



CITY OF FORT LAUDERDALE

**APPROVED**

**BEACH REDEVELOPMENT BOARD (BRB)  
FORT LAUDERDALE AQUATIC COMPLEX**

**501 Seabreeze Boulevard  
2<sup>nd</sup> Floor – Press Room  
FORT LAUDERDALE, FL 33316  
Monday, February 18, 2019, 9:45 A.M.**

MEMBERS	FEB 2019/JAN 2020				
	REGULAR MTGS		SPECIAL MTGS		
	Present	Absent	Present	Absent	
Thomas B. McManus, VC	P	1	0	0	0
Vincent Ang	P	1	0	0	0
Art Bengochea	P	1	0	0	0
Jason Hughes	P	1	0	0	0
Monty Lalwani	P	1	0	0	0
Christian Luz	A	0	1	0	0
Kristen Maus	P	1	0	0	0
Tim Schiavone	P	1	0	0	0
Shirley Smith	P	1	0	0	0
Aiton Yaari	A	0	1	0	0

**Staff**

- Don Morris, Beach CRA Manager
- Lizeth DeTorres, Administrative Aide
- Cija Omengebar, CRA Planner
- Thomas Green, Project Manager, Beach CRA
- Carl Williams, Deputy Director
- Leona Osamor, Administrative Assistant
- Laura Voet, Aquatic Complex Manager

**Guests**

- Ina Lee, Resident
- Charlie Leikauf, Parks and Recreation Board
- Bruce Quailey, Parks and Recreation Board
- Karen Polivka, Parks and Recreation Board
- Brucie Cummings, Parks and Recreation Board
- Michael Flowers Jr., Parks and Recreation Board
- Amber Van Buren, Parks and Recreation Board
- Jo Ann Smith, Parks and Recreation Board
- Caleb Gunter, Parks and Recreation Board

**Communications to City Commission**

**Motion** made by Vice Chair Bengochea, seconded by Mr. Schiavone, that the Beach Redevelopment Board (BRB) supports the Parks and Recreation Board’s initiative to us for a lightning protection system that would cover the parks and Aquatic Center within

the CRA boundaries. The BRB wishes the City to entertain this and consider it a top priority. In a voice vote, the motion passed unanimously (8-0).

#### **I. Call to Order and Determination of Quorum – Thomas McManus**

Vice Chair McManus called the meeting to order at 10:09 a.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.

#### **II. Approval of BRB Minutes**

- January 04, 2019 Special BRB

**Motion** made by Mr. Schiavone, seconded by Mr. Bengochea, to approve the minutes of the January 4, 2019, meeting as presented. In a voice vote, the motion passed unanimously (8-0).

#### **III. Select Beach Redevelopment Board (BRB) Chair and Vice-Chair**

**Motion** made by Ms. Smith, seconded by Mr. Hughes, to nominate Mr. McManus for Chair. In a voice vote, the motion passed unanimously (8-0).

**Motion** made by Mr. Schiavone, seconded by Mr. Hughes to nominate Mr. Bengochea for Vice Chair. In a voice vote, the motion passed unanimously (8-0).

#### **IV. Recommend Beach Redevelopment Member to the Beach Business Improvement District - Donald Morris, AICP, Beach CRA Manager**

**Motion** made by Ms. Smith, seconded by Vice Chair Bengochea, to select Chair McManus as the BRB representative to the Beach Business Improvement District (BID). In a voice vote, the motion passed unanimously (8-0).

#### **V. Las Olas Garage Tour Discussion - Donald Morris, AICP, Beach CRA Manager**

Mr. Morris discussed maintenance of the garage, with Tom Green saying there is a one-year maintenance plan.

Ms. Smith pointed out that lights were out and wanted to know how that will be fixed. Mr. Green answered that the vendor is Trackon; the vendor will replace any bad lights within the first year. After that, the CRA will be responsible for replacement.

Mr. Hughes asked for details on the garage exit. He wanted to make sure there would be a sidewalk on the other side of the garage.

Mr. Morris said they have not yet seen the marina plans, and the garage plan does not include a sidewalk that will be ripped out when the marina construction begins. The Transportation and Mobility Department is looking into it. Mr. Hughes asked that the Parks and Recreation Board be included in the discussions. Vice Chair Bengochea thought the board should make a recommendation to the Transportation and Mobility Department to move signage on the garage to the top of the priority list.

Chair McManus stated that safety is of the utmost importance, and they should not wait for the marina construction to install a sidewalk.

Mr. Green reminded the board that the City Commission approved the change order for electronic signage that allows publication of how many space available locations exist, including those on Birch Street and at the Venetian.

Ina Lee, member of the public, said she had issues finding her way to the garage. She also stated that the TIF should stay on for maintenance and marketing after the life of the CRA.

Mr. Schiavone believed a sign should be enough – a digital board would require too much maintenance. Even a banner would serve the purpose. He asked that the City take on the marketing responsibility, perhaps utilizing channels 4 and 7.

Mr. Green said there are three issues that need resolution before they open the garage to public events:

- Straightening out of the grass
- Solve the light shield design (possibly two months away)
- Chain link fence – grass will be installed

Mr. Schiavone suggested the possibility of having the City Commission meet at the garage.

Mr. Lalwani agreed that traffic buildup is a problem and will confuse visitors. There is also an issue with scooters. He said signage and safety should be the top priorities.

Mr. Ang recommended having a sign pointing to the right exit inside the garage that says, "To the Beach."

Chair McManus added they have to involve Transportation and Mobility.

Ms. Lee said she parked in the garage and was impressed. The garage should be marketed and the City should make as much money as they can.

Ms. Lee said she has a meeting with the City Manager next week. Her main topics of discussion will be the importance of professional marketing of the “New Fort Lauderdale Beach” and the turtle issue.

Mr. Morris commented that all revenue generated from the garage will go back into paying for it.

Charlie Leikauf asked about parking when there is a festival. Mr. Hughes commented that it might be an issue since the public does not know the garage is open.

Mr. Morris advised that the garage has a Temporary Certificate of Occupancy (TCO) at this time. When they get closer to a Certificate of Occupancy, they hope to address the issues that have been mentioned. They had previously considered spreading parking along the beach to ease congestion. Once the garage is operational, he did not think congestion would be an issue.

Chair McManus thought that a tram would be helpful, and Mr. Lalwani suggested putting a sign on the corner that would be visible from the east. Chair McManus added that they should let people know to turn at Birch Circle to access garage.

Mr. Morris said the BRB is not involved in operations such as security, so the question would be for the Transportation and Mobility Department.

**VI. Thor-Guard Lighting System Presentation – Jake Swick, Chief Meteorologist  
and Pat Bennett, National Sales Manager**

Bruce Quailey stressed the importance of safety and said that Fort Lauderdale is the worst in the Tri-County area. The Thor-Guard lighting system installed in 2009 or 2010 is a lightning detection system that uses electrostatics.

The presenters said their headquarters are in Sunrise. Jake Swick, Chief Meteorologist, said that the system detects lightening and is constantly monitoring the sky. It is not like free phone apps that may drop out.

Mr. Morris stopped the presentation and explained there could be an issue from the procurement standpoint. The vendor explained they are the “sole source,” and Carl confirmed there is a service agreement.

Mr. Morris stated they could proceed under the premise that there is a service agreement, and discussion is being informative with the hopes of expanding the length or scope of contract.

The vendor began his presentation at 11:05 a.m.

Jo Ann Smith thought protecting the beach was worth \$80,000.

In response to a question by Chair McManus, the vendor said 97% at a two-mile radius.

Vice Chair Bengochea asked how much into the barrier at DC Alexander Park they could go, and the vendor said the horns go 600 yards. The vendor said a remote could always be added near the parking garage.

Mr. Williams explained that they hoped to have a meeting to educate the BRB and acknowledge the safety issue with several boards. He said they invited a representative from the Fire Department to discuss their concerns about the beach area.

Chair McManus said that the BRB is occasionally approached with funding requests that fall out of the scope of the CRA. He would like the BRB meetings to begin with a reading of the mission and goals of the board so they do not get distracted. He gave a brief history of the BRB for the benefit of the presenters. He did not think they were ready to make a motion at this point to grant the request. He did want, however, to advance the initiative forward, whether the BRB participates in part or in whole.

Mr. Morris said it would be a capital expense, and the monies would have to come from the Operating Account. He asked for clarification on the north/south boundaries of the horns. It was noted they would extend from Port Everglades to Lauderdale by the Sea.

Mr. Morris said the CRA has a 121-acre area that they can use funding in – from Bahia Mar to Alhambra. Any projects outside of that area would need funding from another source. He explained the annual budget process and said if they wait until next year, they could include it in the budget under Capital Improvements. He said it would not cost as much as the requested amount, since the CRA area is small compared to the entire project.

Chair McManus remarked that if they were to include the nearby parks, it would fall into the CRA district. The CRA area might be about one-third of the entire project area and might contribute one-third of the funding. He suggested they get the balance of the funding from the City.

Mr. Morris advised that any funds, if approved, would be available on October 1, 2019. It was noted that the City Commission, acting as the CRA, would be the body that would ultimately approve the CRA Budget.

Mr. Morris also mentioned that there is a precedent for the CRA to fund safety, due to enhancements at DC Alexander Park and the park south of the bridge.

Vice Chair Bengochea suggested adding the lightning protection at the Aquatics Complex. It was noted it was not a good location to put the bays, although the signals can transmit up to 12 miles.

Mr. Swick said they could install the horns on a three-week notice.

## **VII. Communication to the City Commission**

**Motion** made by Vice Chair Bengochea, seconded by Mr. Schiavone, that the Beach Redevelopment Board (BRB) supports the Parks and Recreation Board's initiative to us for a lightning protection system that would cover the parks and Aquatic Center within the CRA boundaries. The BRB wishes the City to entertain this and consider it a top priority. In a voice vote, the motion passed unanimously (8-0).

Mr. Morris advised the members of the Parks and Recreation Board that the BRB will invite them to come back in several months to see modified designs for DC Alexander Park. Once their input is received, the BRB will take the new design out to the community for feedback.

## **VIII. Old/New Business**

Mr. Morris provided a brief update on the Aquatic Center:

- There is a possibility of a 27-meter high dive - it would be one of two facilities in the country.
- Bringing on a Community Service Agreement architect to help redesign the locker room.
  - It cannot be included with the Hensel Phelps design due to the way it was bid. The design phase is at about 60% and is progressing quickly.
- The 27-meter dive affects the design structure of the facility.

Chair McManus requested a progress list of all the projects monetarily for the next meeting. Mr. Morris cautioned they no longer have a fund that is used for different projects; when money is now taken out of Operating Funds, it is being taken from a different project. He mentioned the CRA also wanted to do some sidewalk work in the Almond Avenue area, but the money is not there.

There was a brief discussion about the funding of the Air Show, with Mr. Morris stating that they received funding from the Beach Business Improvement District (BID) and from Fort Lauderdale Executive Airport (FXE) for their next show so they do not need money from the BRB.

Although the CRA used to do a lot of events, the one event they will do next year is the Great American Beach Party. At this time, the CRA is focused on construction projects.

Chair McManus encouraged board members to ask their City Commissioners how they can extend the life of the CRA, pointing to the lack of maintenance at the Hollywood Beach project. He wanted to use the remaining CRA dollars to fund maintenance.

Mr. Morris pointed out, however, that TIF money cannot include maintenance. The City's Maintenance Department must do the upkeep. A cost projection will be done: The Parks Department has approached EDSA, and the Transportation and Mobility Department has approached EDSA because they are building their budgets for next year. He clarified that if the CRA ends this year and has money left over, it would be acceptable to have that money go into a fund for maintenance.

Mr. Morris suggested a Communication to the City Commission that since the CRA will be sunsetting September 2020, that the dollars that the City currently contributes to the CRA be set aside for maintenance for the project.

Ms. Lee recommended adding marketing to the funding. If the Parks bond passes in March, it should be possible to access some of that money since it is a park project. She emphasized pursuing both the City monies and the Park monies simultaneously.

Mr. Morris noted that bond dollars are typically capital dollars and cannot be used for maintenance. Mr. McManus said he would explore the use of those bond monies for the building at DC Alexander Park.

Mr. Ang asked if there was a possibility of the CRA boundaries being changed, and Mr. Morris said Broward County is opposed to creating new CRAs. The County also opposes expanding the boundaries of existing CRAs. He provided a brief history of the CRA boundaries.

There was general discussion about the uses of TIF revenue and bed tax.

Ms. Maus commented that while the lightning predictor is important, she thought adequate bike lanes in the CRA were more important. She cited the bike lane in front of Bahia Mar being hazardous.

Chair McManus agreed on the importance of safe bike lanes, but did not think the CRA had the ability that the City does dealing with FDOT.

Mr. Morris clarified that the CRA is in control of the right-of-way and plans to enhance the bike lanes. However, the CRA is not in a position to widen the right-of-way unless they take ownership, which has its own challenges. He believed the CRA's mission now should be to improve the sidewalks. He recommended that residents who ride bikes contact FDOT and complain about the bike lanes, particularly the one in front of Bahia Mar.

Hearing no further business, the meeting was adjourned at 11:52 a.m.

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

Attachments:

PowerPoint presentation on Thor-Guard – Jake Swick