

Welcome to





Welcome

Call to Order



Special Guests



Updates from the Board and Chairs



Minutes Approval

<https://vpca.org/meeting-minutes>



Monthly General Membership Meeting Minutes

DATE	December 3, 2025
TIME	7:00 PM
MEETING CALLED TO ORDER BY	Heather McQuillen

IN ATTENDANCE

80 Members In Person; 20 Members Virtual

APPROVAL OF MINUTES

The nomination to approve November's meeting minutes was passed.

BOARD

Heather McQuillen was nominated by the Board to replace Melissa Carbonell as President (Lauren Kahn, seconded by Ryan Smith). One floor nomination was made for John Napurano. A ballot was distributed to in-person attendees to vote for President and the proposed Bylaws amendments. 48 out of 54 voted in favor of Heather (6 votes for John), and she was confirmed as the new President effective immediately. The votes to amend the Bylaws were as follows: 1) Membership year shall be a rolling 12 months – unanimous; 2) Meetings that fall on a national holiday shall automatically roll to the second Wednesday – unanimous; 3) The standard meeting quorum shall reduce to at least 10 members (from 20) – passed 51 to 3; 4) The quorum to amend bylaws shall be just 10% of members (not the greater of 10% or 50 members) – passed 50 to 54. Ballots were tallied and certified by Romney C. (Cam) Rogers, Jr., Partner, RMZ Law who was in attendance.

REPORTS

Secretary Heather McQuillen opened the meeting.

Commissioner Steve Glassman provided remarks in celebration of Victoria Park's Centennial Year.

FLPD Officers Nick Herring and Victoria Rodriguez provided crime statistics for November 2025.

FLPD Detective Tim Shields presented on crime and safety in the neighborhood.

Code Compliance Officer Jean Claude Noel provided updates on the most common violations and complaints.

New business:

- Victoria Park Stormwater Improvements Project: Deborah Cueva & Sayd Hussain, Public Works; David Mancini & Sons, Inc.; Chen Moore and Associates, Inc.; Hazen and Sawyer, Inc.
- Holiday Park Playground Remodel: Marc Isaac, Parks & Recreation
- President's Update: Holiday Park Parking Lot update, 15th Ave Speed Hump Survey of Residents, Sewer Main Rehabilitation and Replacement in Victoria Park, and New Synthetic Turf Statute
- Treasurer's Update: cash flow is negative

ANNOUNCEMENTS

Upcoming events – the USTA Orange Bowl will be held at JETC December 5th to 14th.

NEXT MEETING

January 7th, 2026

Signed Heather McQuillen, VPCA President 12/4/2025



Agenda

Monthly Membership Meeting
January 7, 2026

Welcome

Fort Lauderdale Police Department - Crime Statistics

Code Compliance & FIXIT FTL Statistics

Public Works Department - Sewer Main Rehab Project

President's Update

Other Board Updates





December Statistics





Fort Lauderdale Code Compliance

Jean Claude Noel

Code Compliance Officer # 322

City of Fort Lauderdale

JeNoel@fortlauderdale.gov

(954) 828-5282

*Call the City's 24/7 Customer Service Line
at 954-828-8000 before you call 911
to report a noise complaint*

CEenhancement@fortlauderdale.gov

(must include your name & address)

COMMON CODE VIOLATIONS

1. YARD MAINTENANCE STANDARDS

Maintenance of yards and swales/rights-of-way abutting property are the responsibility of the property owner. The right-of-way must be free of obstructions caused by trees, vegetation, or other objects

2. INOPERATIVE MOTOR VEHICLES

Inoperative and/or derelict vehicles are not permitted. A vehicle is considered inoperative if a current tag isn't displayed and/or it is not fully equipped to legally and safely operate on public streets

3. JUNK, TRASH AND DEBRIS

Junk, auto parts, furniture, trash, tires, building materials, tree trimmings, and any other debris cannot be left in the yard and must be properly disposed of.

4. PARKING

Parking is permitted for passenger cars and motorcycles in residential properties only on a legal driveway or in a garage.

5. COMMERCIAL EQUIPMENT

Commercial equipment and vehicles cannot be parked or stored in a residential area unless they are in a fully enclosed structure.

6. MAINTENANCE OF STRUCTURES

Exterior building structures and walls shall be maintained in a secure and attractive manner.

7. CONDITION OF STRUCTURES

Any wood, siding, shingles, roof covering, railings, fences, walls, ceilings, porches, doors, windows, screens, and other exterior parts of a structure must be maintained in weather tight, rodent proof, sound condition and in good repair. An owner may need to board up a vacant structure.

8. OUTDOOR STORAGE

Outdoor storage is prohibited. You may not keep indoor furniture, household appliances, auto parts, building materials, or any other similar items outside.

9. ILLEGAL DWELLING UNITS

Dwelling units added to interior/exterior of a structure without proper permits are illegal regardless of how long they have existed.

10. PROHIBITED BUSINESSES

Most businesses are not allowed to operate in residential areas. Engaging in a business requires a Business Tax Receipt and zoning approval.



Use [FixIt FTL](#) to Report:

Potholes

Flooding

Clogged Storm Drain

Graffiti or Vandalism

Streetlight Outage

Street Sign Issues

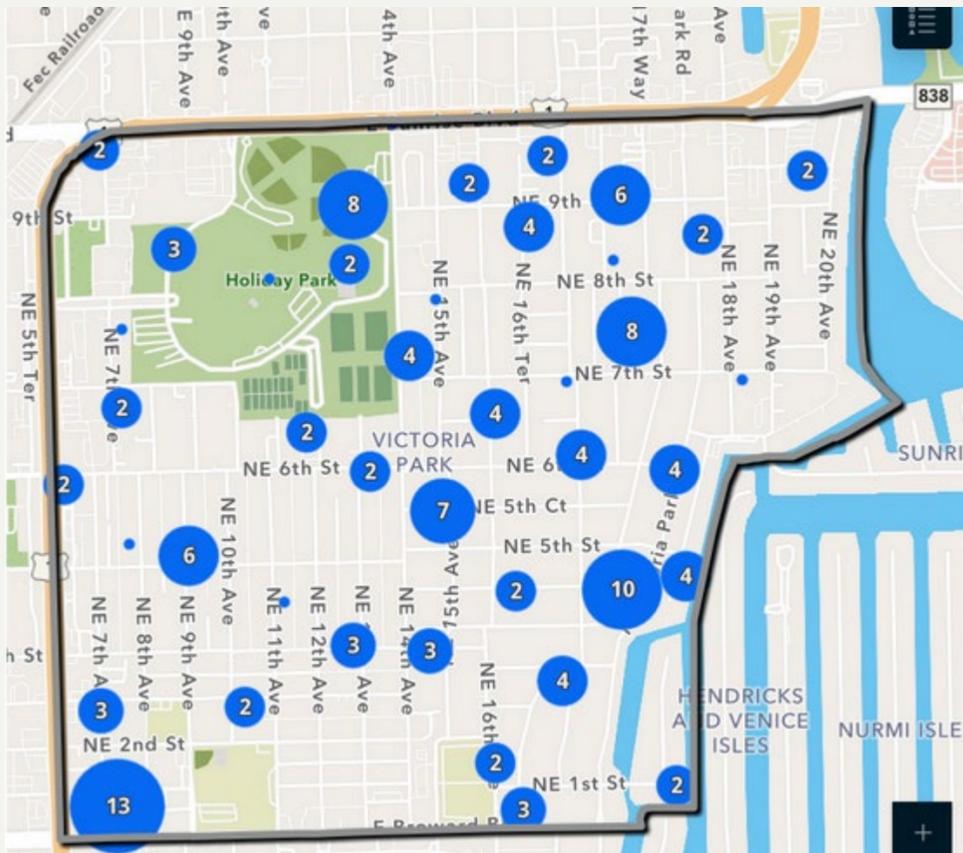
Code Enforcement Issues



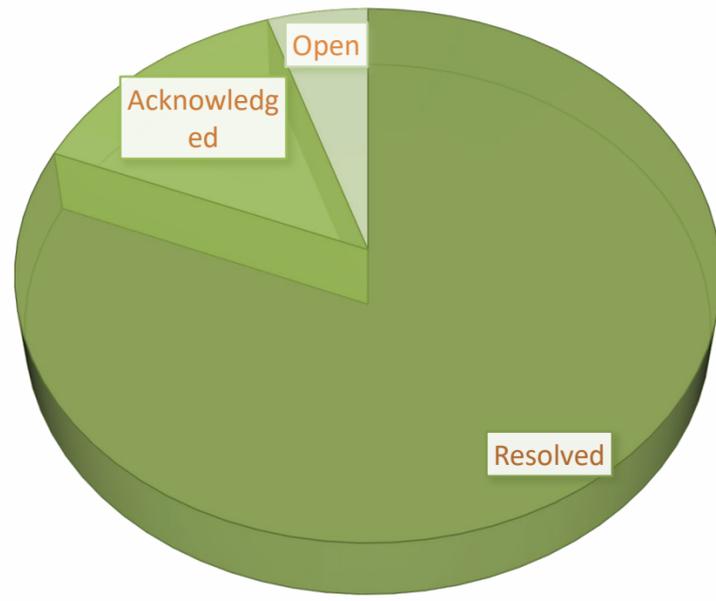
December 1– December 31, 2025 138 Requests Reported

There are three ways to submit a request to FixIt FTL:

1. Submit a request on: <https://fortlauderdale.gov/fixitftl>
2. Download the FixIt FTL app from the App Store / Google Play
3. Call (954) 828-8000 to speak to a representative

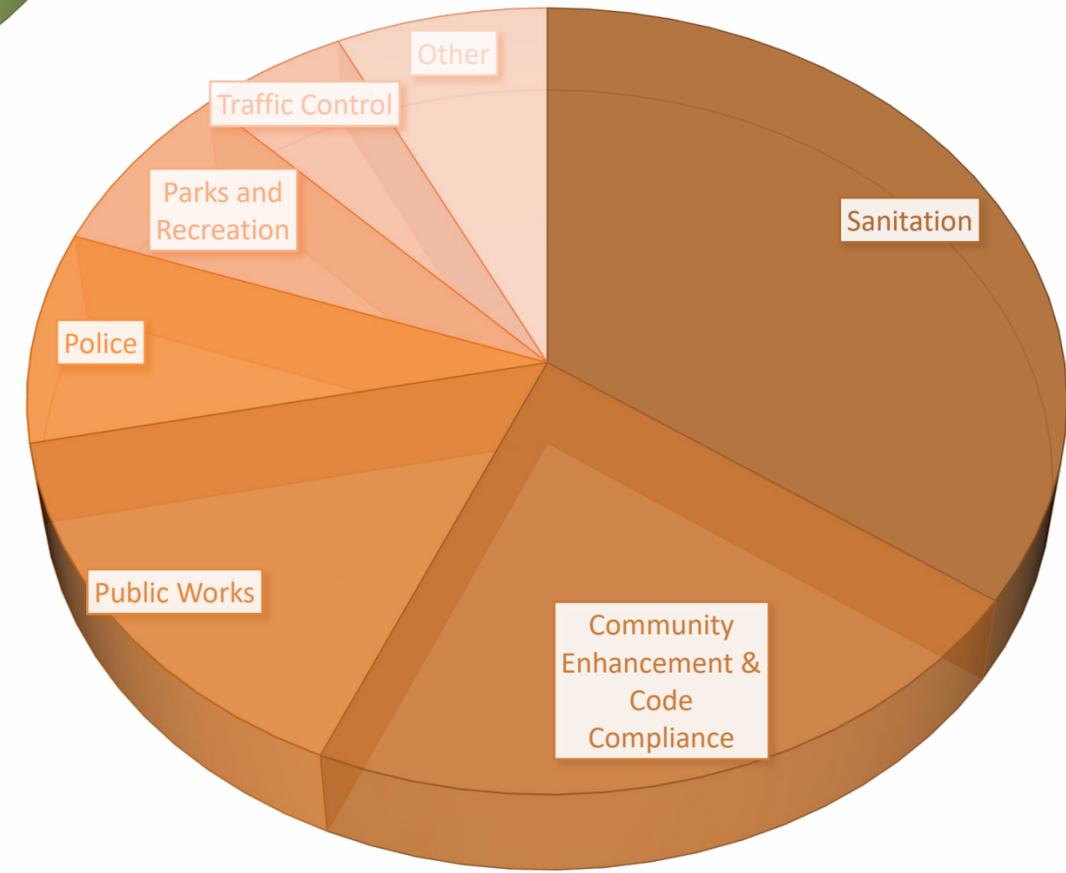


REQUESTS BY STATUS



*Resolved: 112
Acknowledged: 19
Open: 7*

REQUESTS BY DEPARTMENT



*Sanitation: 48
Code Compliance: 30
Public Works: 21
Police: 12
Parks & Rec: 10
Traffic Control: 7
Other: 10*

Damaged Cart – 15
 Homeless Concern 10
 Deliver Cart – 9
 ROAD SERVICESPOTHOLES 8
 Curbside Electronics PickUp – 6
 Sanitation Collection Inquiries – 6
 Noise at Commercial Property – 5
 Noise at Residential Property – 5
 Cart Tagged and Left Unserviced by
 Contractor – 4
 WATER MAIN/LINE LEAK 4
 Sanitation Missed By Contractor – 3
 STORMWATER INSPECTION 3
 Yard Waste Missed By Contractor – 3
 Building Code Case – 2
 Bulk Trash Code Enforcement – 2
 Graffiti – 2
 Homeless Outreach Inquiry – 2
 Illegal Dumping – 2
 Landscaping maintenance – 2
 Lighting Concern- Street Light
 Out/Repair – 2

Lighting Violation – 2
 Sanitation Billing Adjustments – 2
 SEWER ODOR COMPLAINT 2
 WATER NO WATER SERVICE 2
 WATER QUALITY COMPLAINT 2
 Water Service Line Inspection Request 2
 ** Over 10 Day Remove Cart** - Solid Waste
 Team Only - 1
 Amenity/Field Maintenance or Repair Net
 Repair – 1
 Bulk Missed by Contractor - 1
 Bulk Tagged and Left Unserviced by the
 Contractor – 1
 Camping or Sleeping on Public Property
 HB1365 - 1
 Commercial Vehicle Parking 1
 Community Court Inquiry - 1
 Construction Nuisance – Internal – 1
 Construction Related Violations – 1
 Electrical - Electrical Repair (East &
 Riverwalk) – 1
 Exterior Property Maintenance – 1
 GENERAL MANHOLE PROBLEM
 Inoperable Motor Vehicle or Vessel 1

Interior Property Maintenance - 1
 Landscaping- Tree/Bush Trim- 1
 Lighting Concern- Ball Field Lights Out 1
 Park Sidewalk Repair (East & Riverwalk) 1
 Park Sidewalk Repair (West)- 1
 Parking on the Lawn 1
 Police District Concerns- 1
 SEWER CLEANOUT REPAIR REQUEST
 SEWER INVESTIGATION EMERGENCY
 SEWER SEWER INVESTIGATION
 Sidewalk Damage - 1
 Sign Concerns (Prohibited Signs, Size
 Restrictions, Political)- 1
 STORMWATERBROKEN / MISSING GRATE
 STORMWATERSTREET SWEEPING REQUEST
 1
 Trash Carts Overflowing - 1
 Unregistered Vacation Rental- 1
 WATER REQUEST FOR TURN OFF
 (EMERGENCY) 1





Sewer Force Main Rehabilitation Sunrise to GTL Project Update

VICTORIA PARK

January 7, 2026



Project Scope



PROJECT SCOPE:

- Cured-in-place pipelining of approximately 5,450 feet of sewer lines.
- Restoring the roadway, sidewalks and landscaping as needed.
- Work will generally occur Monday through Friday from 7 a.m. to 7 p.m.



Traffic Impacts



Lane Closures and Detours

Construction began on **Monday, October 27, 2025**.

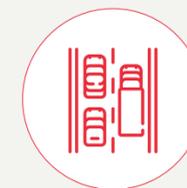
The following roads will be closed in both directions throughout construction:

- NE 10th Avenue from NE 2nd Street to NE 3rd Street
- NE 10th Avenue from NE 3rd Street to NE 4th Street
- NE 4th Street from NE 10th Avenue to NE 11th Avenue
- NE 4th Street from NE 11th Avenue to NE 12th Avenue
- NE 4th Street from NE 12th Avenue to NE 13th Avenue

The following intersections will be closed throughout construction:

- NE 10th Avenue and NE 2nd Street
- NE 10th Avenue and NE 4th Street

These roads are expected to reopen in **February 2026** when restoration is completed. This schedule is subject to change based on inclement weather or other unforeseen circumstances.



Increased Traffic Congestion

- Traffic control personnel will direct traffic as needed.
- Please follow the posted signs and drive with caution in the area.

Traffic Impacts



Lane Closures and Detours

Construction began on **Monday, November 17, 2025**.

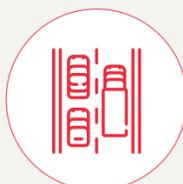
The following roads will be closed in both directions throughout construction:

- NE 14th Avenue from NE 4th Street to NE 5th Court
- NE 14th Avenue from NE 6th Street to NE 9th Street
- NE 9th Street from NE 14th Avenue to NE 15th Avenue

The following intersections will be closed throughout construction:

- NE 14th Avenue and NE 9th Street

These roads are expected to reopen in **February 2026** when restoration is completed. This schedule is subject to change based on inclement weather or other unforeseen circumstances.



Increased Traffic Congestion

- Traffic control personnel will direct traffic as needed.
- Please follow the posted signs and drive with caution in the area.



■ Full road closure ■ Detour roads

Traffic Impacts



Lane Closures and Detours

Construction will begin on **Monday, January 5, 2026**.

The following roads will be closed in both directions throughout construction:

- A portion of NE 16th Avenue running north and south through the intersection of NE 9th Street
- NE 9th Street between NE 16th Avenue and NE 16th Terrace
- NE 9th Street between NE 17th Avenue and NE 17th Terrace
- NE 9th Street between North Victoria Park Road and NE 18th Avenue
- A portion of NE 18th Avenue, beginning at the intersection of NE 9th Street and heading north

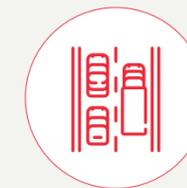
The following intersections will be closed throughout construction:

- NE 9th Street and NE 16th Avenue
- NE 9th Street and North Victoria Park Road
- NE 9th Street and NE 18th Avenue

These roads are expected to reopen in **March 2026** when restoration is completed. This schedule is subject to change based on inclement weather or other unforeseen circumstances.



■ Full road closure ■ Detour roads



Increased Traffic Congestion

- Traffic control personnel will direct traffic as needed.
- Please follow the posted signs and drive with caution in the area.



Traffic Impacts



Lane Closures and Detours

Construction will begin on **Monday, February 9, 2026**.

NE 9th Place will be closed between NE 19th Avenue and NE 20th Avenue.

- Traffic will be detoured to NE 8th Court and NE 19th Avenue.

The northbound lane of NE 20th Avenue will be closed between NE 8th Court and E. Sunrise Boulevard.

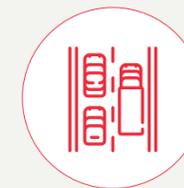
- Access to Sunrise Boulevard from northbound NE 20th Avenue will not be permitted.
- Traffic will be detoured to NE 8th Court and NE 19th Avenue.
- Individual coordination is ongoing with businesses that have driveways within the northbound lane closure to maintain access and parking.

One southbound lane of Middle River Drive will be closed between E. Sunrise Boulevard and NE 9th Street.

These roads are expected to reopen in **May 2026** when restoration is completed. This schedule is subject to change based on inclement weather or other unforeseen circumstances.



■ Full road closure ■ Detour roads ■ Northbound lane closure



Increased Traffic Congestion

- Traffic control personnel will direct traffic as needed.
- Please follow the posted signs and drive with caution in the area.



Q&A

Contact Information

Phone: 1-800-214-4095

Email: FTLSewerRehabProject@GarthSolutions.com



Lanzo - Construction Manager

Nina Castro - Administrator

Phone: (954) 979-0802

Website: www.lanzo.net



City of Fort Lauderdale Neighbor Service Center

Phone: (954) 828-8000

Website: www.lauderserv.fortlauderdale.gov/311/

Email: Lauderserv@FortLauderdale.gov



Garth Solutions - Community Outreach

Yvonne Garth - Senior Community Liaison

Email: FTLSewerRehabProject@GarthSolutions.com

Brent Campbell - Community Liaison

Email: FTLSewerRehabProject@GarthSolutions.com



Community Updates

- Website & Social Media
- 2026 Monthly Meeting Dates
- Stormwater Improvements Project
- Holiday Park Parking
- Victoria Park Playground
- Holiday Park Playground
- Traffic Calming Update

Open Chair Positions – Most Needed

- Aesthetics
- Traffic
- Welcome Committee

Welcome to [Danielle Rios](#)
as our Children's Chair!

Chairs and committee members are appointed by the President based on matching interests, expertise, and special qualifications.

These are autonomous roles where you will be expected to own your position. Participation in conference calls, group chats, committee meetings, and fundraising is expected in these roles.



President's Update

president@vpca.org

Website & Social Media



www.vpca.org

www.facebook.com/victoriaparkcivicassociation

www.instagram.com/victoriaparkcivicassociation

<https://nextdoor.com/g/pjemhr6rt/>

New Playground Coming to Victoria Park

After years without a functional playground nearby, as part of the requested improvements through the Parks

Victoria Park Neighborhood Stormwater Improvements Project

Sewer Main Rehabilitation and Replacement – Phase 5

Full road closure, Detour roads, Northbound lane closure, Single southbound lane closure

History of VPCA

At the turn of the last century, Mary Brickell recognized how special Victoria Park was. When developer Henry Flagler wanted to drive his Florida East Coast Railway through our oak hammock on his way to Miami, Mrs. Brickell...

[Read More](#)

Photos

See all photos

Victoria Park Civic Association
December 29, 2025 at 4:48 PM

Hi neighbors, please scan the QR code below or email Arielle if you're interested in participating in this study. All residents who currently OR previously lived in Vi... [See more](#)

Heather M.
Victoria Park · 18 Dec

Neighbors, please see below. More info is on our website as well at vpca.org.

City of Fort Lauderdale
Senior Strategic Communications Specialist Dayana Diaz · 18 Dec

Victoria Park Neighborhood Stormwater Improvements Project

The City of Fort Lauderdale is working with David Mancini & ...

victoriaparkcivicassociation Following Message

395 posts 1,133 followers 159 following

Victoria Park Civic Assn
@victoriaparkcivicassociation

Community Organization
Nestled in the heart of downtown Ft Lauderdale FL, Victoria Park is a vibrant urban community.
@vpca.org

Followed by laurenkahnouthfloridaealor, glassman4ftl + 16 more

2026 Monthly Meeting Dates



January 7

February 4

March 4

April 1

May 6

July 1

****No August Meeting****

September 2

October 7

November 4

December 2



CITY OF FORT LAUDERDALE

Victoria Park Stormwater Improvements Project

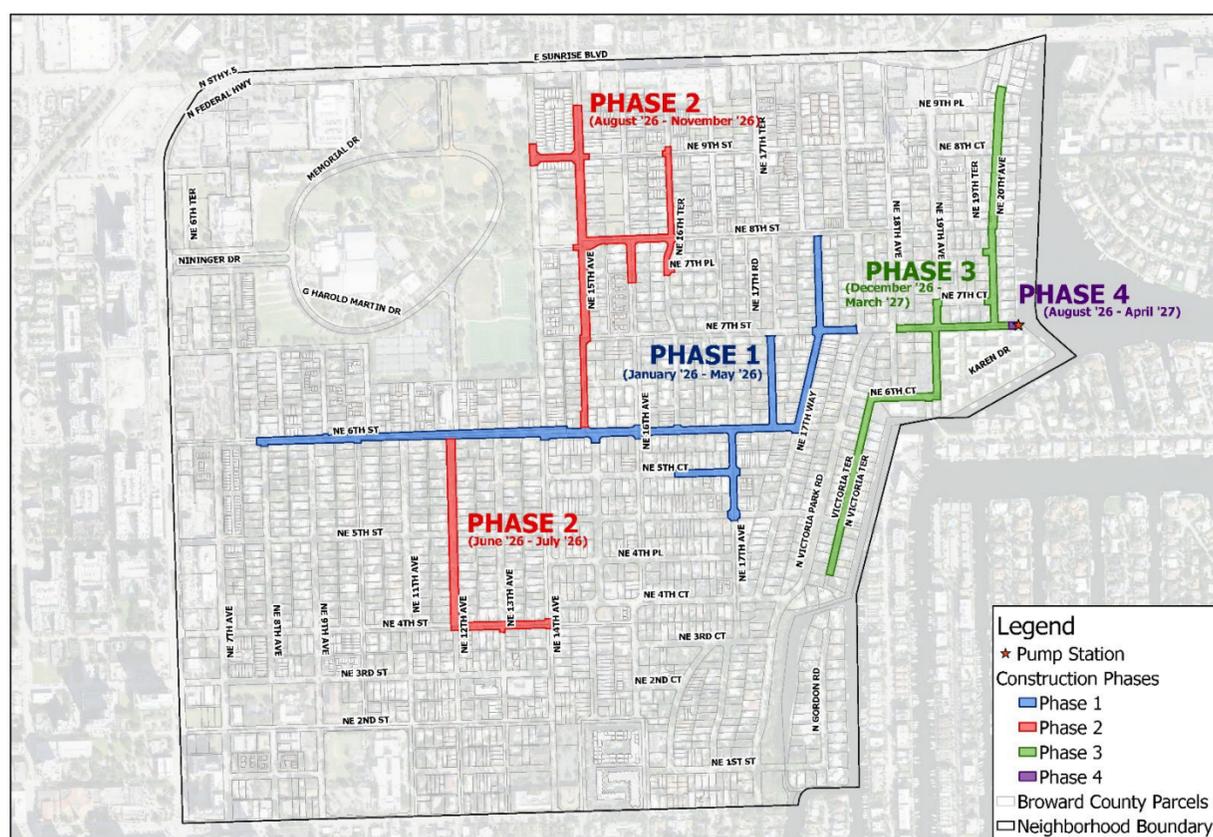


Preliminary work began January 5, 2026, with full mobilization anticipated within a few weeks.

Construction to be completed in early 2028.

Lane closures and full road closures are expected along neighborhood streets during construction.

Notices will be shared prior to the start of any full closures that require detours.



Deborah Cueva
 Project Manager II
 Engineering Division | Public Works Department
 City of Fort Lauderdale
dcueva@fortlauderdale.gov
 (954) 828-5807

<https://ftlcity.info/vpnsip>



City of Fort Lauderdale
Victoria Park Stormwater Improvements
Construction Phasing

0 230 460 US Feet





CITY OF FORT LAUDERDALE

Holiday Park Parking



Proposed Design



The City Commission has selected **Holiday Park Parking Parters** for the design, construction, and ongoing management of the new parking structure for Holiday Park.

The accepted proposal will include a new parking garage with a rooftop vertiport, surface -level public parking lot, and an integrated Fire - Rescue/EMS Substation located near NE 8 Street and NE 10 Avenue.

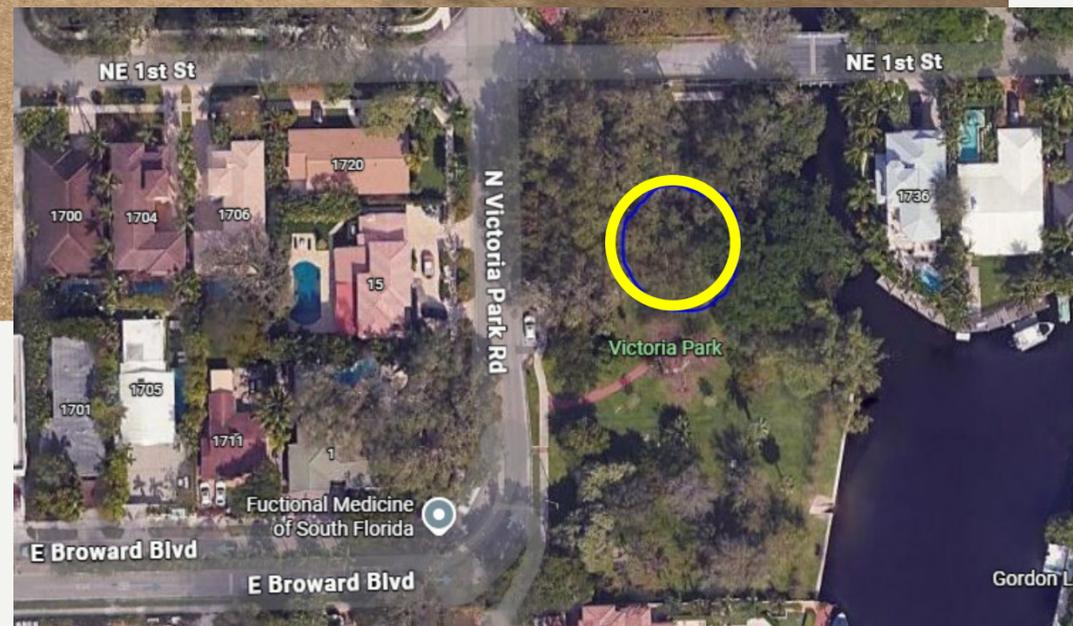
HPPP listened to input from VPCA and will be including stormwater management into the overall design.

The Commission still needs to review a final proposal and approve it prior to starting any construction.



CITY OF FORT LAUDERDALE

Victoria Park Playground



Please send feedback to children@vpca.org by **January 15th**.

The City has released the initial design for a new playground to be installed in Victoria Park, near the waterfront in the greenspace just south of Annie Beck Park where the gazebo is located.

The design will include a nature -themed play structure that will be placed under existing trees, as indicated in the photo, to take advantage of their canopies for shade. No trees are being removed.

The playground was requested by residents as part of the Parks Bond.

Plans are on track to complete the installation by the **summer of 2026**.



CITY OF FORT LAUDERDALE

Holiday Park Playground



The next steps towards completing the Holiday Park Playground are as follows:

1. Award the construction contract (likely January 20th Commission meeting)
2. Execution of the construction contract (typically 4 - 6 weeks)
3. Engage contractor / transfer all licenses and permits (2 weeks)
4. Draft target construction schedule (end of March 2026)
5. City authorizes contractor to proceed
6. Contractor orders equipment and initiates the process of engineering, permitting/approval, manufacturing, and shipping
7. Installation

The splash pad with new restrooms will be including in Phase III at a later date.



City of Fort Lauderdale Holiday Park

1166985-03-15-05 · 05.09.2025



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CITY OF FORT LAUDERDALE

Traffic Calming – Speed Humps



Current survey project at NE 15th Avenue between Broward Boulevard and NE 4th Street passed approval.

Prior project that did not receive enough support was N Victoria Park Road between NE 7th and NE 8th Streets.

Alternative traffic calming options are adding a yellow centerline (when streets are wider than average) – as was done on Victoria Park Road in lieu of speed humps, or speed feedback radar signs (high speeding but not volume).

City Speed Hump Policy Process

1. Requests received from residents
2. City staff review location
3. If determined to be a candidate for speed humps, review is forwarded to County to conduct a traffic study
 - The 85th percentile average speed in both directions must exceed 6 mph above the posted speed limit
 - Volume of vehicles must be between 450 to 3,000 vehicles per day
4. If meets above criteria, added to the tentative list pending funding availability
 - Prioritize based on level of speeding and distribution across neighborhoods
 - When funding becomes available, a resident survey is conducted to see if there is enough support (60%)

Monthly

- Vendor Payments
- Reconcile Books
- Report to Membership

Ad Hoc

- Maintenance (Entrances & Memorial Greenway)
- Newsletters & Flyers

Yearly

- FL Not-for-Profit License (Sunbiz)
- Taxes
- Insurance
- Mailbox

Special Events

- Centennial Celebration

\$1,200 (↓ \$75)

Monthly Operating Costs

Upcoming

Update on Annual Budget
4th Quarter 2025 Review

Treasure's Update



Annual Executive Board Elections

The four officers of the Board of Directors are elected annually by a majority vote of the Association Members held on the first Wednesday of February:

President : (2025: Heather McQuillen)

Serves as the public voice of the Association and represents the organization in its dealings with the public and all authorities. The President is responsible for conducting all meetings.

Vice President : (2025: Ryan Smith)

Conducts necessary business in the absence of the President and implements special projects at the President's request.

Treasurer : (2025: Lauren Kahn)

Maintains the financial records of the Association.

Secretary : (Vacant, formerly Heather McQuillen)

Keeps the minutes of all membership meetings and director's meetings and serves as the custodian of all official records of the Association.

Membership Voting

Officers serve a one-year term. No individual may hold the same Officer position for more than four years.

The Board will nominate one or more people for each of the Officer Positions as their recommended candidates.

Nominations from the floor are also accepted, pending verification of membership status.

A resident must be a member of the Association for one year before running for President or Vice President.

Voting eligibility: only Individual and Family Members, over eighteen years of age, are allowed to vote on resolutions and in elections of the Association. Eligible voting members must be physically present to vote. No other membership category is allowed to vote.



Next Meeting: February 4, 2026

