



CITY OF FORT LAUDERDALE

APPROVED

**BEACH REDEVELOPMENT BOARD (BRB)
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FL 33301
Monday, March 18, 2019, 2:30 P.M.**

MEMBERS	FEB 2019/JAN 2020				
	REGULAR MTGS		SPECIAL MTGS		
	Present	Absent	Present	Absent	
Thomas B. McManus, Chair	P	2	0	0	0
Art Bengochea, Vice Chair	P	2	0	0	0
Vincent Ang	P	2	0	0	0
Jason Hughes	P	2	0	0	0
Monty Lalwani	P	2	0	0	0
Christian Luz	P	1	1	0	0
Kristen Maus	P	2	0	0	0
Tim Schiavone	A	1	1	0	0
Shirley Smith	P	2	0	0	0
Aiton Yaari	P	1	1	0	0

Staff

Don Morris, Beach CRA Manager
Lizeth DeTorres, Administrative Aide
Thomas Green, Project Manager, Beach CRA
Lisa Tayar, Prototype, Inc.

Guests

Ina Lee

Communications to City Commission

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

Chair McManus called the meeting to order at 2:37 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.

II. Holiday Display & Holiday Lights, 2019 Season Discussion – Donald Morris, AICP, CRA Manager

Mr. Morris showed aerials of Oceanside Park, where staff has suggested doing the holiday lights this year. The BID still wants lights along the east side of the roadway, but staff wants to showcase the new improvements at the park.

The current contract for holiday lighting is \$32,000 with yearly maintenance of approximately \$18,000. A new a contract - including all the park and the Hub – may cost up to \$50,000. That will be the last time the BRB will be doing the lights, due to the sunseting of the CRA. The BID suggested having a small Christmas-type village that would have an additional cost.

Chair McManus added that at the BID meeting there was discussion of having an Enchanted Forest (such as the one in Miami) to deflect costs on to an operator.

Mr. Morris stated they could actually purchase the display lights so they could be used for the next three years, with someone putting them up and maintaining them.

Mr. Yaari liked the concept of having something “tasteful” to attract families and suggested having some type of display at the Hub. Mr. Morris commented that there will be something at the Hub this year, but Friday Night Sound Waves may move to a different venue at the park in the future.

Chair McManus said they could have displays both at the Hub and at Oceanside Park.

Mr. Green explained the layout of the park, noting a police substation would be included.

Discussion included the following comments:

- Anything that adds to the holiday spirit is good
- The park will be 100% complete by the holidays (October is substantial completion)
- If the park is not ready, Vice Chair Bengochea did not favor putting anything there
- The lights typically go up in November
- If something delays putting the lights up, at least they will have been purchased and could be used the following year
- The snowman will remain
- Putting lights up on SR A1A is important
- In favor of lights, but opposed to rides
 - Chair McManus clarified that the BID discussion was only about financial sustainability, not favoring a carnival-type atmosphere
- A “classy” merry-go-round, vendors, European Christmas market would be nice

Ms. Maus questioned the budgeting for the lights, and Mr. Morris stated the money is budgeted as an Operating Expense. The lights would not take away from any capital projects. Since the CRA is not funding any other events now, the money would not

affect any other event funding. The amount is a one-time cost, perhaps \$120,000 - \$130,000. At the present time, there are two contracts - one for the snowman and one for additional lights.

Mr. Morris said he will draft an RFP and bring it to the board for input before sending it out. He will reach out to vendors to get an idea of the costs involved.

In response to a question from Mr. Luz, Mr. Morris advised that the CRA and the BID purchased their own lights. Although the new lights were supposed to be better, some have not performed well due to the environment. While it is half the cost to buy them, there is a lot of time involved in maintenance. He said BID Manager Dan Barnett has been contacting the lighting company to repair the lights.

IV. Communication to City Commission (None)

V. Old/New Business

- **Wayfinding Project Update**

Mr. Morris reported that the Transportation and Mobility Department is moving forward with a program for the CRA to purchase. It will feature more parking directional signs on the bridge, such as signs showing availability of parking spaces in the garage and how to get to the garage. The sign could also post messages such as hurricane warnings, lane closures, etc. The signs cannot have advertising and have to be “public information.”

Vice Chair Bengochea said a sign is needed at Las Olas Circle and also on the approach to the parking garage where the turn is.

Ms. Smith suggested a brief signal light coming over the bridge to allow left turns to get to the garage.

Chair McManus said some kind of signage needs to be put up quickly.

Mr. Yaari suggested a wider turning lane after the bridge to access the garage, but Mr. Green advised that while the bridge is part of City property, FDOT limits access to the right-of-way because they maintain the bridge. It was noted a turning lane would alleviate pressure on Las Olas Boulevard for people going to the beach. There should be a sign on the bridge that says, “Right lane – Parking garage.”

Mr. Yaari also recommended more signage on Seabreeze Boulevard going south since that is the easiest access to the garage. He indicated on a diagram where the signs should go.

Other:

Mr. Green reported the concrete pours on the east side of the garage should be finished in two weeks. Some landscaping and installation of overhead lights still needs to be done. There is an issue getting the glass installed on the west side of the garage, the new light shields installed on the east side, and the grass on the amenity deck. They anticipate being done with the project in June.

Mr. Hughes expressed his disappointment that nobody from Transportation and Mobility Services was at the meeting. He said the garage is “packed” with Spring Breakers partying and drag racing inside the garage. There is no security there, no police; he said it is a “huge security issue.” Mr. Morris advised that he will contact the Traffic Division, who provides security.

Mr. Lalwani commented about fights breaking out by the Elbo Room and recommended police presence there seven days a week. He described a severe beating incident that was recorded on his surveillance camera. Mr. Lalwani noted that private security detail is only there three days a week during Spring Break, and thought the officers should be scattered around locations where needed. Mr. Yaari said the Ambassadors are needed at the main intersections like Las Olas Boulevard and SR A1A.

Mr. Yaari said they need to plan for next year’s Spring Break, and Mr. Morris said he will communicate the problems, including the reckless behavior in the garage, to the City’s Police Chief. Mr. Morris asked board members to inform him of any future incidents so he can address them. Chair McManus hoped they would see improvement in the next few days.

Mr. Yaari said he turns off the Elbo Room outdoor music at 5:30 p.m. (when the beach closes) at the request of the Police Department because it attracts a crowd. They turn it back on around 6:30 p.m.

In response to a question about the rust issue in the garage, Mr. Morris commented that Skanska was informed that the rust was unacceptable. There will do a comprehensive cleaning of the garage and staff will inspect it. The site will be accepted only if it meets the standards.

Discussion ensued on the rust problem with the following comments:

- Nothing stops rust
- The mesh will rust
- Is there a way to extend the one-year warranty on rust?
 - There is nothing to warrant
 - Have to maintain the materials to keep ahead of the problem
- Washing off the salt is helpful
- Rust is a maintenance issue – but it should not start out with rust

Mr. Morris assured the board that the CRA will not take possession of the garage until it is satisfactory. He remarked that the company said they are not supposed to install the

mesh on an active construction site, but they were pouring concrete, cutting rebar, etc., and dust and debris got onto the mesh which caused the rust. They have been power washing the mesh.

Mr. Morris reported the lighting on the garage was tested, and several board members who saw it said it looked "amazing." The intensity and the color can be adjusted. A consultant will help establish a number of patterns, and various City employees will be trained to do that. There are thousands of patterns that can be used. If a special design is wanted, the consultant would probably have to do it.

Ina Lee, resident, commented that getting to the garage was easy with the current signage. However, leaving was a problem: she did not know which way to turn, and there was no lighting or security. She said that needs to be handled immediately. Ms. Lee remarked that she felt "safe" in the garage, but signs are needed for pedestrians to get out of the garage after parking. She said the plaza was beautiful.

Ms. Lee also recommended redirecting the Ambassadors to the area around the Elbo Room to have more "official" looking people there.

She also suggested keeping the temporary toilets on the first floor of the garage.

Mr. Yaari said the beach is out of trips, and there might not be enough trips to put the restaurant at the new marina. He pointed out the three approved projects that have not yet been built, but are sitting on 150 trips. His Land Use attorney said they would not be able to get the new restaurant approved because there are not enough trips. He recommended a Communication to the City Commission - if appropriate - saying the BRB is supportive of approving projects, but if not built, the trips should be returned to the pool. He asserted that the developers are holding back development of the City.

Vice Chair Bengochea said that DRC approval takes 18 months, and an extension can be granted by the City Commission. He thought one extension was enough. He believed it would be appropriate to send a Communication to the City Commission saying that the BRB supports first extensions, but does not want to keep extending things indefinitely since no trips are available.

Mr. Morris advised that a Communication would be appropriate, since it has to do with redevelopment in the CRA.

Chair McManus noted that the City Commission is aware of the trips issue. He said there is a move to increase the number of trips, a process that could take years.

Ms. Maus stated she was not in favor of sending a Communication to the City Commission; she did not understand the entire situation.

Mr. Morris recommended that the Planning Department make a presentation to the BRB on how the trips are managed, which properties have trips reserved, and future projects.

Chair McManus requested that a representative from the Transportation and Mobility Department as well as from the Planning Department be present at the next meeting.

Mr. Morris announced that the groundbreaking for the Aquatics Center will be held on April 5, 2019, at 2:30 p.m. Design plans for DC Alexander Park will be coming in during the week or so.

Ms. Smith mentioned that fire trucks are unable to access the roadway due to beach traffic. She also commented that trucks are parked and unloading in turning lanes on Seabreeze Boulevard and also in a left turn lane on 5 Street; she said it is difficult to maneuver around them.

Ms. Smith remarked that 5 Street is “wonderful” now that it is finally open.

- **April Meeting – Member suggested agenda items** (Already addressed)

Hearing no further business, the meeting was adjourned at 3:56 p.m.

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

Attachments:

Aerial view of Oceanside Park – Don Morris