

**CITY OF FORT LAUDERDALE
BEACH REDEVELOPMENT BOARD (BRB)**

May 20, 2019

2:00 P.M.

City Hall

**8th Floor Conference Room
100 N Andrews Ave.
FORT LAUDERDALE, FLORIDA 33301**

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|------|---|------------------------------|
| I. | Call to Order & Determination of Quorum | Thomas McManus
Chair |
| II. | Approval of BRB Minutes <ul style="list-style-type: none">• April 15, 2019 | Thomas McManus
Chair |
| III. | Operating Budget | Donald Morris
CRA Manager |
| IV. | Communication to City Commission | BRB Members |
| V. | Old/New Business <ul style="list-style-type: none">• June Meeting-Member suggested agenda items | Donald Morris
CRA Manager |

Our next regular meeting will be on June 17, 2019

Purpose:

To implement a revitalization plan and to cause to be prepared a community redevelopment plan for the Central Beach Redevelopment Area subject to the approval of the City Commission and to recommend actions to be taken by the City Commission to implement the community redevelopment plan.

Note

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you desire auxiliary services to assist in viewing or hearing the meetings, or reading meeting agendas and minutes, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services for you. Thank you.

Central Beach Area Redevelopment Plan Goals:

- Eliminate the conditions of blight that are currently found in the area.
- Provide for a mix of land uses that will foster family activity and recreation in the Central Beach area, and provide opportunities for the expansion of tourist-related facilities and activities.
- Stimulate the redevelopment of the core area as a catalyst for the revitalization of the entire Central Beach area.
- Maintain public access to the beach and Intracoastal Waterway.
- Provide for resiliency of the public infrastructure in response to impacts of climate change and sea-level rise.

Central beach Redevelopment Plan Objectives:

- Enhance the resort image of Fort Lauderdale Beach as a place for tourists and conference groups.
- Make Fort Lauderdale Beach an integral part of the City for use by local residents.
- Improve the transportation and mobility options within and through the Central Beach area to include bicycles, pedestrians, transit, micro-transit, water-taxi, automobiles and other alternatives.
- Create and enhance a positive visual and physical environment of the Central Beach.
- Provide for an active pedestrian environment throughout the Central Beach area, particularly between the Intracoastal Waterway and the Beach.
- Improve inadequate public infrastructure for resiliency in response to the anticipated impacts of climate change and sea-level rise.

City of Fort Lauderdale, Florida. 2017. *Beach Redevelopment Plan – Modified and Restated May 16, 2017*. Section 1.1.4 Redevelopment Goals, Objectives and Policies, pg.9-11.

City of Fort Lauderdale Community Redevelopment Agency Webpage:
<http://www.fortlauderdale.gov/home/showdocument?id=25303>



CITY OF FORT LAUDERDALE

DRAFT

**BEACH REDEVELOPMENT BOARD (BRB)
 100 NORTH ANDREWS AVENUE
 8th FLOOR CONFERENCE ROOM
 FORT LAUDERDALE, FL 33301
 Monday, April 15, 2019, 2:30 P.M.**

MEMBERS	FEB 2019/JAN 2020				
	REGULAR MTGS		SPECIAL MTGS		
	Present	Absent	Present	Absent	
Thomas B. McManus, Chair	P	3	0	0	0
Art Bengochea, Vice Chair	P	3	0	0	0
Vincent Ang	A	2	1	0	0
Jason Crush	P	1	0	0	0
Jason Hughes	P	3	0	0	0
Monty Lalwani (arr. 2:51 p.m.)	P	3	0	0	0
Christian Luz	A	1	2	0	0
Kristen Maus	P	3	0	0	0
Shirley Smith	P	3	0	0	0
Aiton Yaari	A	1	2	0	0

Staff

Thomas Green, Project Manager, Beach CRA
 Lizeth DeTorres, Administrative Aide
 Cija Omengabar, CRA Planner
 Chijioke Ezekwe, CRA Project Manager
 Lisa Tayar, Prototype, Inc.

Guests

Sheryl Dickey, Dickey Consultant Services
 Christine Fanchi, TAM, Engineering Design Manager
 Matt Fursetzer, Kimley-Horn

Communications to City Commission

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

Chair McManus called the meeting to order at 2:33 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. Approval of BRB Minutes

- **February 18, 2019**
- **March 18, 2019**

Motion made by Vice Chair Bengochea, seconded by Mr. Hughes, to approve the minutes of the February 28, 2019, and the March 18, 2019, minutes as presented. In a voice vote, the motion passed unanimously (6-0).

III. State Road A1A Project Update – Thomas Green, Beach CRA

Mr. Ezekwe, gave a PowerPoint presentation on the project update.

Comments during the presentation:

- Mr. Green stated they will restore the concrete on the west side (scored concrete sidewalk)
- CRA dollars will focus on the east side
- The traffic-rated bollards will be mostly in the café area
 - There are no specific design standards for placement
 - It will be similar to what is done on Las Olas Boulevard
- Construction should begin in the late third quarter of the year and will last about a year

Mr. Green introduced Matt Fursetzer, Kimley-Horn, their prime consultant on the project responsible for permitting and design, and Sheryl Dickey, with Dickey Consultant Services, who is assisting with public outreach.

Mr. Green mentioned there would be lane drops associated with the project to stage the equipment. They will listen to the public and try to re-sequence work if necessary when there are major events in the area.

Mr. Ezekwe continued and concluded his PowerPoint presentation at this time.

Mr. Lalwani thought shutting down the street right before Tortuga was bad and asked if they could avoid situations like that. Starting the project at the end of the season was much preferable.

Ms. Smith pointed out there are no loading zones on SR A1A and trucks park in traffic lanes to load or unload. She feared that with all the new building going on, there would not be any sidewalks for a long time.

[Mr. Lalwani arrived at 2:51 p.m.]

Ms. Dickey was called to the podium and said she is seeking feedback about the project.

Mr. Green explained why the project was delayed a week until Tortuga had already started.

Ms. Dickey said they will do a monthly e-newsletter and have an interactive website to keep people informed about the construction schedule. If board members have suggestions about what to include, please contact her. She requested email addresses.

IV. Communication to City Commission – None

V. Old/New Business

Chair McManus introduced new board member Jason Crush, a partner with Crush Law. He replaces Tim Schiavone, who was termed out.

- **May Meeting – Member suggested agenda items** (not addressed at this time)
- **Wayfinding Program – Cija Omengebar**

Christine Fanchi, Engineering Design Manager of the Transportation and Mobility Department, distributed documents to accompany her presentation.

She recounted the history and progress of the Wayfinding program. The downtown and parking Wayfinding have both been defunded, and the Beach CRA is the only one that has Wayfinding dollars.

Ms. Fanchi gave a brief overview of the program via a PowerPoint presentation.

- There is a limited budget of \$374,000 and she believed they could do the program for that amount by staying within the boundaries.
- They will not include art on the signs because they would have to change the art periodically, which would make the project more difficult and add to the delays in getting it started.
- The Parks and Recreation Department will provide maintenance.

Ms. Fanchi predicted the signs could probably be ready to install by Spring of 2020.

Highlighting the need for the signs, Chair McManus related that on a recent trip to the garage, he was the only person in a group who exited the garage in the right direction. He said it was “imperative” to have some temporary signage there.

Chair McManus clarified the preferred placement of the temporary signs:

- A sign directing people in the garage where to exit
- At the area that abuts to Las Olas Boulevard where the landscaping is being finished
 - People are not moving there

A suggestion was made that temporary blue signs could be put on existing poles, or put the large round “P” sign on existing cross signs. Mr. Ezekwe said they will be painting

footsteps for people to follow to the south end as they exit the garage. There will also be some signage.

Mr. Green stated that they put a banner on the west side that can be seen from the bridge and a small parking sign directing people to the right. There will be an electronic board for southbound traffic on Seabreeze Boulevard to direct drivers to the parking garage.

Chair McManus said it would be helpful to enhance the signage, even if it is temporary.

Vice Chair Bengochea asked if the pole indicated on the drawing that is seen coming over the bridge onto the beach area would direct people to the parking garage. He wanted to see more signage for access to the garage. There needs to be a permanent sign there that says, "Parking Garage" with an arrow. Ms. Fanchi understood there would be an electronic kiosk there that would indicate the number of available parking spaces.

Regarding the left turn onto Las Olas Boulevard near the Venetian, it was noted that it has been disapproved. Ms. Fanchi advised the City is doing a Las Olas Vision Plan, and a traffic analysis will be done to determine the best movements on the Boulevard. Perhaps left-turn pockets could be added.

To compete with all the visual competition at the bottom of the bridge, Mr. Lalwani proposed a very simple large sign, such as the one suggested by Vice Chair Bengochea. Ms. Fanchi clarified that the Parking Division is working on the electronic kiosk apart from the Wayfinding program.

Mr. Green stated there was a change order to the project for a sign saying whether the garage is open or full (with a level-by-level count) on the northeast corner of the garage facing towards Birch Road.

Regarding temporary signs, Mr. Lalwani suggested that they be illuminated at night, with amber lighting for the turtle season.

Ms. Fanchi clarified that the traffic study will be from River to Broward and then Andrews Avenue to the beach. They will try to make the traffic as efficient as possible, incorporating timed signals, diverting drivers out of neighborhood shortcuts, etc.

Ms. Maus hoped they would consider traffic studies in other areas such as the Barrier Island, and 17 Street. She asked people to inform her office of any trouble spots in traffic. She shared some upcoming plans for traffic improvement.

- **Material Testing** (walk-on item)

Mr. Green reported that material testing and inspection at the Aquatics Center site are

the responsibility of the City. The City will hire out a firm to assist the CRA inspecting asphalt, checking density of soil, checking concrete, etc. A licensed inspector will visit the site to ensure that any welds are in compliance with the plans and specifications, and to test rebar to make sure it does not burn through when the concrete is poured.

Wood Environmental is under a continuing services master agreement with the City and Langan is the geo-tech sub-consultant under Hensel-Phelps. Langan will perform pile inspection. Since the site used to be underwater, 450-500 auger cast piles will be installed to support the pools and the building. Langan will also be monitoring pile production, depth of the piles, and other aspects of the construction.

Mr. Green stated he will provide backup materials that will be distributed to the board. The cost for the work done by Wood Environmental and Langan will be about \$280,000 (outside of the construction contract), and Mr. Green noted the funds are available. He would like a recommendation to move forward with the cost from this board, and then he will take it to the CRA Board.

The test pile program is slated for late May-early June and will take one month. Other construction activities will be done from July to December.

Chair McManus asked about the \$27 million cost for the project. Mr. Green clarified that the project scope is the pools, the site, and the grandstand building on the north side. The present grandstand building will be demolished and replaced. The contract with Hensel-Phelps does not include the existing buildings on the west, east, and south sides.

Mr. Green added that the \$27 million also did not include renovations to the front Wave building. He explained the process of creating and presenting the design criteria package.

Vice Chair Bengochea asked if there were plans to renovate the Wave building, since it is in "bad shape." Mr. Green said there are various strategies under consideration, but no decision has been made.

[Commissioner Glassman stopped by briefly]

In response to a question by Ms. Maus, Mr. Green said the CRA dollars for maintenance of buildings, and fixing the Wave building, fall into a gray area between a capital cost and deferred maintenance. It was noted the tenant may be responsible, depending on the lease.

Mr. Crush suggested discussing the maintenance of the building with the City Commission after the other projects are finished.

Motion made by Mr. Crush, seconded by Mr. Hughes, to recommend approval to move

forward with material testing with the overall cost of \$280,000. In a voice vote, the motion passed unanimously (7-0).

In other Old Business, Mr. Hughes reported he attended a citizens' group that heard Ben Rogers, Interim Director of Transportation and Mobility, speak about parking. The group will be meeting quarterly to discuss local issues. He also mentioned that the new sidewalk on the north side looks good and is adding to safety.

Hearing no further business, the meeting was adjourned at 3:44 p.m.

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

Attachments:

PowerPoint presentation on the SR A1A Project Update – Thomas Green

PowerPoint presentation on the Wayfinding project – Christine Fanchi

Documents on the Wayfinding project – Christine Fanchi

Revenue	Budgeted Amount	Description
City of Fort Lauderdale	\$ 3,652,016	FY 2020 Revenue Estimates (Projected TIF Increase 5%)
Intergovernment Revenue	6,334,961	
Earned-Pooled Investments		
Total Revenue	\$ 9,986,977	
Expenditures		Description
Accounting & Auditing	\$ 100,000	Construction Auditor/City Auditors Office
Part Time Salaries	99,840	Custodians for portable restrooms on the Beach
Other Operating Expenses	906,523	Remaining CRA operating expenses
Services & Materials	174,032	
Other Services:		
Holiday Lights	50,000	Holiday Lights (\$100,000 total split between BRAB and BID)
Great American Beach Party	17,500	GABP
Promotional Contributions:		
Holiday Event	8,000	Holiday Event (\$16,000 total split between BRAB and BID)
Indirect Admin Charges	213,259	Overhead Charged by City for Admin Support
Service Charge - Information Technology	34,173	Overhead Charged by City for IT Services
Transfer Out to Repay Line of Credit	4,095,819	Line of credit requested by CRA on 5.7.2019 based on revenues projected earlier in the FY.
Total Operating Expenditures	\$ 5,699,146	
Funds Available for CIP Projects	4,287,831	Preliminary as of 5.13.2019
Total Estimated Expenditures	9,986,977	
REVENUES LESS EXPENDITURES	\$ (0)	