal furniture, pointing out that if donors provide these items, the

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Town could realize cost savings which could be used toward the Datura portal's drainage needs. Vice Mayor Strauss noted that this type of program has been successful in the Downtown area with the dedication of bricks.

Vice Mayor Strauss recommended postponing the portal projects until after the El Prado Park project has been completed. He also suggested inclusion of cycling facilities.

Commissioner Graziano also expressed concern with how to pay for the portal projects, asking if postponing them would affect the availability of grant funds. Town Manager Ken Rubach stated that a portion of the design process still needs to be completed in order to use all the remaining grant funds. He clarified that the Town may choose to finish the design of the projects using these grant dollars, but may decide not to proceed with subsequent phases. This would complete roughly 90% of the construction drawing process.

Mayor Malkoon requested more information on the drainage improvements proposed for the Datura portal. Town Manager Rubach explained that the existing infrastructure is a standard French drain; the improvements would run pipe along the length of the Datura parking area to provide more exfiltration and improve absorption. The proposed improvements would not fully alleviate parking lot flooding, but would improve existing conditions.

Town Manager Rubach reviewed the following options:

- Complete construction drawings at 90% and hold onto them for future use
- Proceed with permitting and choose one of the two portal options, Datura and drainage alone, or both Datura and Hibiscus without drainage

Town Manager Rubach estimated that while the Datura and drainage project would incur additional costs, stormwater funds are available for this purpose.

There was Commission consensus to complete the construction drawings to 90% and then retain them for future use.

Mr. Fenech concluded that his firm would need to revise its proposal in order to meet this updated scope. He estimated that the 90% design completion would be done within six weeks, adding that it would be possible to construct at least one of the portals in the current year if that is the Commission's desire.

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Town Manager Rubach requested clarification of the Commissioners' preferred design options so drawings can proceed. There was consensus to proceed with Option #8.

c. LPR System Upgrade

Broward Sheriff's Office (BSO) Captain Christopher Sutter recalled that the Town's license plate reader (LPR) system was implemented by the Commission in 2012, using Florida Law Enforcement Trust Funds (LETFS) to purchase the initial camera system in 2014. The lifetime of the cameras was estimated at roughly five years. They have now been in use for 12 years.

BSO Lieutenant Christopher Palamara advised that there are several options available for upgrades, including improved technologies. They may integrate a limited number of new cameras into the system or proceed with wholesale replacement. Purchase, lease, and financing options are available. Costs would cover cameras and installation; most infrastructure is already in place.

Town Manager Rubach confirmed that the LPR system costs the Town \$12,500 per year. Lieutenant Palamara reviewed information on the infrastructure and camera systems in place, noting that the software system shares information with BSO's Real-Time Crime Center (RTCC). One provider, Flock, allows for the lease of their cameras at a cost of approximately \$3,000 per camera per year, which is inclusive of servicing costs. Extended data retention storage costs an additional \$300 per camera. Another provider, Vigilant, offers a five-year lease of a high-end camera with an annual fee and a financing option over five years.

Town Manager Rubach requested a recommendation from BSO Staff. Captain Palamara replied that of the systems offered by providers Flock and Vigilant, the RTCC indicated a slight preference to the Vigilant system.

Vice Mayor Strauss asked which of the camera systems is equipped with the best software. Lieutenant Palamara advised that both systems are searchable and provide cutting-edge technology. Captain Sutter emphasized that the technology has improved significantly since the initial purchase of the system.

Town Manager Rubach requested Commission consensus to work with BSO on this Item, concluding that Staff will bring back a contract for the Commissioners' approval. The Commission provided unanimous consensus to proceed.

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6. PUBLIC COMMENTS

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

7. PUBLIC SAFETY PRESENTATION

a. BSO January 2026 Public Safety Report

Captain Sutter stated that Sergeant Gregory Murphy is the Employee of the Month from January 2026. Sergeant Murphy coordinated the surveillance and apprehension of an individual, which led to the confiscation of drugs and a stolen vehicle.

Captain Sutter also recognized longtime Citizen Observer Patrol (COP) volunteer Jeffrey Cantor, who helped reunite a missing child with his family.

Special events in January 2026 included BSO's attendance at a meeting of the Terra Mar Homeowners Association, along with Commissioner Graziano and members of Town Staff, where they provided information about public safety. BSO also encouraged residents to attend the recent Senior Seminar on January 28, 2026, where information was shared about fraud, scams, and other concerns.

8. TOWN MANAGER REPORT

a. Town Manager Report

Town Manager Rubach reported that the Town's audit process is ongoing and expected to be complete in late March. The report will go before the Town's Audit Committee for comments and review before the final draft is completed and sent to the Commission.

Town Manager Rubach continued that BSO Lieutenant Palamara is being transferred to BSO headquarters and will be missed in Lauderdale-By-The-Sea.

Fiscal year (FY) 2027 budget preparations are underway. Town Manager Rubach encouraged the Commissioners to submit any suggestions or comments related to budget items.

A new Town Clerk and new Public Works Director will join Town Staff in late March 2026.

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The replacement of tiles in the Ocean Plaza will begin on February 17, 2026, and will take approximately two weeks.

The Chamber of Commerce has requested free parking between 5 p.m. and 10 p.m. on El Mar Drive north of Washingtonia Avenue for its annual fish fry event. The Chamber will provide an individual to monitor this parking. There was Commission consensus to provide the requested free parking.

Town Manager Rubach encouraged residents to install water-side address numbers on their homes, and to contact the Development Services Department with any related questions.

The next scheduled Commission meeting is Tuesday, February 24, 2026, at 6:30 p.m.

Mayor Malkoon addressed pedestrian safety on El Mar Drive. Town Manager Rubach recalled that the sidewalk was replaced on this roadway roughly two years ago and has begun to deteriorate in some places. While there has been discussion of closing a traffic lane and allowing pedestrians to walk in the street, he advised that there is significant liability related to pedestrian crossings where there are no crosswalks. Staff does not recommend closure of the lane for pedestrian use.

Mayor Malkoon suggested that Staff look into options such as partial closure of the traffic lane on a portion of El Mar Drive during limited daytime hours.

Mayor Malkoon recalled that there had been previous Commission discussion of bringing back a project already designed for this roadway. Town Manager Rubach noted that the greatest challenges in the area are the narrow roadway width and the presence of Florida Power and Light (FPL) poles. The earlier design to which the Mayor had referred included reducing vehicular traffic to one lane and widening the pedestrian path, along with other potential lighting, drainage, streetscape, and landscape improvements.

9. TOWN ATTORNEY REPORT

Town Attorney Susan Trevarthen advised that the Florida Legislature is in session in Tallahassee. Staff follows this legislative activity and flags certain items for notice or further discussion.

10. APPROVAL OF MINUTES

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a. Approval of Minutes for Regular Town Commission Meeting held on January 13, 2026.

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

11. CONSENT AGENDA

None.

12. OLD BUSINESS

None.

13. NEW BUSINESS

a. CIP Update

Town Manager Rubach recalled that earlier in tonight's meeting, the Commission had provided direction to proceed with the 90% completion of beach portal plans, which will be brought back to the Commission at a later date. The Town's final payment toward the second segment of beach renourishment has been made, and this project will come off the Town's books in FY 2027, providing a savings of \$116,000.

Preliminary design for the Bougainvilla Drive project is expected within the next two weeks. This item will come before the Commission later in the year once the new Public Works Director has reviewed the design and added any comments. The project will include significant drainage improvements.

Town Staff has met with the Florida Fish and Wildlife Conservation Commission (FWC) to review lighting concerns. Once the project's design process is complete, it will go out for bid and be brought to the Commission for consideration.

The Florida Department of Transportation (FDOT) has begun work on A1A after several weeks of delays. The Town will readjust the levels of its manholes once the roadway has been paved. FDOT's contractor will make these adjustments, which should help realize significant cost savings.

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The initial five to six streets for neighborhood roadway paving have been identified for consideration. Additional funding is available in the Capital Improvement Program (CIP) in the current fiscal year. This project will be brought forward in the next few months.

Staff is looking at potential contractors for storm sewer lining. This project will line outfalls into the Intracoastal Waterway.

Staff is awaiting quotes for lighting and signage in relation to the West Plaza refurbishment. Once these are complete, they will be brought before the Commission for consideration.

Commissioner DeNapoli requested confirmation that all the CIP projects reported under this Item were included in the current budget. Town Manager Rubach confirmed this.

Commissioner DeNapoli also addressed the West Plaza refurbishment project, noting that there is a lack of uniformity among that area's lighting elements. Town Manager Rubach replied that the new lighting is expected to integrate more successfully with the existing poles. The light poles on Commercial Boulevard will not be replaced, as they would have to meet additional requirements associated with FDOT roadways. Bollard lighting will also be replaced.

Commissioner Graziano recommended additional safety measures on Town streets adjacent to Commercial Boulevard. He asked if bollards could be added at certain locations, particularly in an area where outside seating is provided. Another concern is the stoppage of ride-sharing vehicles in this area, which contributes to a backup of traffic. He proposed signage in this area, cautioning vehicles not to stop there.

Town Manager Rubach clarified that poles cannot be added in part of this area due to the proximity of storm sewer infrastructure; however, bollards could be placed in the pedestrian path farther north, although this would require a restaurant to remove some of its outdoor seating.

14. COMMISSIONER PRESENTATIONS

None.

15. COMMISSIONER COMMENTS

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Commissioner DeNapoli congratulated Lieutenant Palamara on his upcoming transfer. He emphasized the importance of the Town's LPR system, and noted that a ribbon-cutting ceremony is planned for Burger Vibez on Wednesday, February 11, 2026. A similar ceremony was held for the Beach Buns Bakery in January.

Commissioner DeNapoli encouraged residents to attend the upcoming Party in the Park event planned for Thursday, February 19, 2026, from 5 p.m. to 6:30 p.m. at Friedt Family Park. The event is free of charge and will include family-friendly activities.

The Farmers Market continues every Sunday from 9 a.m. until 1 p.m. through May 2026.

Commissioner DeNapoli advised that the Commission is seeking to identify the best public safety service and value for Fire services, as discussed at the Commission workshop held immediately before tonight's Commission meeting. He recalled that at the workshop, he had referred to possible options for Fire Rescue services:

- Renegotiating with Pompano Beach Fire Rescue for possible service north of Commercial Boulevard, with another provider to cover the south
- Fort Lauderdale Fire Rescue or BSO providing service for either the entire Town or a portion of it
- Exploring a regional Coastal Fire District model with neighboring municipalities
- Reestablishing the Town's own Fire Department

Commissioner DeNapoli has requested the Town Manager evaluate all of these options for purposes of comparison.

Commissioner DeNapoli concluded by recognizing February 2026 as Black History Month and encouraging residents to support local businesses for Valentine's Day.

Commissioner Graziano reported that he recently met with FPL to discuss consideration of undergrounding utilities in the Town's vulnerable neighborhoods. FPL provided data on previous storm activity in these areas, as well as information on those areas in which a potentially large number of issues are projected in 2026. He identified the northern portion of the Town as the most vulnerable area.

FPL has indicated that there is a possibility of undergrounding utilities in that area in 2032 as part of its Storm Secure Underground Program (SSUP), which is funded by the state of Florida. Commissioner Graziano recalled that he had suggested this timeline be moved up to 2028. FPL plans to collect additional data and provide it to the Town. Their projected undergrounding date for the remainder of the Town is estimated at 2040.

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Commissioner Graziano continued that he had participated in the ribbon-cutting ceremony for Beach Buns Bakery, and noted that residents seem to be pleased with the current Farmers Market layout in El Prado Park. He added that he is working to clarify the costs associated with lighting the Town's mural on Commercial Boulevard.

Commissioner Graziano advised that he hoped to see improved signage for the Town's pickleball and tennis courts, as concerns were raised at the January 27, 2026, meeting.

Vice Mayor Strauss suggested that the Town consider extending the hours of the Farmers Market to 2 p.m.

Mayor Malkoon recalled that the Town Attorney has reviewed several bills moving through the Florida Legislature which may impact Lauderdale-By-The-Sea. These include bills addressing the Live Local Act, accessory dwelling units (ADUs), local enforcement autonomy, transparency requirements, and potential revenue impacts. He emphasized the importance of early understanding of any legislative activity, including the potential need to put safeguards in place to better protect home rule while also demonstrating compliance with state law.

Mayor Malkoon continued that he recently participated in an interview with Invest Greater Fort Lauderdale to highlight Lauderdale-By-The-Sea from both residents' and businesses' perspectives. Another meeting is scheduled for this week, with the goal of promoting the Town and strengthening regional relationships.

Mayor Malkoon advised that he attended the recent Broward League of Cities Board of Directors meeting. He will also represent the Town when it is recognized as a 30-year Fair Share Milestone Municipality by the Area Agency on Aging.

The Mayor will also attend an upcoming regional municipal event hosted by Hallandale Beach Mayor Joy Cooper for visiting municipal leadership. Events of this nature strengthen relationships between cities and allow for the sharing of ideas and experiences.

Mayor Malkoon concluded that he anticipated several upcoming seasonal events, including Party in the Park and other pending activities.

16. ORDINANCES 1ST READING

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None.

17. ORDINANCES 2ND READING

- a. **Ordinance 2026-03: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, AMENDING CHAPTER 30, “UNIFIED LAND DEVELOPMENT REGULATIONS,” ARTICLE IV, “DEVELOPMENT PERMITS, APPLICATIONS, REQUIREMENTS AND REVIEW PROCEDURES,” DIVISION 9 “ZONING RELIEF PROCEDURES,” SECTION 30-138 “ZONING RELIEF PROCEDURES” OF THE TOWN’S CODE OF ORDINANCES TO RENAME DIVISION 9 AND SECTION 30-138, AND CREATE SECTION 30-138(b) TO ESTABLISH PROCEDURES FOR THE REVIEW AND APPROVAL OF, AND REASONABLE ACCOMMODATION FOR, CERTIFIED RECOVERY RESIDENCES IN ACCORDANCE WITH STATE LAW; PROVIDING FOR CONFLICT, SEVERABILITY, INCLUSION IN THE TOWN CODE, 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 recalled that Ordinance 2026-03 was presented for first reading at a previous Commission meeting. Adoption of the Ordinance is required by Senate Bill (SB) 954. It ensures consistency with federal and state disability laws and creates an administrative review process for certified recovery residences. The Ordinance does not change any underlying zoning or land use regulations and does not modify height, density, setbacks, or permitted uses. It does not create any new public hearing requirements.

Changes were recommended to the language of the proposed Ordinance upon first reading. The Town Attorney reviewed these changes and recommended adoption of all but one. The Town also brought the Ordinance before the Planning and Zoning Board, which voted to recommend approval with the suggested changes.

Commissioner DeNapoli made a motion, seconded by Commissioner Graziano, to adopt. Motion carried 5-0.

18. RESOLUTIONS – PUBLIC COMMENTS

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None.

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 8:35 p.m.



Mayor Edmund Malkoon

ATTEST:



Courtney Easley, Acting Town Clerk

4/29/2026 | 8:31 AM PDT

Date