



APPROVED
SPECIAL MEETING
BEACH REDEVELOPMENT BOARD
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FL 33301
Tuesday, April 24, 2018, 10:00 A.M.

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

Staff

Tom Green, CRA Project Manager
 Chijioke Ezekwe, CRA Project Manager
 Cija Omengebar, CRA Planner
 Lizeth De Torres, CRA Administrative Aide

Guests

Paul Kissinger, EDSA
 Pete Dunn, EDSA
 Matt Fursetzer, Kimley Horn Associates
 Bob Golden, Central Beach Alliance Board
 Barry Solomon, Central Beach Alliance Board

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

Chair Lee called the meeting to order at 10:01 a.m.

Quorum Requirement

As of this date there were 8 appointed members to the Board, which means 5 would constitute a quorum. It was noted there was a quorum at the commencement of the meeting.

Introductions were made.

II. SR A1A Streetscape Improvement Project Cost Estimates and Paving Design

Options – Chijioke Ezekwe, Project Manager

Tom Green provided an introduction to the project discussion. He showed a PowerPoint presentation showing the history of the project and its scope of work. Highlights included:

- Costs of hardscape, landscape, and lighting
- Changes due to budget challenges
- New lighting on the west side of SR A1A
- Four design options will be presented for BRB recommendation to the CRA Board to advance the design for the project

Paul Kissinger, EDSA, showed a PowerPoint presentation of the designs, including design elements, direction from the City, and description of hardscape materials. He then presented the four options, reviewing the design matrix for each:

1. Option: Portal focus – Base Bid - \$5.3 million
2. Option: Portal focus – Outdoor Dining Paving - \$5.8 Million
 - a. Adds more decorative concrete to Option 1
3. Option: Portal focus – Outdoor Dining Concrete Paving - \$7.2 million
 - a. Added new red pavers
 - b. Over budget
 - c. (Chair Lee asked if they had talked with the developer regarding them paying for improvements on Section 12, and Mr. Kissinger replied there was no commitment on their part. Their priority is for the City to take out the landscape buffer.)
 - d. (Vice Chair McManus pointed out that Section 11 is on the market and wondered if they would enhance their frontage as others have done. Mr. Kissinger said it was not a given, since the frontage is outside their property line, and the development climate has changed.)
4. Option: District Improvements East and West - \$8.7 million
 - a. High-end option

Mr. Kissinger said their recommendation is Option 2 – it is under budget and offers more flexibility if construction bids come in higher than the cost estimates.

Mr. Kissinger said he understood that they need to push the decision along, so they do not miss the City Commission meetings.

Ms. Laughlin wanted to put all the money on the east side and not invest money in properties on the west side that are slated for redevelopment. She also commented that every new project on the beach has improved their frontage, and she did not think the CRA should improve their property for them. She did, however, approve the use of the bollards and the color band for safety on the west side. She underscored the

importance of lighting and said that the red/black color scheme was outdated. She addressed some of the unkempt properties.

Mr. Kissinger stated that their top priority for improvements was safety: moving palms to the curb, fix lighting, and adding bollards in the core section. He said the City Manager requested that they devise a better-looking fence or panel than the ones that look like bike racks. The other safety element is that Code Enforcement is having a difficult time policing the café zone; the red band solves that issue.

Mr. Kissinger remarked that the hardscape is negotiable and showed some scenarios with Option 2.

Mr. Schiavone concurred with Ms. Laughlin that the money is better spent on the east side of SR A1A, with the long-term vision of setting a standard for others. He asked for clarification on the financials. Chair Lee stated that the concept is already approved, and the funds are CRA funds. However, she added the Aquatics Center is not budgeted, so that adds an unknown element to funding.

Mr. Schiavone argued that the businesses on the west side of the street should keep their frontage cleaner but did not think a lot of money should be spent on upgrades. He expressed some reservations about the colored banding and hoped that Code Enforcement would be flexible on the distances so that restaurants would have room for sidewalk seating.

Mr. Kissinger urged the BRB to send a strong message to the DRC on consistency to standardize the look of the beach.

Chair Lee commented that it did not make sense to spend so much money on the sidewalk when the wall is in terrible shape, particularly in the core area. Mr. Kissinger said they want to come in under budget and did not think they would replace sections of the wall. They would probably patch, paint, etc. It was pointed out that the funds would have to be other than the CRA Capital Improvement dollars. Painting and patching is just upkeep and maintenance.

Vice Chair McManus asked how the decorative concrete would be maintained after 2021. Mr. Kissinger said it requires pressure washing with scrubbing bristles so it does not pull all the glass out of the concrete. He said the City of Pompano Beach paid \$60,000 for one year of maintenance for landscape and hardscape. Mr. Kissinger mentioned they have talked with City staff and looked at a period of maintenance in the contract so that City staff can gradually prepare for maintenance.

Chair Lee brought up the monetary contribution (\$400,000) from the BID that was for marketing initiative. She said maintenance in the future is not something that can be counted on if there is a downturn in the economy, and that subject needs to be

explored. Discussion ensued on where the funding would come from, with a suggestion that it come from parking revenue or TIF revenue.

Mr. Kissinger said their charge is not to maintain the asset, but to create it and then turn it over to the owner.

Mr. Schiavone asked if they could remove a tree if it is not well placed, rather than move it somewhere else. He also suggested putting foliage in pots, rather than in the ground. Ease and cost of maintenance were the deterrents to potting the trees.

Mr. Schiavone wanted to make sure that their recommendation to the City Commission would include a provision for maintenance that is affordable and achievable.

Ms. Smith commented that they cannot make any improvements in front of Section 12, since that is being redeveloped.

Mr. Kissinger stated that the glass/concrete is not slippery when wet.

In response to a question by Ms. Laughlin, Mr. Kissinger said having bollards with downcast lighting is expensive. The overhead lights would also overshadow the lights on the bollards. It was noted that Fish and Wildlife want all lights to be facing away from the beach. Discussion ensued on the look of the bollards, and Mr. Kissinger said he would bring a rendering.

Bob Golden, Central Beach Alliance (CBA) Board, said that the issue most important to his membership is safety, ergo lighting. It was noted that the CRA will pick up the portion for lighting on the west side of the street in the CRA area, and FDOT will contribute funding for lighting between Alhambra Street and Sunrise Boulevard through a Joint Participation Agreement.

Mr. Golden noted that some people walk into the street to avoid the sidewalk tables and he predicted an accident. He said that to take care of the sidewalks without taking care of the crumbling walls is a mistake aesthetically. Chair Lee responded they will find out about the FEMA funding, which is supposed to cover the area. If FEMA does not come through, another source of funding needs to be found. Mr. Golden remarked they need to figure out the source of the wall degradation and try to eliminate it.

Chair Lee asked for a motion to recommend that safety, lighting, and bollards on the west side will be taken care of; anything aesthetic other than the safety related lighting will go on the east side; and they want a drawing of what the bollards will look like both east and west; and the cost.

Motion made by Ms. Laughlin, seconded by Mr. McManus, to recommend that safety, lighting, and bollards on the west side will be taken care of; anything aesthetic other

than the safety related lighting will go on the east side; and they want a drawing of what the bollards will look like both east and west; and the cost.

Mr. Kissinger reviewed that they prefer Option 2; taking the improvements on the west side and flipping them to the east side. Chair Lee said they want that within the budget of the \$5.8 million. Mr. Kissinger said they could go back and make another exhibit based on the direction from this meeting.

Chair Lee favored calling another special meeting to hear the revisions and make a recommendation.

Mr. Green said they would target the May 15 CRA agenda with a recommendation.

Discussion ensued on the bollards and tree spacing, with Mr. Kissinger explaining the aesthetic grouping of trees in threes, fives, and sevens, so that there are gaps between them.

Mr. Kissinger stated that the Skanska contractor will be pouring samples on April 26, 2018, of the concrete that will go on the beach project. They will be dry by Tuesday, May 1, 2018, and he suggested they could look at the samples to see what they look like; he also urged board members to visit Pompano. They used slightly different colors at Pompano Beach, but the same type of concrete.

Chair Lee recommended that BRB members go to Pompano Beach and/or see the concrete samples before the next meeting. Based on room availability, the meeting was tentatively set for May 2, 2018, at 2:30 p.m. She elaborated that they would also discuss maintenance, cost, and a visual of the bollards. Mr. Kissinger said they would not be able to have maintenance information by the next week.

Concerning bollards, Mr. Kissinger suggested looking on Las Olas Boulevard. Mr. McManus was interested to know how many bollards they would have and how far apart they would be. Mr. Kissinger said bollards are typically installed at a distance that a car could not get through, at about eight or nine feet.

Chair Lee said they would make a formal motion at the next special meeting.

Ms. Laughlin withdrew her motion, and Mr. McManus withdrew his second.

Mr. Kissinger further described the bollards, noting that there are concrete bollards on SR A1A. They have not decided what to do with the ones for this project, but they may be metal with a polyester powder coat on them so they will not be hot.

III. Communication to the City Commission - None

IV. Old/New Business - None

Beach Redevelopment Board - Special

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Upon motion duly made and seconded, the meeting was adjourned at 11:22 p.m.

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

Attachments:

PowerPoint presentation on history of the Streetscape Project – Tom Green

PowerPoint presentation on SR A1A Streetscape Improvement Project – Paul Kissinger

SR-A1A BEACH STREETSCAPE IMPROVE PROJECT

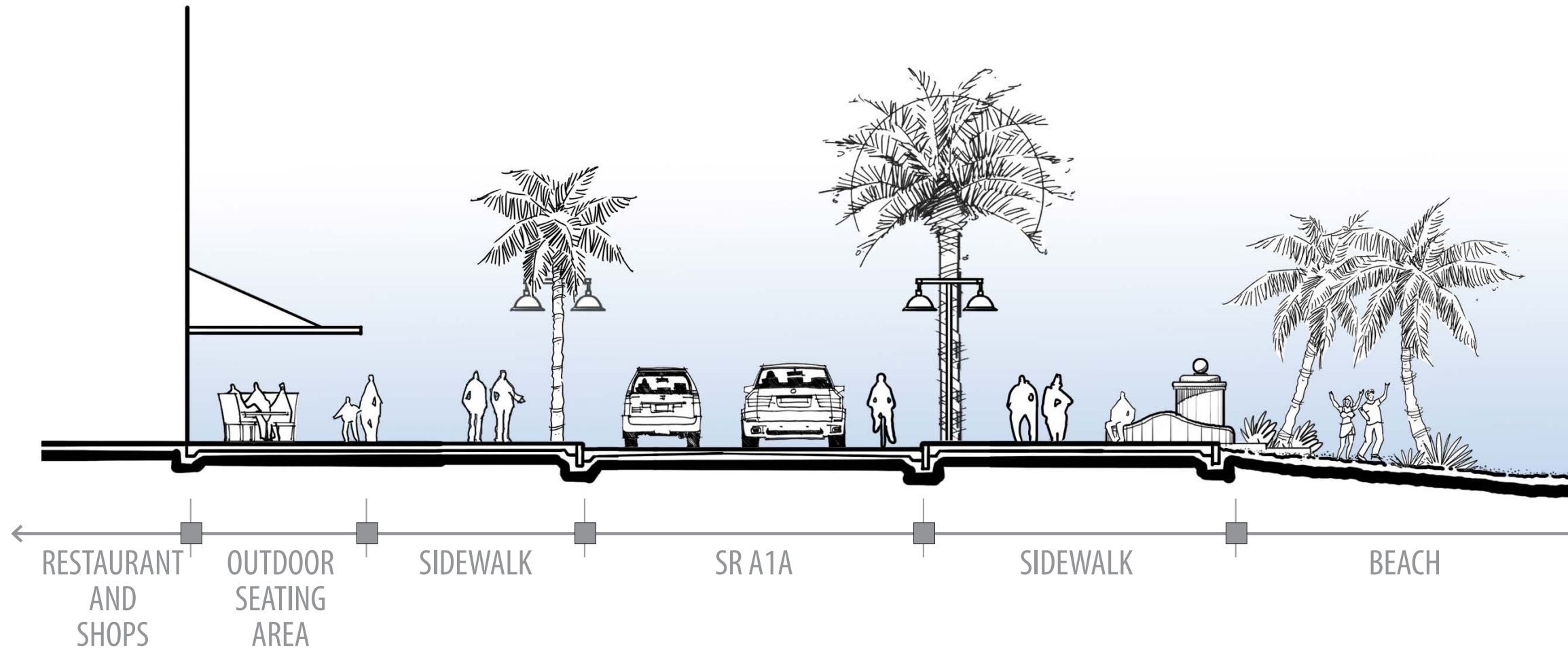


 SR-A1A STREETSCAPE (EAST & WEST SIDES)



SR A1A STREETScape IMPROVEMENTS

SECTION



DESIGN ELEMENTS

- WEST SIDEWALK
 - OUTDOOR CAFE SEATING ZONE DEFINED BY HARDSCAPE PATTERN
- TWO VEHICULAR TRAVEL LANES
- ONE (5') BIKE LANE
- EAST SIDEWALK
- LED AMBER LIGHTS

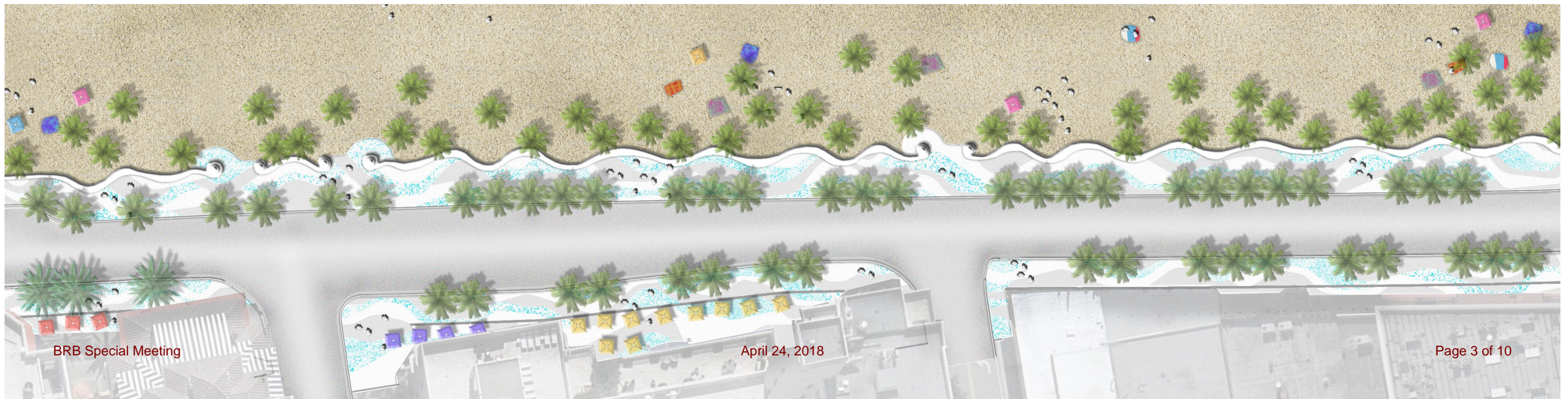
DESIGN DIRECTION FROM THE CITY

SR A1A STREETSCAPE IMPROVEMENTS:

- LIMITATIONS OF THE PROJECT REMAIN WITHIN THE CRA BOUNDARIES
- PROCEED WITH THE “WAVE” PATTERN CONCEPT FOR THE SIDEWALK HARDSCAPE (MASTER PLAN OPT. A)
- PROCEED WITH THE LIGHTING DESIGN OPTION, CONSIDERING THE FOLLOWING:
 - LIGHTING ON THE EAST SIDE IS TO REMAIN IN ITS CURRENT LOCATION AND BE RELAMPED TO THE AMBER LED LIGHTING. NO OTHER MODIFICATIONS OR ADDED PEDESTRIAN LIGHTING.
 - LIGHTING ON THE WEST SIDE IS TO BE PLACED AT THE BACK OF CURB AT APPROXIMATELY 60’ SPACING
- ELIMINATED THE SEBASTIAN STREET RESTROOM AND INTERSECTION IMPROVEMENTS

ALMOND AVENUE IMPROVEMENTS:

- ELIMINATED THE PROJECT



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SR A1A STREETScape IMPROVEMENTS

VIEW TO NORTHEAST



Kimley»Horn



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SR A1A STREETScape IMPROVEMENTS

VIEW TO NORTH



Kimley»Horn



BRB Special Meeting

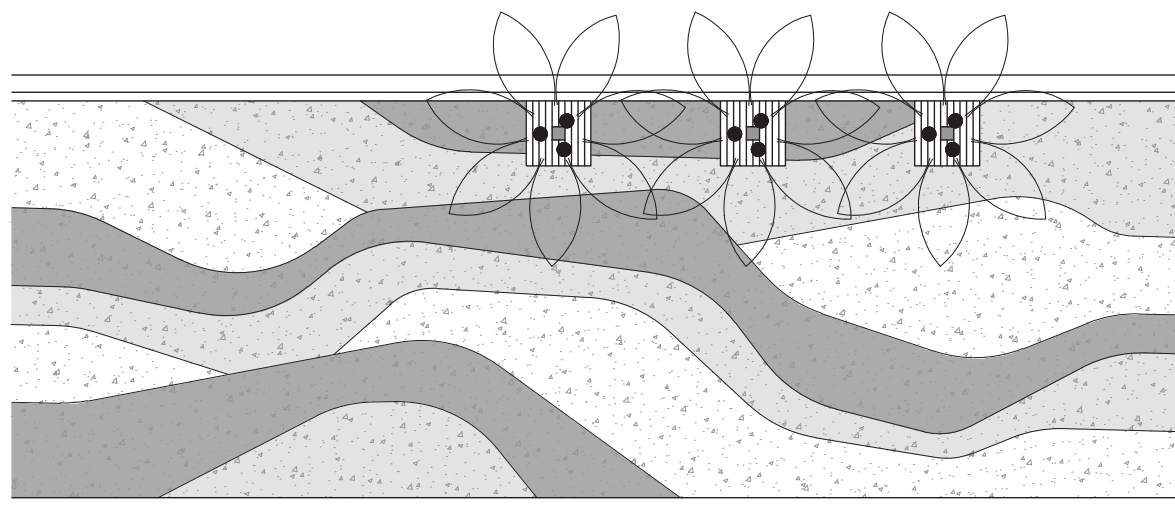
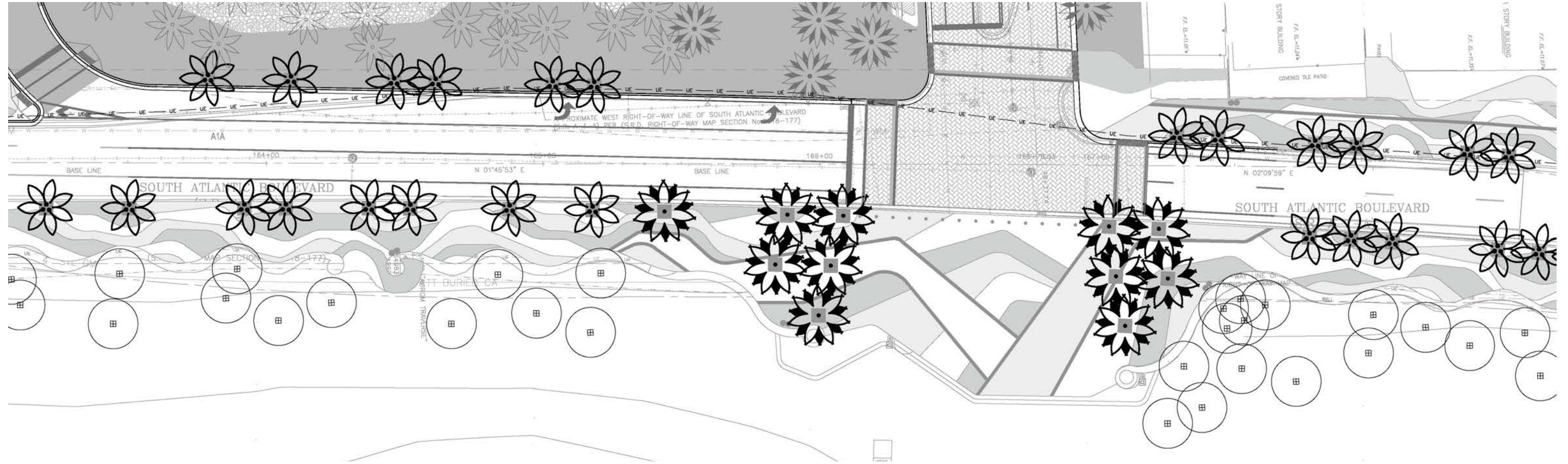
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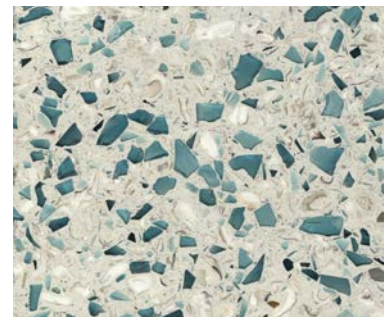
LAS OLAS BEACH PORTAL AND SR A1A HARDSCAPE



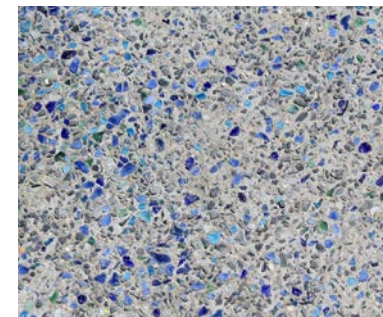
Kimley»Horn



MATERIALS



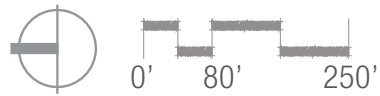
WHITE PORTLAND CEMENT WITH AGGREGATE AND SHELL



INTEGRAL COLOR CONCRETE

FORT LAUDERDALE BEACH STREETSCAPES SR-A1A

OPTION 1 - PORTAL FOCUS **BASE BID**



DESIGN MATRIX

	DECORATIVE CONCRETE	GRAY CONCRETE	RED PAVERS	INTEGRAL COLOR BAND	PALMS MOVED TO CURB	VEHICULAR BOLLARDS	NEW LIGHTS	RELAMP LIGHTS
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								

LEGEND

- ① TYPE 1 - DECORATIVE CONCRETE
- ② TYPE 2 - STANDARD GRAY CONCRETE
- ③ TYPE 3 - REPLACEMENT OF RED PAVERS
- ④ NO HARDSCAPE IMPROVMENTS

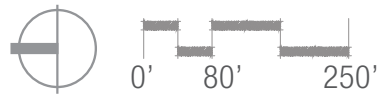
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TOTAL COST \$5,300,000

FORT LAUDERDALE BEACH STREETSCAPES SR-A1A

OPTION 2 - PORTAL FOCUS, OUTDOOR DINING PAVING



DESIGN MATRIX

	DECORATIVE CONCRETE	GRAY CONCRETE	RED PAVERS	INTEGRAL COLOR BAND	PALMS MOVED TO CURB	VEHICULAR BOLLARDS	NEW LIGHTS	RELAMP LIGHTS
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								

LEGEND

- ① TYPE 1 - DECORATIVE CONCRETE
- ② TYPE 2 - STANDARD GRAY CONCRETE
- ③ TYPE 3 - REPLACEMENT OF RED PAVERS
- ④ NO HARDSCAPE IMPROVMENTS

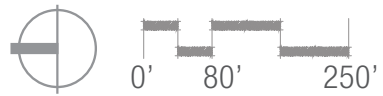
BRB Special Meeting

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TOTAL COST \$5,800,000

FORT LAUDERDALE BEACH STREETSCAPES SR-A1A

OPTION 3 - PORTAL FOCUS, OUTDOOR DINING CONCRETE PAVING



DESIGN MATRIX

	DECORATIVE CONCRETE	GRAY CONCRETE	RED PAVERS	INTEGRAL COLOR BAND	PALMS MOVED TO CURB	VEHICULAR BOLLARDS	NEW LIGHTS	RELAMP LIGHTS
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								

LEGEND

- ① TYPE 1 - DECORATIVE CONCRETE
- ② TYPE 2 - STANDARD GRAY CONCRETE
- ③ TYPE 3 - REPLACEMENT OF RED PAVERS
- ④ NO HARDSCAPE IMPROVMENTS

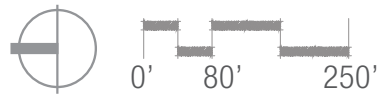
BRB Special Meeting

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TOTAL COST \$7,200,000

FORT LAUDERDALE BEACH STREETSCAPES SR-A1A

OPTION 4 - DISTRICT IMPROVEMENTS EAST AND WEST



DESIGN MATRIX

	DECORATIVE CONCRETE	GRAY CONCRETE	RED PAVERS	INTEGRAL COLOR BAND	PALMS MOVED TO CURB	VEHICULAR BOLLARDS	NEW LIGHTS	RELAMP LIGHTS
EAST								
1								
2								
3								
4								
5								
6								
WEST								
7								
8								
9								
10								
11								
12								
13								

LEGEND

- ① TYPE 1 - DECORATIVE CONCRETE
- ② TYPE 2 - STANDARD GRAY CONCRETE
- ③ TYPE 3 - REPLACEMENT OF RED PAVERS
- ④ NO HARDSCAPE IMPROVMENTS

BRB Special Meeting

April 24, 2018

TOTAL COST \$8,700,000