

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

Monday - September 23, 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">• August 19, 2019 | Thomas McManus
BRB Chair |
| III. | Beach Project Update | Thomas Green, PE.
CRA Senior Project Manager |
| IV. | Communication to City Commission | BRB Members |
| V. | Old/New Business <ul style="list-style-type: none">• Holiday Lights and Holiday Display Updates• Member suggested agenda items | Donald Morris, AICP
CRA Manager |

Our next regular meeting will be on October 21, 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, August 19, 2019, 2:30 P.M.**

MEMBERS	FEB 2019/JAN 2020				
	REGULAR MTGS		SPECIAL MTGS		
		Present	Absent	Present	Absent
Thomas B. McManus, Chair	P	6	0	1	0
Art Bengochea, Vice Chair	P	6	0	1	0
Vincent Ang	P	5	1	1	0
Jason Crush	P	3	1	1	0
Jason Hughes	P	6	0	1	0
Monty Lalwani	P	5	1	0	1
Christian Luz	A	3	3	1	0
Shirley Smith	P	6	0	1	0
Aiton Yaari	P	4	2	1	0

Staff

Don Morris, Beach CRA Manager
Cija Omengabar, CRA Planner
Thomas Green, Project Manager, Beach CRA
Chijioke Ezekwe, CRA Senior Project Manager
Stephanie Hughey, CRA Administrative Aide
Lisa Tayar, Prototype, Inc.

Guests

Ina Lee, resident
City Commissioner Ben Sorensen

Communication to the City Commission

Motion made by Mr. Crush, seconded by Mr. Hughes, to coordinate the SRA1A Streetscape project with the seasonal business aspects of the beach and to explore after-hours construction activity. In a voice vote, the motion passed unanimously.

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

Chair McManus called the meeting to order at 2:44 p.m. It was determined that a quorum was present.

Chair McManus announced that member Kristin Maus resigned from the Board. He expressed gratitude for her service.

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

- **June 17, 2019**

Motion made by Mr. Yaari, seconded by Vice Chair Bengochea, to approve the minutes of the June 17, 2019, BRB meeting as presented. In a voice vote, the motion passed unanimously.

III. Las Olas Beach Project Update - Thomas Green, PE., CRA Senior Project Manager

Mr. Morris advised that an update will be given to the City Commission at their next meeting. and the memo to the City Commission is provided in the backup.

Mr. Green reminded the Board there are four projects underway: Las Olas, Aquatics Center, SR A1A, and DC Alexander Park. He showed a PowerPoint on the projects that included their status and photos of the progress made.

One “smart” information kiosk has been installed at the garage and another will be installed at the park. The kiosk is funded through the BID, so it includes advertising. The garage kiosk is at the trolley drop-off area of the garage, and there will be real-time updates of the trolley’s location on a map.

Some of the concrete on Festival Street near the Elbo Room has to be re-poured due to quality control issues. Hopefully that part will be done before Labor Day.

The water play area and terrace seating are being worked on, and concrete pours will occur at night-time mainly to protect the rebar from heat damage. The pour will allow the project to move on to curbing, asphalt, etc.

Bathroom access will be on the west side of the road; the east side will have a visitor center and perhaps a police substation. Mr. Morris clarified that it would not be a full-time office, but there would be facilities for officers in the area to charge body cameras and access workstations.

Mr. Yaari hoped there would be a police presence there – even a police car parked there might help with the homeless situation. Mr. Morris said the Police Department will use the building, but a substation is not used full-time.

In response to a question about work going on in front of the Venetian, Mr. Green said he would bring in a rendering. It is not a high rise; it will have grass, walkways, benches, and landscaping.

The Board members generally agreed that a visual police presence is a good deterrent to crime.

Regarding concert staging in the park, Mr. Green said there will be power to hook up to a sound system so they do not need a generator. He pointed out the two areas that will have the 200-amp disconnects.

Ms. Smith reported that truck drivers have had to move traffic cones so that they can turn right from SR A1A to Seabreeze Boulevard.

In response to a question about the SRA1A project, Mr. Green said he will bring photos and a site plan to the next meeting. Permitting with Fish & Wildlife is being finished; it includes the dual light system and light fixtures. Once the permit is obtained, the package will be turned over to FDOT to secure funding from them.

Mr. Hughes asked if they could remove the “cracking” Walk of Fame pavers, but Mr. Morris said the CRA does not do maintenance; he said the City is aware of it and is planning to do something in the short-term. The CRA is looking to replace the placards with bronze for the long-term. The pavers that are now there were not designed to take the weight of traffic.

Mr. Yaari urged the CRA not to work on the west side of Las Olas Boulevard until after the 2020 Super Bowl and football season (June). Mr. Morris said there will be priorities in the bid contract for what items should be done first – bollards and placards. The feedback from the BRB will be incorporated into the bid documents. Mr. Lalwani added that all the business owners are concerned.

Chair McManus recognized Ina Lee, resident, who said business is down on Fort Lauderdale Beach and efforts to fix that are critical. Once the work is finished, the Wave Wall in the CRA and outside the CRA needs to be repaired, since it is the City’s “image to the world.”

Mr. Yaari said comments on social media are discouraging people to come to the beach. He stated that if the City tries to repair the area during the Season, he will seek an injunction because he does not want to be put out of business.

Chair McManus announced that City Commissioner Sorenson joined the meeting.

Chair McManus acknowledged the validity of Mr. Yaari’s comments and said that Fort Lauderdale ought to participate at the highest level for the Super Bowl. It was suggested that the City do night-time work (putting up banners, picking up trash) to avoid traffic pile-ups.

Commissioner Sorenson offered to help in any way he could.

Discussion ensued about the complications associated with getting work done at night, from permitting to noise. Mr. Crush advocated for changing the Code to make it easier.

Mr. Green reported the following targeted timelines:

- September – reopen Las Olas Boulevard
- September – reopen sidewalks
- Halloween – open the park (substantial completion)
- January/early February – complete the punch list

Chair McManus reiterated that Super Bowl should be the goal for completion of all projects.

Mr. Green commented that the Boat Show would undo a lot of sod that would be planted in the park, so it makes more sense to install the sod in November after the Boat Show.

Ms. Lee reported that Florida Fish & Wildlife, FDOT, Broward County, FP&L, Mr. Green, and other officials are on a monthly call schedule regarding turtle lighting. She said FDOT has started changing out lights at intersections on SRA1A, which will additionally impact traffic. Ms. Lee mentioned that the trolleys would begin their test drives at some time, but she did not know how that was being coordinated.

Aquatics Center Update

Mr. Green provided an update as follows:

- A design build contract was awarded to Hensel Phelps – they are the Construction Manager on the project. They partnered with the architect and primary consultant, Cartaya Architects. Drawings have advanced to 100% design.
- Applications for permits for foundation, selective demolition, and master building for the project have been completed. All permitting is done through the City and external agencies.
- Selective demolition has begun, and pools are drained
- Hensel Phelps has begun onsite construction management supervision
- Challenges include underground FP&L primary power within the site
 - There are several existing electrical vaults that need to be demolished or decommissioned
- A purchase order has been issued with FP&L and a utility contractor will begin rerouting of the power
 - Phase 1 will be done in October – once complete, the vault can be decommissioned and the building demolition finished
 - The demolition will include a portion of the building and most of the pool decking

Mr. Green stated they partnered with the adjacent marina, and the site can be shared with the marina for equipment as they rework some of the docks.

The east building at the Aquatics Center is still open for business; buildings on the west side have restricted access. Hensel Phelps have their offices in the Wave Wall building, and Aquatics Center staff is by the museum.

The budget is \$27 million, which will allow for a new north building, new pool deck, redo parking lot, new sports lighting, new competition, new dive, new teaching pool and resurfacing the training pool.

Mr. Morris recalled they were asked by the City Commission to consider other upgrades: a 27-meter high dive, demolition of the locker room and build a new one, bathroom building with amenity deck on top. However, the funding for that has not been identified, although a parks bond might be a possibility.

Mr. Morris said a parks bond or impact fees will pay for the construction of DC Alexander Park. The money previously set aside by the CRA for DC Alexander Park (\$4.4 million) has been put into the Aquatics Center. He added that if the additional upgrades are approved, staff will come back with a presentation for comments, but not recommendations. He noted that those improvements have nothing to do with this Board, because the money will not come from CRA dollars.

Mr. Morris said they are working on “shovel-ready” plans for the improvements, because once parks bond money is used, other items take effect. At some point, he will bring back designs for the upgrades and have a joint meeting with the Parks and Recreation Advisory Board. The CRA will pay for the design, and the Parks Department will fund the construction.

IV. BRB Appointment to the BID Committee – Donald Morris, AICP, CRA Manager

Mr. Morris reviewed the purpose of the BID.

Motion made by Mr. Hughes, seconded by Ms. Smith, to reappoint Thomas McManus as the BRB appointment to the BID. In a voice vote, the motion passed unanimously.

V. Communication to the City Commission

Motion made by Mr. Crush, seconded by Mr. Hughes, to coordinate the SRA1A Streetscape project with the seasonal business aspects of the beach and to explore after-hours construction activity. In a voice vote, the motion passed unanimously.

VI. Old/New Business - Donald Morris, AICP, CRA Manager

- **Holiday Lights and Holiday Display Updates**

Mr. Morris reported that bids were sent out for the wrapped pole lights, including an additional \$50,000 to light the park. Bids are now being vetted – they came in under budget. An RFP is in progress for the snowman. He reminded the Board that the current contractor cannot be used for various reasons, and the current contract - which was \$80,000 for three years - is being released. The RFP calls for a three-year contract; if the CRA does not have revenue after this fiscal year, the BID will pick up the rest of the cost.

An alternate plan has been established which would add lighted walk-through displays in the park, and bidders are asked to bid on both the snowman and the displays. A Board member is needed to sit on the selection committee (other than Chair McManus), and Vice Chair Bengochea volunteered. It will be necessary for the City Commission to approve the displays.

The deadline for the RFP is towards the end of August.

Mr. Morris introduced Stephanie Hughey, newly hired CRA Administrative Aide.

- **September Meeting - Member suggested agenda items**
 - Updates on the projects
 - Policing and issues – have a Police Department representative present

Motion duly made and seconded to adjourn the meeting at 3:39 p.m.

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

Attachments:

PowerPoint presentation the Las Olas Beach Project request – Thomas Green
Memo to the City Commission – Donald Morris



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

FROM: Chris Lagerbloom, ICMA-CM, Executive Director

DATE: October 2, 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 twelve (12) 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 and the contractor is finalizing landscaping. The glass railing on the amenity deck is installed and the 5th floor light shields will be installed this month, October 2019. The 5th floor amenity deck will open this month, October 2019.

Phase II work is ongoing at the new Oceanside Park located at Las Olas Boulevard and SR A1A. The shade canopy is poured and the finishing, painting, and waterproofing have begun. Stucco work is ongoing for the buildings and the interior buildout is ongoing. The building electrical is installed, the HVAC is installed, and the insulation is installed. The drywall is installed and primed, the plumbing fixtures are installed, and the epoxy flooring is installed in the restroom. Cast-in-Place site walls are being formed and poured, site light poles are being installed, and some interior palm trees are installed. 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. The civil utility work is complete and the hardscape pours around the perimeter of the park are complete. The hardscape pours underneath the bridge are complete and the lighting under the bridge is installed. The marina promenade curbs are poured and the site electrical and the concrete pours are following behind.

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 Blvd and SR A1A. The

inside intersection work at SR A1A was removed, repoured, inspected, and approved, and traffic was shifted on September 10, 2019. The inside intersection work at Las Olas Blvd and Seabreeze Blvd was poured, inspected, and approved and traffic was shifted on September 12, 2019. The bike lanes were removed and are being repoured. Work is ongoing on the outside intersections. Bollards and electrical light pole bases are installed on the south side of Las Olas Blvd and the subgrade is being prepped for sidewalk concrete pours. The roadway will open once the sidewalk work and intersection work is completed in October 2019.

SR A1A Beach Streetscape Improvement Project

The design plans are at 100%. The design team submitted permits to the Florida Department of Transportation (FDOT) and the Florida Department of Environmental Protection for approval. Staff is targeting 1st Quarter 2020 to begin construction on this project. Staff expects final lighting approval from the Florida Fish and Wildlife Conservation Commission. This final permit approval will allow the project to receive funding from FDOT through a joint participation agreement.

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

Las Olas Marina Expansion Project

The Las Olas Marina Expansion developer, Suntex Marina Developers LLC (“Suntex”), submitted plans to the City’s Development Review Committee (“DRC”) and attended a DRC meeting on April 10, 2018. Suntex received preliminary DRC signoff and presented to the City’s Planning and Zoning Board (PZB) agenda on June 19, 2019. The project received site plan approval at the July 9, 2019 Regular City Commission Meeting. Suntex will submit for final DRC in the month of October 2019. Suntex is advancing the construction drawings.

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 is advancing the schematic design based off of 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. Primary power electrical installation is ongoing and is expected to be complete before the 2019 Boat Show. Completion of primary power electrical installation will allow Florida Power and Light (FPL) to decommission existing electrical vaults. Decommissioning the vaults will allow demolition activities to progress. Sheet pile installation will begin around the competition pool and the proposed dive pool and dewatering activities will follow behind.

City Staff is exploring additional scope items for the project which include a 27-Meter Dive Tower 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



PROJECT AERIAL PHOTO TAKEN ON 8-27-2019



PROJECT AERIAL PHOTO TAKEN ON 8-27-2019



PROJECT AERIAL PHOTO TAKEN ON 8-27-2019



**SOUTH PARK PROGRESS PHOTO TAKEN ON 9-11-2019
(SOUTH SIDE OF MARINA PROMENADE FACING WEST)**



**FESTIVAL STREET PROGRESS PHOTO TAKEN ON 9-12-2019
(SR A1A FACING SOUTH – LANE SHIFT HAS OCCURRED
AND WORK STARTED ON OUTSIDE LANE)**



FESTIVAL STREET PROGRESS PHOTO TAKEN ON 9-11-2019
(LAS OLAS BLVD FACING EAST)



OCEANSIDE PARK PROGRESS PHOTO TAKEN ON 9-11-2019
(INTERIOR OF POLICE SUBSTATION AND VISITOR CENTER)



OCEANSIDE PARK PROGRESS PHOTO TAKEN ON 9-11-2019
(EAST SIDE OF PARK FACING SOUTH)



OCEANSIDE PARK PROGRESS PHOTO TAKEN ON 9-11-2019
(SHADE CANOPY – FORMWORK AND SCAFFOLDING BEING
REMOVED AND CONCRETE FINISHING ONGOING)



OCEANSIDE PARK PROGRESS PHOTO TAKEN ON 9-12-2019
(CAST-IN-PLACE SITE WALL FORMWORK AND
FOUNDATION)



**SOUTH PARK PROGRESS PHOTO TAKEN ON 9-12-2019
(LAS OLAS CIRCLE FACING SOUTH – CURB AND GUTTER
CONCRETE POUR)**



AQUATIC CENTER PHOTO TAKEN ON 9-10-2019
(SOUTH SIDE OF FACILITY – FACING WEST –
TRANSFORMER PADS AND CONDUIT INSTALLED)



AQUATIC CENTER PHOTO TAKEN ON 9-10-2019
(FACING EAST – COMPETITION POOL AND POOL DECK
DEMOLITION)



AQUATIC CENTER PHOTO TAKEN ON 9-10-2019
(FACING NORTH – GRANDSTAND DEMOLITION)



AQUATIC CENTER PHOTO TAKEN ON 9-10-2019
(FACING SOUTH – POOL DECK DEMOLITION)



AQUATIC CENTER PHOTO TAKEN ON 9-10-2019
(FACING EAST – TRAINING POOL - GUTTER AND PLUMBING
REMOVED)