



CITY OF FORT LAUDERDALE

APPROVED MINUTES  
BEACH REDEVELOPMENT BOARD (BRB)  
100 NORTH ANDREWS AVENUE  
8<sup>th</sup> 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