

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

Monday - August 19, 2019

2:30 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
BRB Chair |
| II. | Approval of BRB Regular Meeting Minutes <ul style="list-style-type: none">• June 17, 2019 | Thomas McManus
BRB Chair |
| III. | Las Olas Beach Project Update | Thomas Green, PE.
CRA Senior Project Manager |
| IV. | BRB Appointment to the BID Committee | Donald Morris, AICP
CRA Manager |
| V. | Communication to City Commission | BRB Members |
| VI. | Old/New Business <ul style="list-style-type: none">• Holiday Lights and Holiday Display Updates• September Meeting-Member suggested agenda items | Donald Morris, AICP
CRA Manager |

Our next regular meeting will be on September 16, 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 CITY COMMISSION CONFERENCE ROOM
FORT LAUDERDALE, FL 33301
Monday, June 17, 2019, 2:30 P.M.**

MEMBERS	FEB 2019/JAN 2020				
	REGULAR MTGS		SPECIAL MTGS		
		Present	Absent	Present	Absent
Thomas B. McManus, Chair	P	5	0	1	0
Art Bengochea, Vice Chair	P	5	0	1	0
Vincent Ang	P	4	1	1	0
Jason Crush	A	2	1	1	0
Jason Hughes	P	5	0	1	0
Monty Lalwani	P	4	1	0	1
Christian Luz	P	3	2	1	0
Kristen Maus	A	3	2	0	1
Shirley Smith	P	5	0	1	0
Aiton Yaari	P	3	2	1	0

Staff

Don Morris, Beach CRA Manager
Cija Omengabar, CRA Planner
Tania Bailey-Watson, CRA Accounting Clerk
Pratima Ramdeo, CRA Administrative Aide
Karen Warfel, Program Manager, Transportation & Mobility
Tatiana Guerrier, Prototype, Inc.

Guests

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

Chair McManus called the meeting to order at 2:41 p.m. It was determined that a quorum was present.

II. Approval of BRB Meeting Minutes – Thomas McManus, Chair

- **May 20, 2019**
- **May 20, 2019 (Joint BRB & PRBAB)**

Motion made by Mr. Yaari, seconded by Mr. Ang, to approve the minutes of the May 20, 2019, BRB meeting, and the May 20, 2019, Joint BRB and PRBAB meeting as presented. In a voice vote, the motion passed unanimously (8-0).

III. Sun Trolley Beach and Las Olas Link Funding Request - \$193,868.00 – Robyn Chiarelli and Renee Cross, AICP, Downtown Fort Lauderdale Transportation Management Association

Ms. Chiarelli gave a PowerPoint presentation on the request. [Attached]

Mr. Morris stated that staff budgeted for the project and that the project meets the CRA Plan goal of providing 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. It also meets the Plan objective to 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.

Ms. Cross reported that Broward County Transit recently put out a call for additional funding with the new surtax, and they submitted applications for the Beach and the Las Olas links. They requested service that would restore the routes to where they were before cuts were made. The hours for the Las Olas route are now 10:00 a.m. to 8:00 p.m.

In response to a question by Mr. Luz, Ms. Chiarelli mentioned that their marketing efforts focus primarily on social media. Last year they also did a direct mail piece to residents, which was successful, and hope to repeat it this year. Success with advertising campaigns are measured via surveys and ridership performance. Many people also find out about the trolleys because they see them.

In addition, the Transportation Management Association maintains strong relationships with the hotel concierges,

Regarding the effect of scooter use, Ms. Chiarelli advised that the trolley has a higher age demographic. Also, scooters take shorter trips – riders on the trolley are usually on it for 15-20 minutes. The goal is for all modes of transportation to work together.

From time to time during the route, the trolleys are staged at Broward General Hospital and at the Galleria at Fort Lauderdale behind the mall.

The Las Olas link currently runs Friday through Sunday, 10:30 a.m. to 5:00 p.m. The hours will be expanded, and Monday operation will be added if the County grant is received. If not, the Broward County Surtax funding will hopefully support the trolley operations; if not, routes may have to be cut.

If the BRB funds an amount lower than the request, Ms. Cross advised they would have to shift things around to accommodate the lesser amount.

Adding the Monday operation to the Las Olas link was meant to provide service to people who travel out on Tuesday; Mr. Ang, however, noted that lots of people come in on

Thursday instead of Friday. Mr. Lalwani noted that Thursday would probably be a bigger day for locals, while Monday is better for tourists. Ms. Chiarelli said they would look into data for Thursdays, since ridership on Mondays has been proven.

Ms. Chiarelli stated that the total cost for both routes will be \$780,000. The CRA's contribution is equal to approximately one quarter of the cost.

Discussion ensued on how much the CRA should contribute, with a suggestion made by Mr. Lalwani to make it a percentage of the total. Ms. Cross said the cost is based on mileage, and the cost for the Northwest CRA was calculated in the same way. Mr. Morris advised that the contribution will be for the next fiscal year, beginning October 1, 2019.

Chair McManus stated that he thought the plan was an "amazing plan on paper," but execution might be different. He commented that he does not ride the trolley because of the lack of consistency and reliability.

Chair McManus asked for clarification on how the \$4.5 million in Federal grant dollars (from the Federal Transit Administration) will be used. Ms. Cross explained that the funds are for capital use only, and they plan to replace the whole fleet.

Ms. Chiarelli recounted the restrictions that come with various funding sources and said that they could make the trolley more frequent and reliable if they had money for that use.

Mr. Morris noted that the trams have arrived, but they are designed to go only between the garage and the new park. It may be possible at some point to have them go to other parts of the CRA. He added that the tram and the trolleys will be managed by the same department.

Ms. Chiarelli stated that there are 14 vehicles in their fleet: at any given time, a maximum of 10 are operating across different routes. Two are on the Las Olas link, and three are on the Beach link. Ms. Chiarelli stated she was optimistic about the future of the Sun Trolley.

Motion made by Mr. Yaari, seconded by Mr. Luz, to approve the request. In a voice vote, the motion passed unanimously (8-0).

IV. Communication to City Commission

V. Old/New Business

Mr. Morris provided updates as follows:

Aquatics Center

The City Commission asked the CRA to look into the following upgrades for the Aquatics Center:

- A 27-meter high dive (would be the only one in the Western Hemisphere)
- Additional seating in the new bathroom building
 - Would require going through a new site plan approval process
- Remodel the locker room facility using General Fund dollars

Mr. Morris said the upgrades will necessitate finding some funding in the CRA, and there may be some shifting of funds. Park fund dollars may be available through the DC Alexander Project. The CRA has been asked to come up with design concepts for the Aquatics Center; Mr. Morris will report back with further direction from the City Commission.

State Road A1A

- At 100% drawings
- Now doing construction documents
- Bidding will go out in July and construction is anticipated to begin at beginning of the fiscal year
 - Will take one year to complete
- \$6.8 million from the CRA and \$1.5 million from FDOT (lights on the west side of SR A1A from Alhambra north to Sunrise Boulevard)
- Will be decorative concrete on the east side at the Hub, but do not know how far it can extend north and south, given the budget
- Still plan on traffic-rated bollards
- Had a water line conflict with the sidewalk on the west side of SR A1A, and FDOT will not let it be moved. The design will have to work around it, but the design concept will remain the same. There will be updates that he will bring back to the Board.

Olas (snowman)

- Staff was informed at a late date that they have to re-procure the snowman this year. Due to time constraints, they might not be able to get it and staff will look at alternatives. The current owner of Olas is Miami Christmas Lights.
- Due to issues last year with a contract, the Procurement Division determined the CRA could put themselves at risk by using the incumbent contractor.
- The previous cost was \$80,000 as part of a three-year contract. Now it may cost more due it being a one-year contract. The bid will go out in early July, but due to summer breaks, there will be delays.
- Mr. Morris could not guarantee that Miami Christmas Lights will be selected, even though they have Olas.

Traffic Stopping at SR A1A and Las Olas Boulevard

- FDOT will not allow the City to eliminate the crosswalk there, but they will allow shortening the time pedestrians have to cross the street
- Having an officer direct traffic on the weekend there is under consideration.

Mr. Yaari brought up the Super Bowl in 2020. Since many Super Bowl attendees come to the beach at Fort Lauderdale, he asked if the work on the sidewalk project on “our part” of the beach (Las Olas Boulevard/SR A1A to the Ritz Carlton) could be started past June 1, 2020. He wanted to stay away from the first three blocks from Las Olas Boulevard going north.

Mr. Morris said he will check with the group, but cannot commit to anything at this point. There is a limited budget, and moving around from area to area involves demobilizing and mobilizing. It needs to be confirmed that it can be done from a construction standpoint.

- **July Meeting – Member suggested agenda items**

Motion made by Mr. Yaari, seconded by Ms. Smith, to cancel the July, 2019, meeting. In a voice vote, the motion passed unanimously (8-0).

Chair McManus requested a status on the budget for the next meeting, particularly with respect to the Aquatics Center.

It was noted that many people requesting money from the CRA do not understand that the budget is very tight.

Vice Chair Bengochea asked if the 27-meter diving platform would attract enough competitions to pay for itself. Mr. Morris stated it is an up and coming sport and should be a big draw.

Mr. Lalwani predicted the Sun Trolley will be more effective taking people from Las Olas Boulevard to Second Street and downtown, and will phase out of the beach in five years. He said most tourists use Uber and Lyft, or scooters.

Vice Chair Bengochea thought that improved locker facilities or stadium seating would attract more interest than the 27-meter dive platform. To that end, Mr. Morris advised that the CRA cannot actually fund the locker rooms because the CRA cannot fund maintenance.

The City Commission has asked the CRA how it can improve the Aquatics Center and staff is looking into it. Ultimately, it will be the Commission that decides what will be done.

Vice Chair Bengochea asked if the BRB could recommend that the City use their money to improve the locker rooms and the facilities so the CRA can get back to hosting the competitions that bring in money.

Mr. Morris said the City Commission is aware of the need to redo the locker rooms. The cost of renovation is unknown at this time, and a procurement process is needed to bring someone on board to determine the extent of the needed remodeling. That cost will not

be available for three months. The locker room has to be procured separately from the other contract, and the CRA has to do an RFQ (the CRA does not have a continuing services agreement at this point).

Motion duly made and seconded to adjourn the meeting at 3:48 p.m.

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

Attachments:

PowerPoint presentation on the Sun Trolley request – Robyn Chiarelli



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

FROM: Chris Lagerbloom, ICMA-CM, Executive Director

DATE: August 20, 2019

TITLE: Central Beach Master Plan Public Improvement Projects Update -
(Commission District 2)

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 thirteen (13) months remaining before the Beach Community Redevelopment Area (“CRA”) sunsets on September 30, 2020.

Las Olas Boulevard Corridor Improvement Project

The Las Olas parking garage exterior hardscape is installed, with the contractor finalizing the installation of the landscaping. The final adjustments to the garage façade fins are ongoing. The electrical vehicle charging stations are installed. The artificial turf on the garage amenity deck, the digital parking sign and the smart board kiosk are all installed. The amenity deck light shields and glass railing are in fabrication. The garage façade lights were turned on June 12, 2019, display content was uploaded to the server, and the lights are operational.

The new garage trams were delivered and will be wrapped with graphics and ready for use to transport visitors from the Las Olas Parking Farage to the new Oceanside Park, once the park is complete (October 2019).

Phase II work is ongoing at the new Oceanside Park located at Las Olas Boulevard and SR A1A. The civil utility work within the park is complete, the water feature plumbing is installed, and site electrical conduit and light poles are being installed. Stucco work and interior buildout for the buildings is ongoing. The building electrical is roughed in, the HVAC is installed, and the insulation is installed. The shade canopy columns are poured, and the canopy roof will be poured by the end of August 2019. Fine site grading is underway and terrace steps and walls are formed and poured. The South Intracoastal Parking lot closed on April 22, 2019 and Phase II work at the new South Intracoastal Park is underway. Demolition work and tree relocations are complete. Concrete is poured underneath the bridge, and the fenced enclosure is being installed. Utility work

within the park has begun. The marina promenade curbs are poured, with the site electrical and the concrete pours following.

A total road closure on Las Olas Boulevard between Seabreeze Boulevard and State Road (SR) A1A was installed on April 9, 2019 to begin roadway improvements. The concrete roadway and curbs are poured between Seabreeze Boulevard and SR A1A. The inside intersection work at SR A1A was completed the week of August 5th and traffic was shifted. The inside intersection work at Las Olas Boulevard and Seabreeze Boulevard was completed the week of August 12th and traffic was shifted. Work is ongoing on the outside intersections. Bollards and electrical light pole bases are installed on the south side of Las Olas Boulevard and the subgrade is being prepped for sidewalk concrete pours. The roadway will open once the sidewalk work and intersection work is completed in September 2019.

SR A1A Beach Streetscape Improvement Project

The design plans are at 100%. The design team submitted permits to the Florida Department of Transportation and the Florida Department of Environmental Protection for approval. Staff is targeting 3rd Quarter 2019 to begin construction on this project.

Staff is compiling the bid documents and will advertise the project to procure a contractor.

Las Olas Marina Expansion Project

The Las Olas Marina Expansion received final site plan approval at the July 9, 2019 Regular City Commission Meeting. The Las Olas Marina developers, Suntex Marina Developers LLC (“Suntex”), are now progressing with construction documents.

DC Alexander Park Project

The drawing concepts and a design task order were approved by the CRA Board of Commissioners and the City Commission at both the July 9, 2019 CRA Board Meeting and Regular City Commission Meeting. The design team has begun working on schematic design based on the approved concepts.

Aquatics Center Renovation Project

The site was closed to the public on April 16, 2019 to allow onsite mobilization. The auger cast test piles were successfully completed and light demolition has begun. The swimming statue was relocated onsite. Site electrical installation is ongoing and will allow Florida Power and Light (FPL) to decommission existing electrical vaults located on site. The decommissioning of these vaults is required to allow on site demolition activities to progress. Sheet pile installation will begin around the competition pool and the proposed dive pool, with dewatering activities following.

City Staff is exploring additional scope items for the project which include a 27-Meter Dive Tower, an Amenity Deck and Athlete Locker Room Renovations. Hensel Phelps is working on design concepts for the 27-Meter dive tower and pricing the concepts.

Attachment

Exhibit 1 – Progress Photographs

Prepared by: Thomas Green, Beach CRA

Department Director: Donald Morris, AICP, Beach CRA



**GARAGE PROGRESS PHOTO TAKEN ON 7-30-2019
(SOUTH SIDE OF GARAGE FACING EAST)**



FESTIVAL STREET PROGRESS PHOTO TAKEN ON 7-30-2019
(LAS OLAS BLVD FACING EAST)



FESTIVAL STREET PROGRESS PHOTO TAKEN ON 7-30-2019
(LAS OLAS BLVD FACING NORTH)



OCEANSIDE PARK PROGRESS PHOTO TAKEN ON 7-30-2019
(FACING SOUTH)



OCEANSIDE PARK PROGRESS PHOTO TAKEN ON 7-30-2019
(INTERACTIVE WATER FEATURE)



OCEANSIDE PARK PROGRESS PHOTO TAKEN ON 7-30-2019
(VISITOR CENTER/BATHROOM BUILDING)



OCEANSIDE PARK PROGRESS PHOTO TAKEN ON 7-30-2019
(SHADE CANOPY)



OCEANSIDE PARK PROGRESS PHOTO TAKEN ON 7-30-2019
(FACING NORTH)



MARINA PROMENADE PHOTO TAKEN ON 7-30-2019
(SOUTH SIDE OF BRIDGE – FACING NORTH)