



CITY OF FORT LAUDERDALE

APPROVED

**BEACH REDEVELOPMENT BOARD
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FL 33301
Monday, June 18, 2018, 2:30 P.M.**

MEMBERS	FEB 2018/JAN 2019				
	REGULAR MTGS		SPECIAL MTGS		
		Present	Absent	Present	Absent
Ina Lee, Chair	P	4	0	2	0
Thomas B. McManus, VC	P	3	1	2	0
Art Benochea	P	1	0	0	0
Jason Hughes	A	2	2	1	1
Abby Laughlin	P	3	1	2	0
Christian Luz	A	2	2	1	1
Kristen Maus	P	1	0	0	0
Tim Schiavone	P	3	1	2	0
Shirley Smith	P	4	0	2	0
Aiton Yaari	A	2	2	1	1

Staff

Don Morris, Beach CRA Manager
Tom Green, Project Manager (arrived at 3:30 p.m.)
Vanessa Martin, Business Manager
Cija Omengabar, Project Manager
Lizeth DeTorres, Administrative Aide
Jamie Opperlee, Prototype, Inc.

Guests

Paul Chettle

I. Call to Order and Determination of Quorum – Ina Lee

Chair Lee called the meeting to order at 2:30 p.m.

Quorum Requirement

As of this date there were 10 appointed members to the Board, which means 6 would constitute a quorum. It was noted there was a quorum at the commencement of the meeting.

Communication to the City Commission

Motion made by Mr. Schiavone, seconded by Vice Chair McManus, that this board has become aware of an effort to consider designating properties in Central Beach which

includes this CRA and, as such, we request that any proposal be brought to this Board for a recommendation. In a voice vote, the motion passed unanimously (7-0).

II. Approval of BRB Minutes

- **May 21, 2018 Regular Meeting**

Motion made by Mr. Benochea, seconded by Vice Chair McManus, to approve the minutes of the May 21, 2018, Regular Meeting with the following correction:

- Pg. 4, second to last paragraph, add “for naming rights” after “could donate money to it”

In a voice vote, the motion passed unanimously (7-0).

III. Beach Update City Commission Agenda Memo – Not addressed at this time

IV. Approval of FY19 Budget – Don Morris, AICP, Beach CRA

Mr. Morris directed the board to the document showing the FY2019 proposed budget. He reviewed the Revenue portion, noting they project only 95% of the revenue, per State Statute, and also because they never collect 100% of the revenues. Under “Miscellaneous,” the amount is for interest earned. The total Revenue will be \$9,158,000. Total Operating Expenditures are \$9,158,447 with \$7,657,304 for the SR A1A Streetscape Project. If money is left over, they will recommend moving it to another project. He mentioned that although there is money allocated for Special Events, he would rather use it for capital projects.

Mr. Morris said they typically project a 5% growth, noting they do not have a lot of new construction, unlike some other CRAs in Fort Lauderdale.

Turning to FY2020, Mr. Morris advised that the numbers are adjusted 2% increase for the Operating Expenditures, with small increases for the other items. They anticipate adding \$8 million to Capital Improvements for DC Alexander Park and other projects yet to be earmarked.

In response to a question by Chair Lee, Mr. Morris stated that the Las Olas project is fully funded, there is \$20 million in the Aquatics Center, none yet in SR A1A, and DC Alexander Park will come out in FY2020. He said he would provide the Capital Improvement Budget at the next meeting, noting they are no longer doing any special events. The BID is now funding many of the programs that the BRB used to fund.

There are contingencies built into the Las Olas project, which should be able to cover unforeseen circumstances – such as a weather event or gas line issue - even though that fund is diminishing.

Vice Chair McManus confirmed that the Sun Trolley would fall under Events funding. He asked if DC Alexander Park would be the only project receiving funding under the

two fiscal years. Mr. Morris said it depends in large part on the cost of the Aquatics Center, and he thought the DC Alexander Park would probably be less than half of \$8 million. He will bring a Capital Improvement Project (CIP) sheet to the next meeting after the tour.

In response to a question, Mr. Morris explained that the footnote on the FY2020 page ("Funds appropriate to Bahia Mar CIP will be returned") refers to a request for dredging for \$.5 million, but the money was taken from DC Alexander Park and the Wayfinding system. The BRB and the CRA Board stipulated that the money needed to be paid back in FY2019, but that will not happen because the Bahia Mar dredging will not happen with the BRB dollars. It will actually go back to DC Alexander Park and to the Wayfinding system.

Mr. Morris advised that the contingencies have to be earmarked for specific projects or debt repayments. The money could be moved within CIP projects.

Ms. Smith asked if the CRA is responsible for the bad sidewalk near DC Alexander Park; Mr. Morris said they turned it over to the Department of Sustainable Development.

Motion made by Mr. Schiavone, seconded by Ms. Smith, to recommend approval of the FY2019 budget as presented. In a voice vote, the motion passed unanimously (7-0).

III. Beach Update City Commission Agenda Memo – Thomas Green, Project Manager

Since Mr. Green had not yet arrived, Mr. Morris began the item. He referred to photos of the construction of the parking garage and reviewed the items included in the Las Olas project.

Mr. Morris reported that they had anticipated having the sidewalk open before July 4th, but they found two unknown TECO gas lines. TECO is planning to move the lines during the coming weeks and demolish the old one, but the sidewalk will not be ready for July 4th. There is a disagreement between TECO and the City about the responsible party for the demolishing part.

Mr. Morris said that Las Olas Circle will be open by July 4th, however. Once the sidewalk is done on the north side (in about six weeks), Las Olas Boulevard will be blocked off from Seabreeze Boulevard to SR A1A and they begin the total reconstruction of the street. It should re-open right before the Boat Show.

Chair Lee wanted an update on the transportation flow of the whole area. Mr. Morris said they created an MOT that will involve making 5 Street two-way so they can account for traffic redirecting from Las Olas Boulevard and provide another option for the turnaround.

Mr. Morris reviewed the “festival street” concept for new member Ms. Maus, describing the modifications from Seabreeze Boulevard to SR A1A on Las Olas Boulevard.

Mr. Morris advised that if the CRA had to pay for the TECO gas line situation, they would fund it out of contingencies. If it went over that amount, he would inform the board.

Chair Lee asked if additional signage had been put out to let people know that businesses are open. Mr. Morris said he would have to defer to Mr. Green for an answer.

At this point, Mr. Morris moved on to discussing the SR A1A project, recalling that the board had recommended concentrating efforts on the east side of SR A1A. He reported that the City Commission agreed to that. Most likely the only work to be done on the west side will be the bollards and the lights. Mr. Morris also told the Commission that for any new projects, that the same treatment be placed on the west side as they are on the east side.

Regarding the Las Olas Marina expansion, Mr. Morris stated that the DRC site plan showed more than what was shown in the original concept plan. There have been meetings with Portofino and Jackson Tower Condominium Associations. Portofino does not like the restaurant height and location, and neither condo building likes the traffic. As a result, the marina contractor will propose a different design, and the BRB will be able to see that.

Mr. Morris acknowledged that Portofino residents had some valid points about the restaurant, noting there will be odors, traffic, dumpsters, etc.

Chair Lee verified that the portion of the Promenade that connects the marina to the other one will be paid for by the marina. She wanted to make sure that the promenades complement each other in design, etc. Mr. Morris said that was stipulated in the DRC process.

Paul Chettle, resident of District 2, stated that the existing Las Olas Marina is governed by a submerged land lease between the City and the State, which expires in 2020. The RFQ for the Las Olas Marina included the existing lease, marina, and the upland on the north side of the bridge. A coalition was formed between the six buildings and they went to Suntex. Suntex came back and presented three alternative locations, with the one on the upland on the north side of the bridge (Alternative C) being favored.

Mr. Chettle advised that Suntex and the neighborhood are not working together, and there is no collaborative effort. The intent behind the Las Olas Marina update was to double the size of the linear footage of the marina. Alternative C does not double the linear footage of the marina – it comes to about 5,100 linear feet and allows them the most upland.

Mr. Morris moved on to DC Alexander Park, pointing out they have received feedback from the public and from the City Commissioners. The Consultants will be coming back in several months with three concepts for the park, when there will be another joint meeting. The purpose of the meeting will be to arrive at a recommendation on an option for the park and take it to the CRA board and to the City Commission.

Ms. Laughlin confirmed that whoever gets the DC Alexander Park contract will cooperate with other project contractors to provide continuity.

Regarding the Aquatics Center, Mr. Morris said that Mr. Green is meeting with the #1 ranked proposer for the project. He said the bids came in high, and they are trying to get costs down while keeping the design concept intact.

Mr. Morris advised there will be a joint meeting with the City Commission on August 29, 2018, and they are trying to get the Aquatics Center information to the Commission for their July 10 meeting. If they do get the information to the Commission on July 10, that may negate the need for the August joint meeting because they need to get the project through.

Chair Lee urged all members to be at that City Commission meeting, and reiterated her desire to have a “wow” factor at DC Alexander Park/Aquatics Center. Mr. Morris said this board would not meet before the City Commission does in July – the BRB July meeting will be their “tour.”

Vice Chair McManus expressed concern that there is no alternative being considered in tandem with the BRB’s procurement process regarding the Aquatics Center. He feared that the situation would allow the DC Alexander Park project to slide off the radar.

Ms. Laughlin asked if there were any decisions Mr. Green could make, such as suggesting a shallower pool. However, Mr. Morris said that the City Commission directed that the facility meet Competition Standards for national and international meets. A deeper dive well is required, as well as a wider and deeper swimming pool.

Chair Lee pointed out that the board does not yet know what the final negotiation is going to bring, and if the procurement process gets done, she wanted to have a special meeting before the City Commission meeting. Mr. Morris said it might be possible if they get the numbers early enough.

Moving on to the upcoming board tour, Mr. Morris advised that staff will provide tablets and pencils to the board members to write down ideas – no talking about the projects is allowed. After the hour-long tour, they will go to conference room area at the Aquatics Center to have an official meeting. The tour will be on July 16, 2018, at 1:00 p.m., and then proceed to the regular meeting to begin at 2:30 p.m.

Mr. Schiavone suggested meeting at the South Parking Lot, and going from there in a bus.

Chair Lee wanted to make sure they experience what it is like to walk from the garage to the beach with beach chairs and other equipment. Mr. Morris said that due to construction, he could not get them into the parking garage.

Mr. Morris stated they are moving forward with purchase of a tram that will allow extra leg room to put beach chairs, etc. It will cost more, but Transportation and Mobility will be picking up the difference.

Chair Lee said they also need to see the sidewalk that Ms. Smith mentioned.

Ms. Maus recommended that walking an area should be mandatory before the board approves a project in the future. Mr. Morris also suggested that individual board members could go out and walk the area; he said the City Commissioners visit the sites.

Chair Lee stated clearly that anything on the tour/ride that pertains to any of the projects cannot be discussed amongst themselves until the official meeting.

Chair Lee asked if someone "high up" from Transportation and Mobility could go on the bus ride, and Mr. Morris said he would ask.

Vice Chair McManus asked for a status update on the Marina Suntext dredging. Mr. Morris advised it is "moving along." He said they have to meet with the Governor's Cabinet to get approval. Once they begin, Mr. Morris said it is supposed to take 18 months.

In response to a question by Ms. Smith, Mr. Morris said that Las Olas Boulevard will be closed to the beach after July 4, 2018.

V. Communication to City Commission – Addressed later under Old/New Business

VI. Old/New Business

Mr. Schiavone brought up a survey conducted by the City of some business properties in the beach area to identify buildings that may be qualified to be historically designated. He said business owners want to know what to do if their buildings are designated. He asked board members to do their research and find out how the process works and try to establish what they might consider needs to be brought up to a current or more ethical/friendly means of historical designation.

Mr. Schiavone did not want anyone to think there was an “us and them” position, in the way the determination is being made. He feared that the designations could destroy the financial futures for his and other businesses. He said he was never asked for input.

Chair Lee pointed out that in building of the CRA projects, they built in extra for sustainability/resiliency. However, she did not think an historical building would be able to modify for that.

The area surveyed was from Sunrise Lane to Harbor Drive, and Vice Chair McManus believed the intention was to put a blanket coverage in some areas.

Ms. Laughlin stated that the CRA is in the middle of the proposed boundaries. She said the City Commission does not have the confidence/support of the affected property owners. She believed there needed to be specific policies put into place.

Mr. Benochea understood that the City will undertake a study of all the buildings that could be declared “historic” to determine whether there are enough left within the district to create an overlay similar to what was done in Sailboat Bend. He said not every building would necessarily be declared historic. He did not think there were enough properties to qualify.

Mr. Benochea said that the overlay in Sailboat Bend was a “disaster.” He thought it should be removed.

Ms. Laughlin said the study is done and online. It is going forward with a recommendation for the historic districts. Mr. Benochea believed it would then have to go to the Zoning Board and the City Commission. Ms. Laughlin stated the survey was going to the City Commission on July 10, 2018. Within the survey is a recommendation.

Mr. Morris advised that the survey would go to the Historic Preservation Board and the Planning and Zoning Board before it goes to the City Commission. It may be the case that it should also come to this board.

Ms. Maus contributed that some developers have torn down significant sites. As a believer in historic preservation, she asked how the overlay would ruin somebody’s property financially. Mr. Schiavone said he would not have any control over doing something with his property – he would have to go before some other entity other than the current program. He would not be able to sell his property either to a developer. He suggested that the City should buy the property if they want it preserved.

Mr. McManus believed the approach was wrong, and the area was too broad. He agreed that the overlay in Sailboat Bend was not good, but it is almost impossible to undo. He also pointed to sea level resiliency in the targeted area. He reported that at the Historic Preservation Board meeting, he was angered by staff saying they were not

required to send notice to property owners before they discussed it. He felt it was handled wrong.

Chair Lee said the overlay could be disastrous to the barrier island, which is the “economic engine” for the entire County.

Chair Lee urged members to attend the July 10, 2018, City Commission meeting. She also wanted to see the survey so she would have information in advance. She then recommended sending a Communication to the City Commission.

Communication to the City Commission

Motion made by Mr. Schiavone, seconded by Vice Chair McManus, that this Board has become aware of an effort to consider designating properties in Central Beach which includes this CRA and, as such, we request that any proposal be brought to this Board for a recommendation. In a voice vote, the motion passed unanimously (7-0).

Ms. Maus said the survey and some additional information was on the Sustainable Development Department website in the Historic Preservation section.

Instead of indulging in speculation, Mr. Morris suggested having somebody address the board who can explain the impacts of an historic designation and who will be enforcing the Code.

Mr. Chettle said that several things were stated in the Historic Preservation Board meeting that were clear to him:

- There was no recommendation to designate anything or any neighborhood
- They said it is the “very first step” in a very lengthy process
- This is part of the Beach Master Plan
- There is no recommendation other than to start the process
- There will not be a vote on July 10 – it is a Conference meeting for discussion
- They have not worked out the public participation aspect
- A key item discussed is that they need to do a study on the economic impact

Hearing no further business, the meeting was adjourned at 3:55 p.m.

[Minutes transcribed by J. Rubin, Prototype, Inc.]

Attachments:

FY19 Budget handout – Donald Morris

Photos of the construction in the parking garage - Donald Morris