

~~Charles King, 105 N. Victoria Park Road, suggested a video recording of the community meeting and that there be requirements as to when such meetings are held. He did not think it should be required for single family or two or three unit construction.~~

~~Fred Carlson, representing Central Beach Alliance, referred to Par Sanda's development and how well the process worked in that case. A lot of what occurs now works well. He did not believe people feel they have any say in City construction projects and mentioned the parking being constructed just south of Las Olas Boulevard on A 1 A. He suggested referring projects to the associations and making better use of the associations.~~

~~There was no one else wishing to speak.~~

~~Ms. Parker indicated that the report does not have to be lengthy and complicated.~~

~~The City Manager indicated this matter will be resubmitted to the Commission toward the end of the year.~~

BUS-4 – Property Exchange and Public/Private Partnership Opportunity to Build Fire Station 54 at 3200 NE 32 Street – Galt Shops Area

Albert Carbon, Director of Public Works, indicated that a builder has proposed a property swap and a new site for Fire Station 54. Staff has been concerned about the need for a temporary station during construction. There is no available City property for a temporary station and such a temporary provision would be a cost that would not be recouped. This proposal is for the fire station to be situated on the north side of 32 Street adjacent to 33 Avenue with parking to the west. The builder would construct the fire station with available City funding. It would expedite construction of the station. City staff and City Attorney's Office would develop a development agreement.

Mr. Carbon confirmed for Vice Mayor Rodstrom that there would be no gap in service and no need to finance a temporary station. The City Manager noted the current plan for this station that will somewhat diminish the visibility of the developer's project. Additional explanation was provided with respect to turning movements for fire apparatus. Mayor Seiler asked about the cost to move the median. Mr. Carbon believed it is in the neighborhood of \$50,000 and who would bear that expense would be worked through in the development agreement discussion.

Mayor Seiler supported the concept, but wanted to make sure there is sufficient parking, both on-street and off-street. Courtney Crush, representing P.D.K.N. Holdings, LLC (Bokamper's), indicated there is 350 feet of dock space for people arriving at the restaurant by boat. Mr. Carbon advised that the fire station property has capacity for 71 parking spaces. With extension of the median, there will also be 40 parking spaces. The parking inventory will increase significantly from this proposal. Bernie Lombardi, representing Bokamper's, advised there will be about 155-160 on the restaurant property. Ms. Crush indicated those areas shown in red are opportunities to create 44 additional public parking spaces. The developer proposes to have shared parking including use of the Tides Parking Garage for employees. In response to Mayor Seiler's suggestion of extending the median, Mr. Carbon confirmed that the developer has proposed extending the median in order to provide additional parking. Some discussion followed about use of the Tides Parking Garage and metered parking spaces as well as the idea of an improved pedestrian connection. It was noted that the restaurant will have almost two hundred fulltime employees and a capacity in the range of 550-600 seats. Ms. Crush advised that they have met with two nearby condominiums. One condominium that has 33 parking

spaces is concerned about controlled access. The developer understands the need to be proactive and address such matters upfront. Molly Hughes, representing Bokamper's, advised that a parking study will be prepared and presented to the City.

Concerning the idea of one contractor for both the restaurant and fire station, the City Manager advised that there are some mechanical issues, including architectural vocabulary, that will have to be worked through. Mr. Carbon advised that this station will be a replica of Station 29 located at U.S. 1 and NE 16th; it will have two bays. The City Manager indicated that the meeting room at the station could accommodate outreach meetings that the Chief is contemplating. Mayor Seiler drew attention to the 12,000 square foot community center just a block away and questioned another public space being constructed. Mr. Carbon clarified for the City Auditor that this station will have a different façade from Station 29, but other features such as structural, mechanical, electric and civil engineering will be a template of Station 29. The City Auditor thought the Commission had previously decided that all of the stations would look the same. Vice Mayor Rodstrom recalled residents at that time being very angry about the façade.

The City Auditor questioned how staff knows the City is getting the best cost if it is not being bid out. Mr. Carbon advised that with seven stations having been built in the past seven years, the City has cost data. Mayor Seiler asked the City Manager to meet with the City Auditor and City Attorney in that he is also concerned about the construction cost being the best possible price. Vice Mayor Rodstrom did not want that aspect to delay the restaurant idea. Ms. Crush indicated that Bokamper's will make the decision this week on whether to go forward with the restaurant and land purchase. Mayor Seiler felt the decision on bidding the fire station construction or having it constructed in conjunction with this restaurant development is a legal one. The City Attorney thought there is a problem if an architect is going to be hired to redesign the station's fenestrations. It will probably be possible to simply build a cookie cutter station like the other stations. However, architectural issues would need to follow the Consultants Competitive Negotiation Act (CCNA) process. Commissioner Rogers thought it would be less costly for one contractor to build two structures than a contractor for each structure. He thought changing the mansard could be accomplished without redesigning the entire building. The City Manager advised that if any architectural changes would be made, inhouse architectural staff would be utilized to avoid CCNA. The fire stations thus far, for the most part, have been done by in-house architectural staff. He suggested the City obtain an estimate of the City's design from an independent third-party cost estimator. The City Attorney advised that he would provide an opinion on this idea. Commissioner Rogers understood that construction prices are increases, therefore it would be to the City's advantage to have the station built as soon as possible. Commissioner Roberts agreed. Ms. Hughes pointed out that with one contractor there is only one maintenance of traffic and one disturbance to the merchants. Commissioner Rogers advocated making use of the opportunity for a public/private partnership. Commissioner Roberts agreed and emphasized that he does not want to lose such an opportunity.

Mayor Seiler noted that there is consensus on the land swap. He wanted staff to be as flexible as possible in order to use the developer's contractor for the fire station construction and secure the best possible price. It appears that parking is being resolved. In response to Ms. Crush, the City Attorney confirmed that he could provide the City Manager with a legal opinion on the fire station construction aspect within a week. Ms. Crush indicated because of the wealth of area parking, most of the parking will be off site and not on the private property. Mayor Seiler raised the idea of looking at the area underneath the bridge.

In closing, Mr. Bokamper indicated this design will be identical to his restaurant in Miramar only in a more linear setting.