

CITY OF FORT LAUDERDALE
BEACH REDEVELOPMENT BOARD (BRB)
SPECIAL MEETING

June 18, 2018
2:30 p.m.

CITY HALL
100 NORTH ANDREWS AVENUE
8th FLOOR COMMISSION CONFERENCE ROOM
FORT LAUDERDALE, FLORIDA 33301

- | | | |
|------|--|--|
| I. | Call to Order & Determination of Quorum | Ina Lee
Chair |
| II. | Approval of BRB Minutes <ul style="list-style-type: none">• May 21, 2018 Regular Meeting | Ina Lee
Chair |
| III. | Beach Update City Commission
Agenda Memo | Thomas Green
Project Manager |
| IV. | Approval of FY19 Budget | Don Morris, AICP
Beach CRA |
| V. | Communication to City Commission | BRB Members |
| VI. | Old/New Business | Donald Morris, AICP
Beach CRA Manager |

Our next regular meeting will be on July 16, 2018

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
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FL 33301
Monday, May 21, 2018, 2:30 P.M.**

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

Staff

Don Morris, Beach CRA Manager
Tom Green, Project Manager
Lizeth DeTorres, Administrative Aide
Michael Mitchel, Prototype, Inc.

Guests

Alan Budde
Robyn Chiarelli

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

Chair Lee called the meeting to order at 2:32 p.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.

Chair Ina Lee welcomed new members Kristen Maus and Arthur Bengochea, who will be officially appointed June 3, 2108.

Communication to the City Commission - None

II. Approval of BRB Minutes

- **April 16, 2018 Regular Meeting**

Motion made by Mr. Yaari, seconded by Ms. Smith, to approve the minutes of the April 16, 2018, Special Meeting. In a voice vote, the motion passed unanimously.

- **April 24, 2018 Special Meeting**

Motion made by Ms. Smith, seconded by Mr. McManus, to approve the minutes of the April 24, 2018, Special Meeting, with the following correction:

- Pg. 3, last paragraph, replace “for beach maintenance” with “for marketing initiatives.”

In a voice vote, the motion passed unanimously.

- **May 2, 2018 Special Meeting**

Motion made by Ms. Smith, seconded by Mr. McManus, to approve the minutes of the May 2, 2018, Special Meeting. In a voice vote, the motion passed unanimously.

III. Update on Business Outreach – Las Olas Garage Project – Yvonne Garth, Garth Solutions, Inc. and Vincent Collins, Skanska

Mr. Morris introduced Ms. Garth and Mr. Collins.

Mr. Collins, Skanska Project Manager, mentioned that there was another project manager onsite if they are unable to contact him. He gave a PowerPoint presentation covering the project team, project overview and statistics, scope, accomplishments to date, minimizing of community impacts, construction updates, and what to expect in the future.

Mr. Collins advised that construction would close down over the Memorial Day weekend so that businesses can maintain pedestrian traffic.

Ms. Smith stressed the importance of having Las Olas Circle open and explained the difficulty she has getting to work. Mr. Morris commented that the most important reason for the City government is to ensure public safety, and they will err on the conservative side.

At this point, Yvonne Garth (Garth Solutions, Inc.) continued the PowerPoint presentation, providing an overview of what they are doing for public outreach: newsletters; door-to-door notices to businesses; responses by email/phone; and meetings with condo associations boards.

Mr. Yaari suggested that they put up nicer signs on the barricades to help the businesses attract customers.

In response to a question by Mr. McManus, Mr. Collins said they had interruptions from weather and Hurricane Irma, but they are tracking on progress. He said the gas issue will not delay the entire project.

Mr. Collins said the Las Olas Circle is targeted to open by the end of June or early July. There is an issue with FPL that impacts their ability to realign the road, but they are working through it.

IV. Communication to City Commission - None

Mr. Morris reported that the Communication about the joint meeting did go to the City Commission. Most of the Commission discussion related to the Aquatics Center. Staff is preparing a memo to the City Commission that will outline the process that led up to the present time, showing them the 30% design plans and what the bids are being based upon.

Mr. Morris advised that they will move forward with the designs that went for RFP and once they have someone on board, they will do some value engineering if necessary.

Chair Lee verified that both the bids are over what was budgeted.

Tom Green, Beach CRA Project Manager, explained they are looking for a design/build firm, and there are Statutes that govern the process of soliciting for that type of firm. Part of the State Statute is the design criteria package listing specifications for the project, design for the project, and a survey of the project site. Also required is a budget. The budget when the project went out to bid was \$20 million; \$18.2 was CRA dollars and \$1.3 million was City dollars, and \$.5 million was from parking (for parking enhancements).

Mr. Green stated that the training pool is going to be resurfaced rather than replaced, and that could be considered deferred maintenance – therefore, the City would pay for it.

Mr. Green reported that the two bid responses were as follows: \$35 million and \$28.5 million. He said the next step is a selection committee made up of two City staff members and one Parks and Recreation Advisory Board member; there is a five-day waiting period after the ranking, then staff can begin negotiations with the top-ranked firm. The results of the negotiation will be taken to the City Commission with a recommendation for award.

Mr. Morris recalled that the BRB already made a recommendation to the City Commission to move forward with the design; a joint meeting with the Commission to discuss the project would be redundant. When the Commission received the Communication, he reiterated there was no discussion about a joint meeting – it was about how the BRB got to the figure about the Aquatics Center. Staff is now preparing

a memo explaining the process. The City Commission will advise the direction to take - probably at their next meeting.

Mr. Yaari expressed concern that they would have a compromised job if they accepted a low bid. Mr. Morris stated that the Commission has the ability to cut something from the project.

Mr. McManus thought it was important to note that what they voted upon was within the confines of the Aquatics Center. He did not believe that replacing what was there is a good idea. He also was concerned they might get an inferior product with lower pricing.

In response to a question by Mr. Luz, Mr. Green explained that there were some elements that came in higher than anticipated. He said that dewatering is a higher cost for the project because they have to go down about 15 feet for the dive shell and the competition pool. He also cited the narrowness of the peninsula as a cost factor – working around three existing structures.

Mr. Green elaborated on the costs, noting there are hard costs and soft costs; some of the soft costs came in lower, but the construction (hard) costs came in higher. He said the prices reflect current pricing, but he was confident they will have successful negotiations.

Chair Lee did not know where the money would come from if the City Commission were to go ahead with the bid over budget. She thought it was unacceptable for the Commission to not have a joint meeting with the BRB. Mr. Morris said she should go to a Commission meeting and express her opinion, since a Communication has already been provided.

Mr. Morris said that they have other projects moving forward on design, and they will continue to do that. If at some point if it becomes necessary to find more dollars, they will consider reducing the scope of the projects that are now in design.

Mr. Yaari commented that the appraisal value on the 5.5 acres on this parcel is “in the sky.” He feared the project would be a mistake because they are pressured by time to get it done, and he would not take responsibility as a member of this board to create a failed project.

Chair Lee pointed out that the BRB has already approved the design that went out for bid. Unless they have a joint meeting with the City Commission, Chair Lee requested that all BRB members talk to whoever appointed them about the project.

Ms. Smith said that “people” want the Hall of Fame, and she suggested that a wealthy person could donate money for it.

In response to a question, Mr. Green commented that he does not have a timeline on the negotiations, but it would probably take several months.

Mr. McManus said he has met with one Commissioner about a joint meeting, and he is going to speak to another.

Mr. Yaari wanted the City Commission to know that the BRB will not settle for a project that is less than what they approved. He wanted to be proud of the project.

Mr. Morris stated that this board is one of a number of boards that have requested a joint meeting with the City Commission. He reminded the board that the City Commission will be on their summer break for a month.

V. Old/New Business

- **Beach Project Update**

Mr. Morris referred to an update, noting that the marina was not addressed in it.

Chair Lee had a question on projects going forward. She reported that she went for an after-dark walk on the beach (from Bonnet House south) with Florida Fish and Wildlife and someone from the City's Transportation Department, dealing with turtle-related lighting. It was evident that people in the crosswalks on the side streets cannot be seen. She wanted to revisit having the bollards lit internally.

Mr. Morris clarified that the bollards are traffic-rated bollards, not the kind that can have lights put in them. Chair Lee wanted to know if bollards existed that could have lights in them and how much they would cost.

Mr. Green said they do not have a price on bollards with lights. Part of the SR A1A project is putting in new pedestrian lights on the west side. They could look into putting lights in the bollards to supplement the pole lights, but having the higher light fixture provides better coverage. The lights will be installed within the entire boundaries of the project. North of the CRA boundary, FDOT dollars will be used in a joint participation project.

If they put lights in the bollards, Mr. Green said they would have to be placed closer together, whereas the light poles are more spread out. They also have approval from Fish and Wildlife for a dual lighting system (white lights during non-nesting season, and amber during nesting season).

Chair Lee was concerned with how everything would look together – bollards, light poles, etc. Fish and Wildlife thought there could be a lot more lighting at a lower level for pedestrians.

Mr. Green noted that north of the hotel zone, the sidewalk becomes more narrow, especially in the Bonnet House area, creating a challenge of where to put bollards. They would be easier to place in the café area.

- **Sun Trolley Update**

Alan Budde, Transportation Manager for the City, said that Robyn Chiarelli was distributing a one-page handout on the Sun Trolley. He mentioned they are working through the Master Planning process, currently focusing on the northwest routes and a little on the Galt area. After that, they will focus on the beach route, Las Olas, and downtown area.

Ms. Chiarelli, Executive Director of the Sun Trolley, reported that they are in the middle of FY2018 (October 2017- September 2018). Referring to her handout, she said ridership has increased since last year, both on the Beach Link and the Las Olas link. It is still lower than FY2016, when transportation providers nationwide saw an increase in ridership. Factors affecting ridership include gas prices, economy, etc.

In FY2017, there was an issue with the trolley vehicles, resulting in less than full service. They proceeded to lease vehicles, which took additional time. They missed no more than four to five percent of service on a typical basis.

Ms. Chiarelli said that the Las Olas link was extended to the Brightline station, operating Mondays, Fridays, Saturdays and Sundays from 9:30 a.m. to 6:30 p.m. It does not meet up with the train's schedule, but there are two trolleys on the route with a 30- to 45-minute frequency. This is a pilot program, and they have seen a "good amount" of riders. Over the past three months, they have transported about 1,000 people - about 66% are tourists.

Ms. Chiarelli said the top four destinations for tourists include Las Olas Boulevard, Fort Lauderdale Beach, Riverwalk, and the Gallery at Fort Lauderdale. Generally speaking, visitors were planning to either walk to, or they were not sure how they would get to, their destinations.

Ms. Chiarelli stated that the Beach and Las Olas trolleys take about 284 people out of traffic every day. She believed ridership would increase as people develop confidence in the system. She added they provide service for special events, emergency situations, and hurricane evacuations. They are looking into implementing future technologies to make service more amenable.

Ms. Chiarelli pointed out that a beach mobility study was just conducted, which recommended increased trolley service, branded bus stops, and enhanced information.

Mr. Budde said their request is for the same as last year's – approximately \$193,000.

Mr. Yaari mentioned that the Brightline station opening up in Miami and Orlando will increase ridership in Fort Lauderdale. He asked what they intended to do when the CRA sunsets, and Mr. Budde replied they are planning to approach FDOT for additional support. They may also receive funding from the County transportation surtax.

Motion made by Mr. Yaari, seconded by Mr. Luz, to approve giving the Sun Trolley the same amount that was given last year. In a voice vote, the motion passed (4-1), with Mr. McManus opposed.

Chair Lee asked what became of the idea of the board meeting on the beach. Mr. Morris thought they might be able to schedule something for next month.

Upon motion duly made and seconded, the meeting was adjourned at 3:46 p.m.

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

Attachments:

PowerPoint presentation on the Las Olas Garage Project – Vincent Collins/Yvonne Garth
Sun Trolley handout - Robyn Chiarelli
Beach Project Update – Donald Morris



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
CONFERENCE MEETING**

#18-0568

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: June 19, 2018

TITLE: Central Beach Master Plan Public Improvement Projects Update

The purpose of this memorandum is to provide updates on Las Olas Boulevard Corridor Improvement Project, the State Road (SR) A1A Beach Streetscape Improvement Project, Las Olas Marina Expansion Project, DC Alexander Park Project, and Aquatics Center Renovation Project. There are 27 months remaining before the Beach Community Redevelopment Area (CRA) sunsets on September 30, 2020.

Las Olas Boulevard Corridor Improvement Project

Skanska USA Building, Inc. finished erection of the precast parking garage May 10, 2018. Skanska is proceeding with painting and caulking the structure, and has begun garage façade attachments (See Exhibit I). Site utility work around the garage and within Las Olas Circle is completed. Roadway work on Las Olas Circle has begun and Las Olas Circle will be reopened no later than July 2, 2018.

New sidewalks are being installed on the north side of Las Olas Boulevard between Seabreeze Boulevard and SR A1A. In addition to new decorative paving, improvements will also include new light poles, trees and bollards. There is a conflict with an existing TECO gas line in the portion of the sidewalk between Almond Avenue and SR A1A that we are working to resolve. Until this conflict is resolved, sidewalk work will be focused between Seabreeze Boulevard and Almond Avenue. To allow for the sidewalk work, the west bound lane on Las Olas Boulevard is closed. It is anticipated that the sidewalk will be completed in 1 ½ months.

SR A1A Beach Streetscape Improvement Project

On May 2, 2018 the Beach Redevelopment Board (BRB) recommended to advance to the CRA Board of Commissioners refined streetscape design concepts that focuses on the east side of SR A1A. On May 15, 2018, the CRA Board of Commissioners voted unanimously to advance these refined design concepts.

Las Olas Marina Expansion Project

The City Commission approved the final lease agreement on July 11, 2017 with Suntex Marina Investors LLC (Suntex). Suntex has begun permit submittals for the dredged portion of the project and has received permit approvals from Broward County and the Florida Department of Environmental Protection. Suntex submitted plans to the City's Design Review Committee (DRC) and had a DRC meeting on April 10, 2018. Suntex is responding to DRC comments and making design revisions accordingly.

DC Alexander Park Project

On May 21, 2018 Keith and Associates, Inc. (Keith) held an interactive public design workshop at the Fort Lauderdale Beach Community Center. On May 29, 2018 Keith hosted a similar workshop on the 8th Floor of City Hall at a special joint meeting with members of the Beach Redevelopment and the Parks, Recreation and Beaches advisory boards. The feedback from these public meetings will be used in developing design concepts for DC Alexander Park.

Aquatics Center Renovation Project

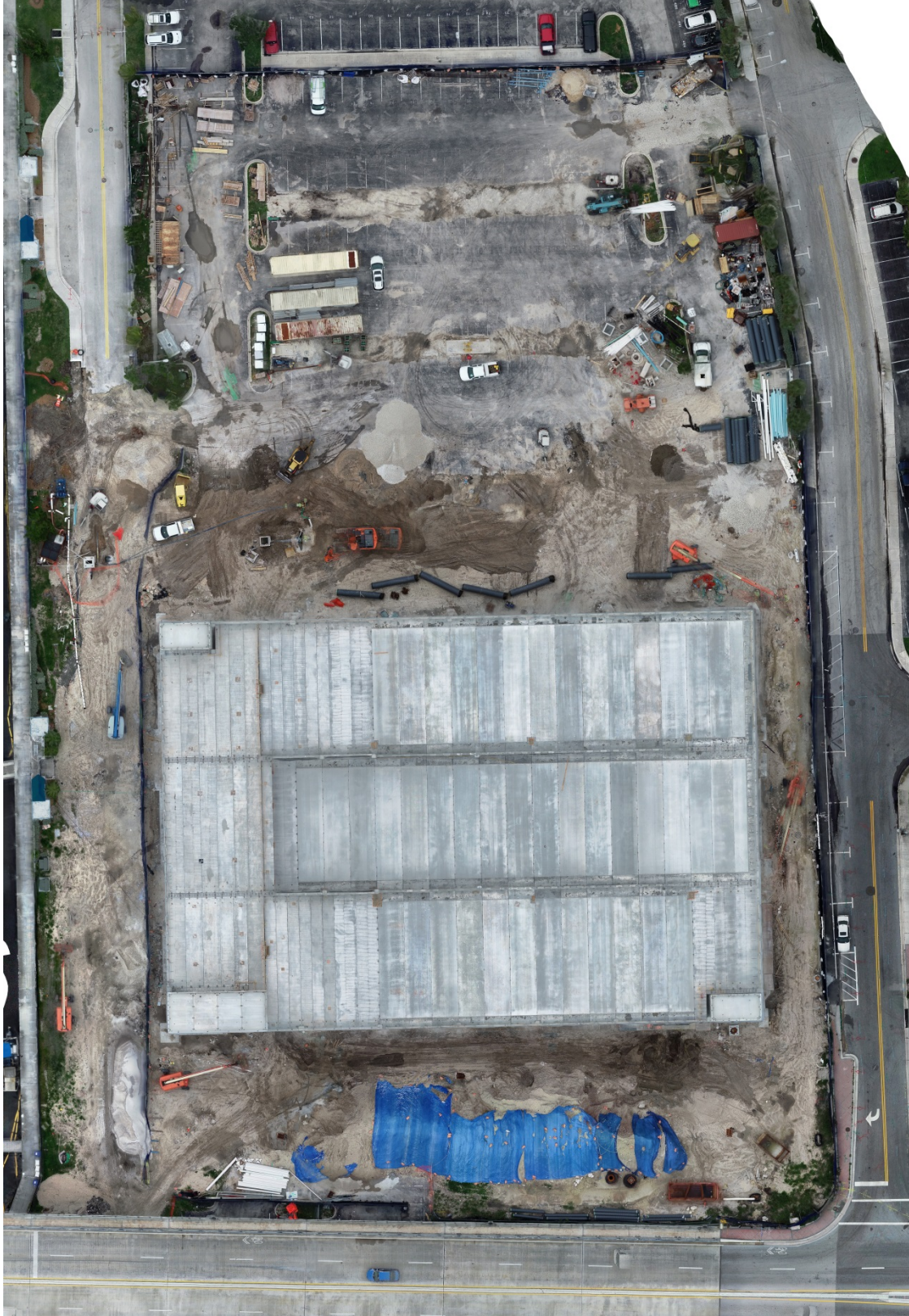
The City received two responses to a Request for Proposal (RFP) for the renovation of the Aquatics Center. The RFP requested a Guaranteed Maximum Price (GMP) to design and renovate the Aquatics Center. The RFP selection committee met on May 16, 2018 and ranked the two firms. Staff has begun negotiations with the top ranked firm. Once negotiations are complete, staff will bring a recommendation to the City Commission and the CRA Board of Commissioners for contract award.

Attachment

Exhibit 1 – Progress Photographs

Prepared by: Thomas Green, Beach CRA

Department Director: Donald Morris, AICP, Beach CRA



GARAGE AERIAL PHOTO TAKEN ON 5-22-18



GARAGE PROGRESS PHOTO TAKEN ON 6-13-2018



GARAGE PROGRESS PHOTO TAKEN ON 6-13-2018



GARAGE PROGRESS PHOTO TAKEN ON 6-13-2018



LAS OLAS CIRCLE PROGRESS PHOTO TAKEN ON 6-13-2018



LAS OLAS BLVD AERIAL PHOTO TAKEN ON 5-22-2018



LAS OLAS BLVD PROGRESS PHOTO TAKEN ON 6-13-2018



LAS OLAS BLVD PROGRESS PHOTO TAKEN ON 6-13-2018

City of Fort Lauderdale Central Beach Community Redevelopment Agency
 Central Beach Area Fund
 FY 2019 Proposed Budget Summary
 5.30.2018

Revenue Sources	Proposed FY 2019
Tax Increment Revenue (TIF)	
City of Fort Lauderdale	3,326,376
Intergovernmental Revenue	5,814,016
Other Sources	
Total Revenues	\$ 9,140,392
<i>Other Revenues</i>	
Miscellaneous	18,055
Total Sources	\$ 9,158,447
Expenditures	
<i>Operating Budget</i>	
Operating Expenditures	833,066
Services & Materials	336,277
Special Events Budget	331,800
<i>CRA Capital Improvement Projects</i>	
Funds Available for Capital Improvement Projects	7,657,304
Total Operating Expenditures	9,158,447
Total Uses	\$ 9,158,447
	-

* Revenue Projected - 5% growth

**City of Fort Lauderdale Central Beach CRA Projection
FY 2019 - FY 2020 Projection**

TIF Annual Increase
5.00%

	Projected FY 2019	Projected FY 2020	Total Projected
Revenues:			
Total Tax Increment Revenue (TIF) (6.0% Annual Incr.)			
Broward County	4,410,861	4,631,404	\$ 9,042,265
North Broward Hospital District	1,008,672	1,059,106	\$ 2,067,778
Children's Services Council	394,483	414,207	\$ 808,690
Other Sources	3,326,376	3,492,695	\$ 6,819,070
Appropriated Fund Balance	-	-	\$ -
Other Revenues			
Earned Interest	18,055	18,055	\$ 36,110
Total Revenues	\$ 9,158,447	\$ 9,615,466	\$ 18,773,913
Expenditures:			
Operating Budget			
Operating Expenditures (2% Annual Increase)	833,066	849,727	\$ 1,682,793
Services & Materials	336,277	343,003	\$ 679,280
Construction Auditor	-	-	\$ -
Special Events Budget	331,800	331,800	\$ 663,600
Transfer Out to Miscellaneous			
Transfer Out to Special Obligation			
Total Operating Expenditures	\$ 1,501,143	\$ 1,524,530	\$ 3,025,673
Funds Available for CIP Projects	7,657,304	8,090,936	\$ 15,748,240
Total Estimated Expenditures	\$ 9,158,447	\$ 9,615,466	\$ 18,773,913

* Funds appropriated to Bahia Mar CIP will be returned.