

**CITY OF FORT LAUDERDALE
BEACH REDEVELOPMENT BOARD (BRB)
REGULAR VIRTUAL MEETING**

**Monday – September 21, 2020
2:30 P.M.**

**VIRTUAL MEETING
CITY HALL IS CLOSED**

I.	Call to Order & Determination of Quorum	Arthur Bengonchia BRB Chair
II.	Approval of BRB Virtual Meeting Minutes <ul style="list-style-type: none">• July 20, 2020	Arthur Bengonchea BRB Chair
III.	Beach Project Updates	Thomas Green, PE Senior Project Manager
IV.	Communication to City Commission	BRB Members
V.	Old/New Business	Cija Omengebar, FRA-RP CRA Planner
VI.	Adjournment	Arthur Bengonchia BRB Chair

VIRTUAL MEETING REQUIREMENTS:

- MEMBERS OF THE PUBLIC WHO WISH TO ATTEND AND SPEAK ARE REQUIRED TO SIGN-UP IN ADVANCE.
- LINK BELOW WILL TAKE YOU TO THE BRB CITY WEBPAGE WHERE ONE CAN ACCESS, VIEW AND SIGN-UP:

<https://www.fortlauderdale.gov/government/BRB>

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
VIRTUAL MEETING
FORT LAUDERDALE, FL 33301
Monday, July 20, 2020, 2:30 P.M.

MEMBERS	FEB 2020/JAN 2021				
	REGULAR MTGS		SPECIAL MTGS		
	Present	Absent	Present	Absent	
Art Bengochea, Chair	P	2	0	0	0
Vincent Ang	P	2	0	0	0
Jason Crush	P	2	0	0	0
Bob Golden	P	1	0	0	0
Jason Hughes	P	1	1	0	0
Monty Lalwani, Vice Chair	P	2	0	0	0
Christian Luz	P	2	0	0	0
Alex Scheffer	P	1	0	0	0
Frank Smith	P	2	0	0	0

Staff

Don Morris, Beach CRA Manager
Stephanie Hughey, Administrative Aide
Cija Omengebar, CRA Planner
Tom Green, Senior Project Manager
Jamie Opperee, Prototype, Inc.

COMMUNICATION TO CITY COMMISSION

Motion made by Mr. Crush, seconded by Mr. Lalwani, to state the BRB is adamantly in support of leaving funding for pedestrian lighting from Oasis to the northern boundary of the CRA in the budget, and to recommend an alternate funding source for the streetscape and pedestrian improvements on the east and west side of A1A. In a voice vote, the **motion** passed unanimously.

I. Call to Order and Determination of Quorum – Arthur Bengochea, Vice Chair

Vice Chair Bengochea called the meeting to order at 2:30 p.m. A quorum was present remotely via Zoom.

II. Approval of BRB Meeting Minutes – Arthur Bengochea, Vice Chair

- **February 24, 2020 Regular Meeting**

Motion made by Mr. Ang, seconded by Mr. Crush, to approve the minutes of the February 24, 2020 meeting as presented. In a voice vote, the motion passed unanimously.

III. Nomination and Selection of Chair and Vice Chair – Donald Morris, Beach CRA Manager

Vice Chair Bengochea explained an election was required due to changes to the membership of the Board.

Motion made by Mr. Crush, seconded by Mr. Ang, to nominate Vice Chair Bengochea as Chair. In a voice vote, the **motion** passed unanimously.

Motion made by Mr. Ang, seconded by Mr. Crush, to nominate Mr. Lalwani as Vice Chair. In a voice vote, the **motion** passed unanimously.

IV. Nomination and Selection of BRB Representative to the Beach Business Improvement District Committee

Motion made by Mr. Crush, seconded by Mr. Ang, to nominate Mr. Hughes as BRB Representative to the Beach Improvement District (BID) Committee. In a voice vote, the **motion** passed unanimously.

Mr. Morris stated the recommendation would be ratified at the next City Commission meeting. He provided a brief explanation of the BID meeting schedule.

V. Beach Project Updates – Thomas Green, PE, Senior Project Manager

- **Aquatic Center**

Thomas Green, Senior Project Manager, updated on the Aquatic Center project. He stated recent milestones included pouring concrete, installation of the floor of the dive wall, and pouring foundation for the competition pool. He explained completion of the base scope of the project was scheduled for July/August 2021, noting additional items were added to the scope by the City Commission at the July 7, 2020 meeting.

Mr. Green outlined the added items, including a 27-meter dive tower (grown from 10 meters), an amenity deck at the north building with a viewing platform, and renovation of the south building. He stated an interim agreement for design of the south building would be before the City Commission at their August meeting, and that phase of the project would have a separate timeline.

The Board and staff discussed management of the items added to the scope of the Aquatic Center project.

Mr. Green stated the items added to the scope were budgeted at approximately \$7.8 to \$7.9 million, utilizing Parks Bond funding, but the original project would continue to be CRA funded, including any costs associated with delays.

Mr. Green provided a brief history of the Aquatic Center project, explaining additional costs which had occurred since the original bid. He noted funding would need to be allocated to cover the expenses and stated reductions to the A1A project were possible to free up funds. He outlined the original plan for the A1A project, and stated staff is recommending reduction in scope of that project in order to fund the deficit on the Aquatic Center construction.

Mr. Morris stated previous Boards had prioritized the projects for renovation of the beach, with the Aquatic Center above the A1A project. He noted the top priority of the A1A project was pedestrian lighting on the west side for use during turtle season, and explained staff recommended crafting the bid to make additional scope items alternate add-ons so they could be included if funding was available later. He stated the budget department was reviewing options from other funds.

Mr. Hughes asked how far north the streetlights would go on the west side of A1A.

Mr. Green stated lights were planned from the old Oasis Café North to Sunrise Boulevard. He explained the look would be similar to what is currently on the east side, only LED instead of high-pressure sodium, with a dual switch that would allow it to be white outside of nesting season and amber when needed.

Mr. Green explained the staff proposal is to reduce the scope of the project to the utilitarian items and remove landscaping, benches, and decorative concrete. He explained the process for bidding the project.

Mr. Morris stated the item would be before the City Commission in August.

Mr. Green explained savings from the change are estimated at \$1.5 to \$1.7 million. In response to a question from Mr. Hughes, he stated the Aquatic Center project was between \$44 and \$45 million with the addition of the south building.

Mr. Crush asserted A1A was a critical component of the beach development and stated he did not support the change.

The Board and staff discussed the changes proposed and the FDOT grant funding being utilized for the lighting project.

Mr. Crush stated he wanted to make sure there was no chance the lighting would be stripped from the project. He called the lighting a safety issue.

The Board and staff discussed concrete issues at the intersection of Los Olas Boulevard and A1A, and the replacement of the pavers.

Mr. Golden agreed the lighting is paramount and has been a safety concern of the business owners and residents of the area for a long time. He noted he did not want to see any dollars removed from lighting.

In response to a question from Mr. Scheffer, Mr. Green stated design was complete. The lighting will be included in the base bid for the project and the decorative items will be included as alternate bid items.

Mr. Golden asked how much over budget the Aquatic Center was.

Mr. Green stated with delay costs, unforeseen costs, and minor additions, along with the additions by the City Commission, the project had grown from \$27 million to \$44 to \$45 million. He stated the project is not technically overbudget if the funds can be found.

- **DC Alexander Park**

Mr. Green provided an update on the DC Alexander Park project, located on the parcel directly across from the Aquatic Center. He stated the CRA originally had \$5 million allocated for the project, but it was shifted into the Aquatic Center.

Continuing, Mr. Green stated drawings have been 60 percent approved and permits are submitted for the project. He noted funds are budgeted for construction documents, then the CRA would pause the project and hand it over to Parks and Recreation to find a funding source, likely Park Bond or Park Impact Fee dollars.

- **Sidewalk Restoration**

Mr. Green stated the District Commissioner had requested the CRA look at sidewalk restoration at the Los Olas intersection. He said staff has a plan to correct a drainage issue at the intersection in conjunction with the sidewalk restoration.

The Board and staff discussed the scope of the project.

Mr. Luz asked for an update on the parking garage.

Mr. Green stated a few items remain. He said a subcontractor is currently working on the fifth level amenity deck bathroom, and light poles remain to be installed. He noted the project is approaching financial close out and punch lists.

Mr. Morris added resolution is still being sought regarding staining on the façade mesh. He stated staff is working on a recommendation to the City Commission.

The Board and staff discussed remaining work and impacts on surrounding businesses.

VI. Communication to City Commission

The Board and staff discussed communicating to the City Commission that they wanted to maintain funding for the beautification of A1A.

Motion made by Mr. Crush, seconded by Mr. Lalwani, to state the BRB is adamantly in support of leaving funding for pedestrian lighting from Oasis to the northern boundary of the CRA in the budget, and to recommend an alternate funding source for the streetscape and pedestrian improvements on the east and west side of A1A. In a voice vote, the motion passed unanimously.

VII. Old/New Business – Donald Morris, AICP, CRA Manager

Mr. Morris informed the Board he was retiring from the City and this would be his last meeting with the BRB.

The Board expressed thanks to Mr. Morris for his contribution over the years.

VIII. Adjournment

Chair Bengochea stated the next meeting was scheduled for August 17 at 2:30 p.m.

Motion duly made and seconded to adjourn the meeting at 3:30 p.m.

[Minutes transcribed by C. Parkinson, Prototype, Inc.]