

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

November 19, 2018

2:30 p.m.

City Hall

**8th Floor Conference Room
100 N Andrews Ave.
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">• October 1, 2018 Regular Meeting | Ina Lee
Chair |
| III. | Beach Projects Update | Thomas Green
Beach CRA |
| IV. | Communication to City Commission | BRB Members |
| V. | Old/New Business | Donald Morris, AICP
Beach CRA Manager |

Our next regular meeting will be on December 17, 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
1ST FLOOR CITY COMMISSION CHAMBERS
FORT LAUDERDALE, FL 33301
Monday, October 1, 2018, 9:30 A.M.

MEMBERS	FEB 2018/JAN 2019				
	REGULAR MTGS		SPECIAL MTGS		
		Present	Absent	Present	Absent
Ina Lee, Chair	P	6	0	2	0
Thomas B. McManus, VC	A	3	3	2	0
Art Benochea	P	3	0	0	0
Jason Hughes	P	4	2	1	1
Monty Lalwani (arr. 9:38 a.m.)	P	1	0	0	0
Christian Luz	P	4	2	1	1
Kristen Maus (arr. 9:37 a.m.)	P	3	0	0	0
Tim Schiavone	P	5	1	2	0
Shirley Smith	P	6	0	2	0
Aiton Yaari	A	3	3	1	1

Staff

Don Morris, Beach CRA Manager
Cija Omengebar, Project Manager
Lizeth DeTorres, Administrative Aide
Thomas Green, Beach CRA
Jamie Opperee, Prototype, Inc.

Communications to City Commission

Motion made by Mr. Yaari, seconded by Mr. Hughes, that the board opposes the closure of Las Olas Boulevard between Seabreeze Boulevard and State Route A1A during the month of April because that is one of the busiest months of the year with multiple activities and holidays. The board is requesting that construction be delayed to the slower months of the year and to renegotiate with Skanska (contractor).

In a voice vote, the motion passed unanimously (9-0).

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

Chair Lee called the meeting to order at 9:31 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 – Ina Lee

- **June 18, 2018 Regular Meeting**

Motion made by Mr. Hughes, seconded by Mr. Benochea, to approve the minutes of the June 18, 2018 meeting. In a voice vote, the motion passed unanimously (7-0).

- **July 16, 2018 BRB Tour Meeting**

Motion made by Mr. Benochea, seconded by Ms. Smith, to approve the minutes of the July 16, 2018, meeting. In a voice vote, the motion passed unanimously (7-0).

III. Beach Projects Update, Thomas Green, Beach CRA

Mr. Green gave a PowerPoint presentation on the projects.

Using a diagram of the south side of the garage, Mr. Green explained how the garage would look during the day by.

Mr. Green estimated the cost of the garage would be in the range of \$30,000 per parking space.

[Ms. Maus arrived at 9:37 a.m., and Mr. Lalwani arrived at 9:38 a.m.]

In response to a question, Mr. Green commented that the mesh is made of 3/16 stainless steel (Marine grade); material by the same manufacturer has been used successfully in other nearby cities. He described what they have done to prolong its life with applications of coatings and cleaners. He said maintenance will be an issue, and they are aware of what needs to be done.

Mr. Yaari recommended spraying the metal with fresh water and using stainless steel screws to attach the mesh. Mr. Morris said there is a clause in the contract for a maintenance plan from the designers, and maintenance will ultimately be the responsibility of the Parking Division.

Discussion continued regarding measures to be taken to prevent light overflow and prevention of negative environmental impacts of the lighting.

Chair Lee welcomed new member Monty Lalwani.

The community will be alerted as to when the lights will be tested.

Ms. Smith spoke about traffic issues related to preparations for the upcoming boat show, and she wanted to see a policeman directing traffic. Mr. Morris said they would

bring the problem to the attention of Transportation and Mobility and Parks and Recreation. It is not related to the construction. Chair Lee requested that someone from Transportation and Mobility attend future meetings to be aware of what is going on.

Mr. Green then resumed his presentation.

Mr. Yaari strongly opposed closing Las Olas Boulevard in April because it is the busiest month of the year. Mr. Green showed slides of the Festival Street work activity, which will last four months. He explained that they chose April because of the length of the job, the term of the contract, and the need to avoid the boat show.

Mr. Yaari spoke about the slow pace of the construction workers. Mr. Green said there would be an increase in price if they extended the contract.

Other board members chimed in with their opposition to closing State Route A1A in April, suggesting pushing it back at least until after Easter and Passover, and hopefully until June.

Mr. Lalwani also commented on the appearance of laziness among the workers.

Chair Lee stated that the board is concerned about the pace of the project and the work ethic of the contractor, based on direct observations of board members who work there.

IV. Communication to City Commission (taken out of order)

Motion made by Mr. Yaari, seconded by Mr. Hughes, that the board opposes the closure of Las Olas Boulevard between Seabreeze Boulevard and State Route A1A during the month of April because that is one of the busiest months of the year, with multiple activities and holidays. The board is requesting that construction be delayed to the slower months of the year and to renegotiate with Skanska (contractor).

In a voice vote, the motion passed unanimously (9-0).

Mr. Morris cautioned that there may be unexpected delays due to issues that are discovered in the field, and tightening the construction timeline may create other problems.

III. Beach Projects Update (continued from earlier)

Mr. Green estimated that they will be able to close the Oceanside lot in November. When the garage is completely done, Chair Lee proposed hosting an event there.

Points brought up on the Streetscape project included the lighting, the sidewalk, timeline, and signage.

Chair Lee said there needs to be better coordination between the BRB, the projects coming up, and transportation. She also wanted a meeting between Transportation and Mobility, Parks and Recreation, and the BRB. Mr. Lalwani asked that the contractor/developer be present.

Chair Lee commented on the Skanska pull-up banner that is displayed at Friday Night Sound Waves. She wanted to have it at every BRB meeting to remind the board of the long-range project.

Also mentioned was signage on the screening around the Oceanside lot during construction.

Mr. Green concluded his presentation at 10:22 a.m.

Chair Lee suggested having a visual of all the combined projects at each meeting to remind the board of the public/private synergy with the projects happening in the area.

Mr. Morris said they will work the best they can with businesses, understanding the CRA has to meet a time limit. Everybody was informed that these last two years would be filled with construction. He pointed out the difficulties working with private partners.

Regarding coordination of projects, Mr. Morris said that, as an example, they have requested that the Beach Boys Plaza match the quality of their materials with what the BRB is using in front of the Oceanside Park. He emphasized they are coordinating the final look.

V. Old/New Business

Chair Lee recalled a previous Communication to the City Commission requesting an extension to the life of the CRA in order to finish projects if necessary. She met with a new Commissioner who was not aware of that. She wanted to re-send the Communication to the new Commission.

Mr. Morris believed that the Mayor and the City Manager have both discussed the matter with Broward County, and he did not think the County had an issue with extending the CRA.

Mr. Morris explained that the CRAs typically work on a pay-as-you-go basis. It is expected that there will be work that carries over after the CRA is set to expire. As long as the money is in place, the activity can continue. He said he could bring the old Communication to the Commission to the next meeting for editing.

Chair Lee wanted to make sure that Mr. Morris and Mr. Green would continue to work with the CRA.

In addition to the previous Communication, Chair Lee requested an update from the City Manager's office regarding progress on the CRA extension with the County.

Mr. Morris mentioned there are crumbling sidewalks in the Almond Avenue area. He explained that the City has a sidewalk sharing program with private property owners that divides the cost for sidewalk replacement between the City and the property owners. He said that at the end of the fiscal year, the CRA does a close-out where the leftover money is handled one of three ways:

- Apply it to debt service
- Put it into a capital project
- Give it back to the taxing agencies

Mr. Morris proposed that a portion of the close-out dollars be applied to a project that repairs hazardous sidewalks within the CRA. The CRA money can be leveraged with City money. He also mentioned there are drainage issues in that area, but the CRA does not have enough money to address them.

Mr. Morris asked for feedback from the board on the sidewalk repair. If the board agrees, they will move it forward it to the CRA Board of Commissioners. If board members are aware of sidewalks needing repair, contact him and then they will prioritize the repairs. It can be done this year and next year.

Motion made by Mr. Lalwani, seconded by Mr. Benocha, to close out the money for identified sidewalks within the CRA based on priority to be determined later. In a voice vote, the motion passed unanimously (9-0).

Chair Lee requested that an official letter be sent to Ms. Laughlin thanking her for her service.

Chair Lee also said she volunteered to be on the Las Olas Mobility Board, and they need an alternate. Mr. Yaari volunteered as the alternate.

Noting that Chair Lee's term limits are approaching, Mr. Yaari wanted to know if there was some way she could stay on until the CRA ends. Chair Lee said that she asked the Mayor for permission to continue on until January, which was granted, but that is it.

Hearing no further business, the meeting was adjourned at 10:41 a.m.

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

Attachments:

PowerPoint presentation on Beach projects – Thomas Green



TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Lee R. Feldman, ICMA-CM, Executive Director

DATE: November 6, 2018

TITLE: Central Beach Master Plan Public Improvement Projects Update

The purpose of this memorandum is to provide updates on the Las Olas Boulevard Corridor Improvement Project, State Road (SR) A1A Beach Streetscape Improvement Project, Las Olas Marina Expansion Project, DC Alexander Park Project, and Aquatics Center Renovation Project. There are 22 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 on May 10, 2018. The goal for the parking garage was to achieve a temporary certificate of occupancy (TCO) before November 18, 2018. A TCO would give the City an opportunity to park cars in the garage while remaining garage construction activities are completed (See Exhibit 1). Once the garage receives a TCO, Skanska will begin mobilization to install temporary construction fencing, tree removal, and demolition on the Oceanside Parking Lot located at Las Olas Boulevard and SR A1A.

The remaining garage construction activities include the façade installation, exterior site landscaping, exterior site concrete, amenity deck glass railing, and additional security features. These remaining garage activities should be completed by end of December 2018 with some exceptions. The amenity deck glass railing should be completed by January 2019. The exterior site concrete and landscaping on the east end of the garage should be completed by March 2019. AT&T needs to install a new fiber line on the east side of the garage; until this happens, Skanska will not be able to complete the work in this area.

The new sidewalks on the north side of Las Olas Boulevard between Seabreeze Boulevard and SR A1A are installed and open to the public. The new trees will not be planted on the north side of Las Olas Boulevard until a permanent irrigation system can be installed. A permanent irrigation system will be installed during the Las Olas Boulevard roadway construction, at which time, new trees on both sides of the road will be planted as a part of this construction.

A total road closure on Las Olas Boulevard is required to install the approved roadway improvements. The road closure dates were rescheduled to avoid conflicts with the Fort Lauderdale Boat Show. The revised dates will not delay the overall project completion date and is scheduled to begin in April 2019. The roadway work duration is estimated at 4 months.

SR A1A Beach Streetscape Improvement Project

The design plans are progressing and staff anticipates beginning reviews of 100% design drawings by November, 2018. The design team submitted permits to the Florida Department of Transportation (FDOT) and the Florida Department of Environmental Protection (FDEP) for approval. Staff is targeting 2nd Quarter 2019 to begin construction on this project.

Las Olas Marina Expansion Project

Suntex submitted plans to the City's Design Review Committee (DRC) and attended a DRC meeting on April 10, 2018. Suntex is responding to DRC comments and making design revisions accordingly.

DC Alexander Park Project

On October 1, 2018 a meeting of the Beach Redevelopment Board (BRB) and the Parks, Recreation and Beaches Advisory Board (Parks) was held. At this meeting staff proposed a more active alternative to the park renovation to include an experiential playground centering on a "fort" theme – harkening back to the original Fort Lauderdale. The park will connect to the history of Fort Lauderdale through representation of a fort and at the same time provide shaded/interactive areas of play for neighbors of all ages. The joint boards unanimously agreed to move forward with of the idea.

Keith and Associates, Inc. (Keith) will present 15% conceptual design and illustrations to a joint BRB and Parks Board meeting on November 7, 2018. A public workshop will be held on November 14, 2018 from 6 pm to 8 pm at the International Swimming Hall of Fame to present the 15% conceptual design. Finally, the concepts and input from the public and advisory boards will be presented to the CRA Board of Commissioners and the City Commission for approval in December 2018.

Aquatics Center Renovation Project

On August 21, 2018 CRA Board of Commissioners and the City Commission awarded an approximately \$27 million design-build contract to Hensel Phelps for the construction of the Aquatic Center improvements. A notice to proceed was issued in September, and Hensel Phelps has begun design coordination and initial meetings with staff. The contract has a 27 month duration period. Design is ongoing and construction is estimated to begin in the 2nd Quarter of 2019.

Attachments

Exhibit 1 – Progress Photographs

Exhibit 2 – DC Alexander Park Conceptual Designs Illustrations

Prepared by: Thomas Green, Beach CRA

Department Director: Donald Morris, AICP, Beach CRA

Beach Community Redevelopment Agency Project Updates

Las Olas Beach Park Project Statistics



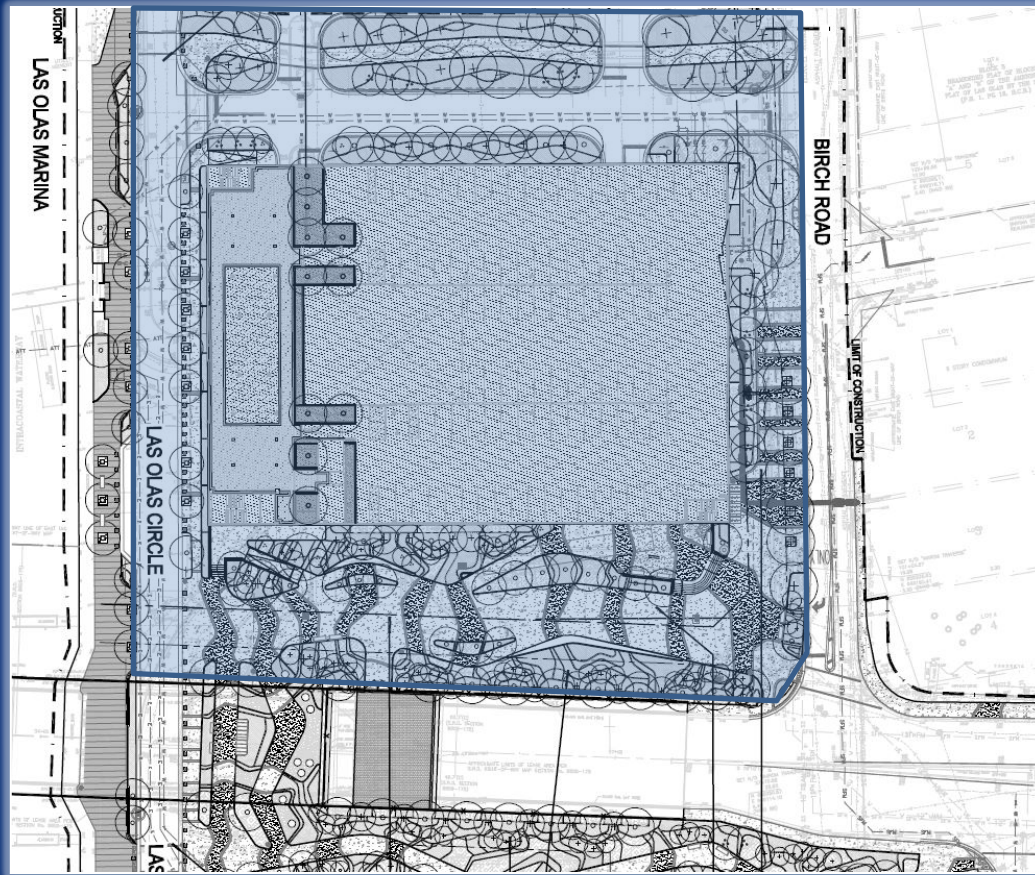
- \$49.5M Construction Budget
- Purpose
 - Flexible greenspace on barrier island
 - Community Connectivity
 - Consolidate Parking
- North Intracoastal Lot 3rd Quarter 2017 - 4th Quarter 2018
- Las Olas Festival Street 2nd Quarter 2018 - 3rd Quarter 2019
- South Intracoastal Lot 1st Quarter 2019 - 3rd Quarter 2019

Las Olas Beach Park Project – Construction Update



- Garage façade installation ongoing – mesh installed and fins are being attached. Masonry work complete. Mechanical, plumbing, and electrical complete. Interior finishes are 90% complete. Site utility work complete and inspections finalized this month. Site work has begun and retaining walls are constructed.
- Festival Street Meeting Notes 10/20/18 For the Boat Show

Las Olas Beach Park Project – Upcoming Milestones



- Parking Garage
 - Goal is to park cars the first week of December
 - Complete Construction January 2019

Las Olas Beach Park Project – Upcoming Milestones



- Sidewalk work completed before upcoming Boat Show
- Oceanside Park
 - Construction Begin December 2018
 - Construction Complete September 2019
- Festival Street
 - Construction Begin April 2019
 - Construction Complete August 2019

Las Olas Beach Park Project – Upcoming Milestones



- Marina Promenade Complete 3rd Quarter 2019
- South Intracoastal Park Complete 3rd Quarter 2019

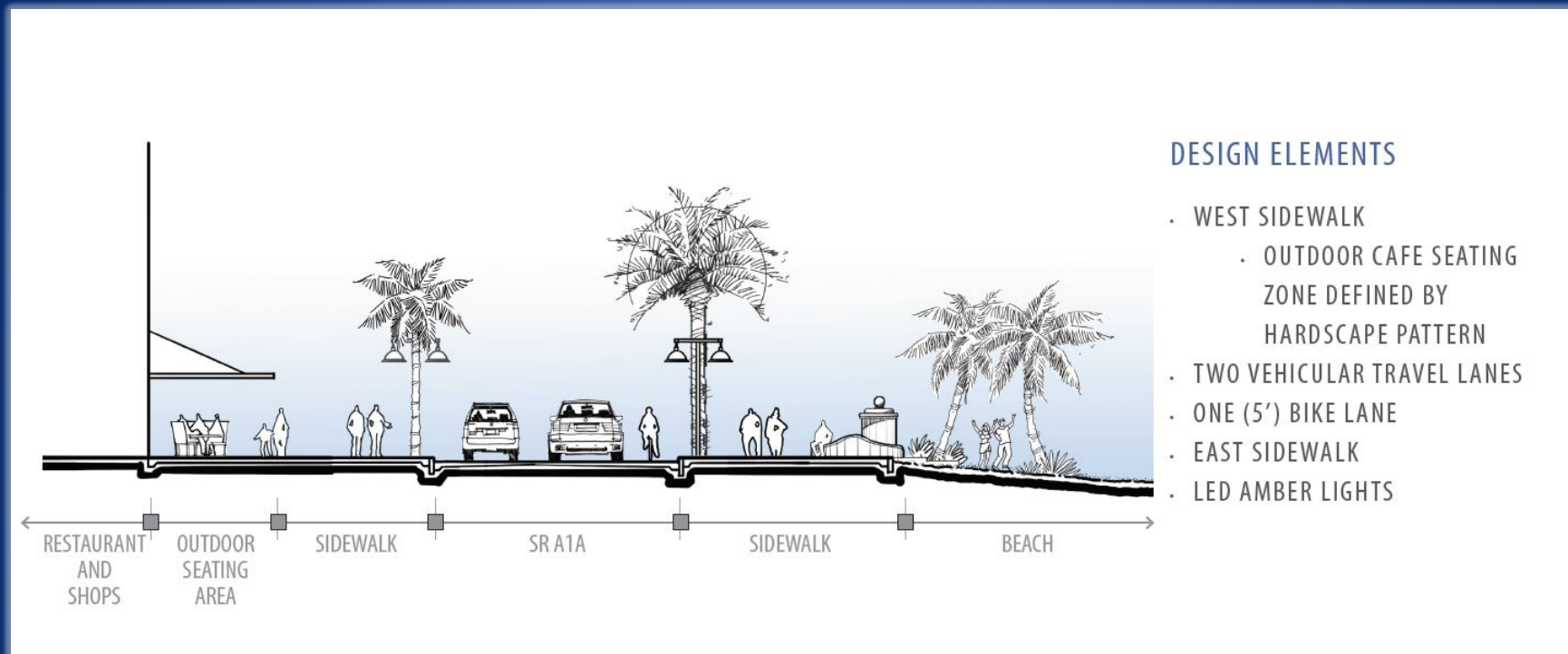
Beach Streetscape Improvement Project



 SR-A1A STREETScape (EAST & WEST SIDES)

- Approximately \$6.8M Construction Budget
- Purpose
 - Improved pedestrian access on SR A1A
 - Improved pedestrian safety

Beach Streetscape Improvement Project – Accomplishments and Milestones



- FDEP approval of an amber/white light fixture
- Addition of traffic rated bollards for pedestrian safety
- Design is 100% complete and ready for permit submission to FDOT and FDEP

Construction 1st Quarter 2019 – 2nd Quarter 2020

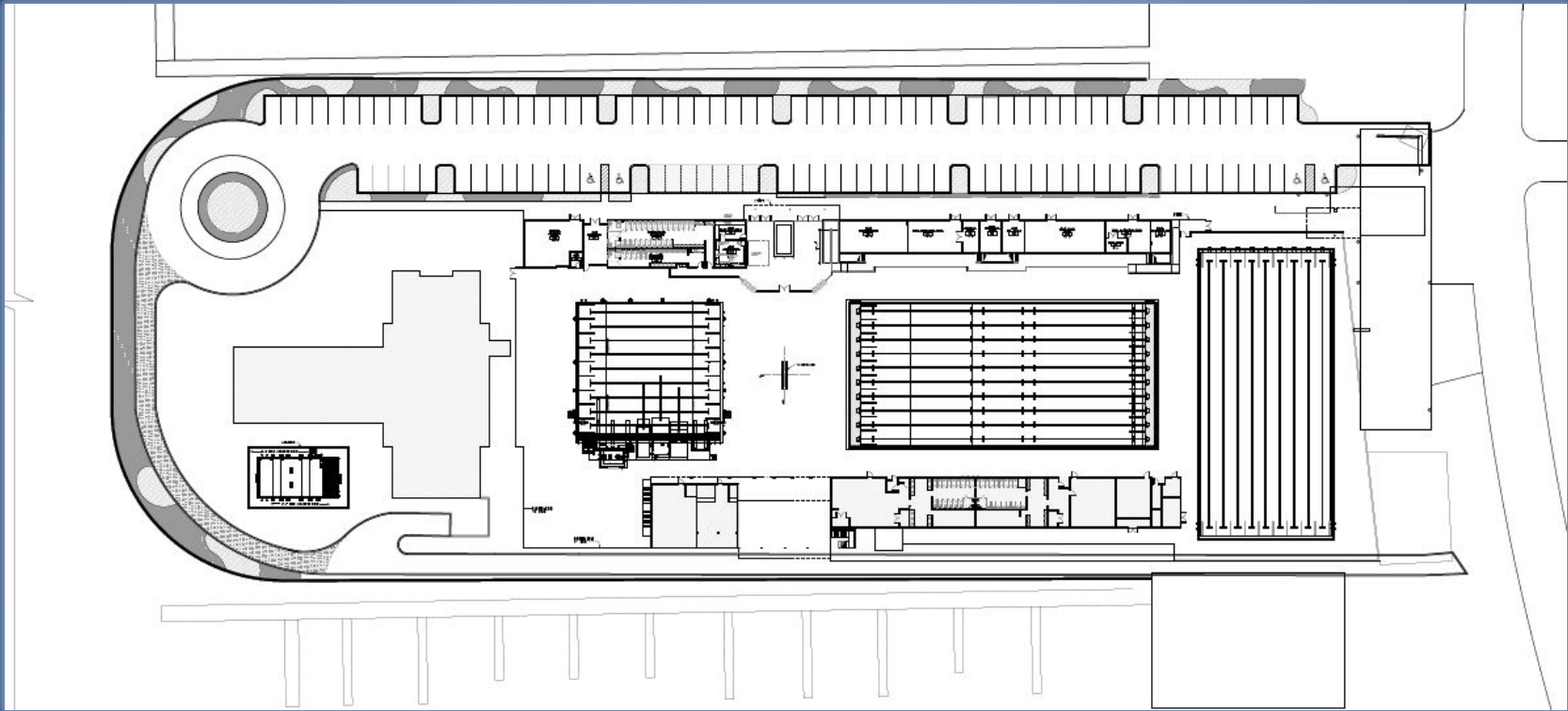
Fort Lauderdale Aquatic Center Project



- \$27M Design and Construction Budget
- 27 month contract awarded to Hensel Phelps
- Notice to Proceed Issued September 2018
- City has begun review of 30% design documents

- Design September 2018 – 2nd Quarter 2019
- Construction 2nd Quarter 2019 – 4th Quarter 2020

Fort Lauderdale Aquatic Center Project



- Project Scope
 - Relocate and expand instructional pool to SW corner of peninsula
 - Provide new and expanded competition pool and dive pool
 - Remove existing grandstand bleachers and provide new grandstand with spectator restrooms, concessions, ticket office, and bleachers
 - Provide site improvements including parking improvements and stadium lighting
 - New pool deck and dive tower and entry plaza

DC Alexander Park Project



- Approximately \$5.0M Construction Budget
- Design is completing 15% conceptual design
- Concepts presented at Public Workshops, Advisory Boards, and Central Beach Alliance Board of Directors
- Next Step: Incorporate public comments, hold additional public workshops/presentations, and present concept to Commission for Approval
- Anticipate Commission item January/February 2018

CITY OF FORT LAUDERDALE Central Beach Development

Updated June, 2018

Total Development (Built and Approved Projects since 1998)

Residential Units 1,061
Commercial Square Ft 253,905
Office Square Ft 0
Hotel Rooms 2,358

In Review

Residential Units - 329
Hotel Rooms - 205
Commercial Sq Ft. - 42,531

Approved

Residential Units - 853
Hotel Rooms - 860
Commercial Sq Ft. - 181,776

Under Construction

Residential Units - 124
Hotel Rooms - 407
Commercial Sq Ft. - 14,973

16. Orton Place

527 Orton Avenue
8 residential units



17. Beach Boys Plaza

401 S Fort Lauderdale Blvd
205 hotel rooms
2,010 SF retail
4,076 SF restaurant



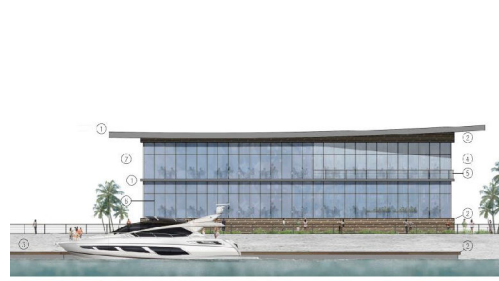
18. 3000 Alhambra

3000 Alhambra Street
311 residential units
15,000 SF retail and restaurant



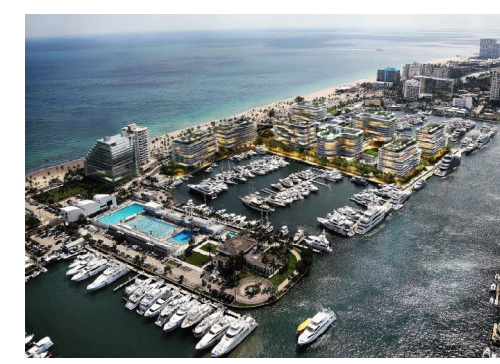
19. Las Olas Marina

200 Las Olas Circle
21,445 SF Restaurant
10,800 SF Marina Services Building



17. Bahia Mar

801 Seabreeze Blvd.
651 Residential Units, 256 Room Hotel
147,157 SF Retail Use, 26,123 SF Restaurant
118,815 SF Office
6,000 SF Marina



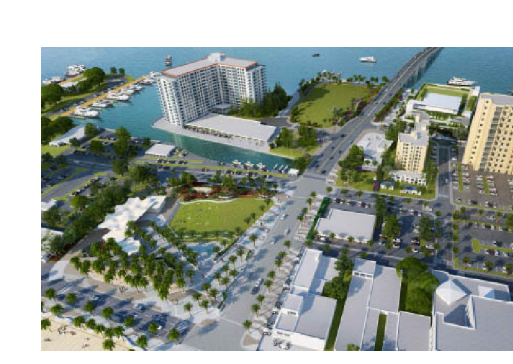
12. Bayshore 740

740 Bayshore Drive
8 residential residential units



14. Las Olas Corridor Improvements

Las Olas Boulevard, Fort Lauderdale Beach
4 level parking garage with amenity deck
5,850 SF retail, improvements to oceanfront park and plaza



13. AC Marriott

3029 Alhambra Street
14 stories, 175 hotel rooms



11. Las Olas Ocean Resort

550 Seabreeze Boulevard
12 stories, 136 hotel rooms
1,529 sf retail, 5,594 sf restaurant
\$22.41 million construction value



2. The Gale

2900 Riomar Street
12 stories, 124 residential units
96 hotel rooms, 2,000 sf retail



4. Four Seasons

525 North Fort Lauderdale Beach Boulevard
22 stories, 100 residential units, 150 hotel rooms
1,511 sf retail, 5,325 sf restaurant



Completed since 2012

7. Conrad Hotel



5. Paramount



10. Bayshore Club

