City of Fort Lauderdale

City Hall
100 North Andrews Avenue
Fort Lauderdale, FL 33301
www.fortlauderdale.gov

Meeting Minutes

Tuesday, June 4, 2019

2:30 PM

OR AS SOON THEREAFTER AS POSSIBLE
City Commission Conference Room

COMMUNITY REDEVELOPMENT AGENCY BOARD

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS

DEAN J. TRANTALIS - Chair
ROBERT L. McKINZIE - Vice Chair
HEATHER MORAITIS - Commissioner - District I
STEVEN GLASSMAN - Commissioner - District II
BEN SORENSEN - Commissioner - District IV

CHRIS LAGERBLOOM, Executive Director
JOHN HERBST, City Auditor
JEFFREY A. MODARELLI, Secretary
ALAIN E. BOILEAU, General Counsel

CALL TO ORDER

Chair Trantalis called the meeting to order at 3:41 p.m.

ROLL CALL

Present 5 - Vice Chair Robert L. McKinzie, Commissioner Ben Sorensen, Commissioner Heather Moraitis, Commissioner Steven Glassman, and Chair Dean J. Trantalis

QUORUM ESTABLISHED

Also Present: Executive Director Chris Lagerbloom, Secretary Jeffrey A. Modarelli, General Counsel Alain E. Boileau, City Auditor John Herbst, and Sergeant at Arms Keven Dupree

BOARD REPORTS

BR-1 19-0356 Central Beach Master Plan Public Improvement Projects Update - (Commission District 2)

General Counsel Alain Boileau explained that the applicant for the Las Olas Marina Project, Suntex would be going before the Planning and Zoning Board (P&Z Board) in June 2019, followed by a presentation to the CRA Board in a quasi-judicial format. He recommended any discussions related to this item and related to Suntex Site Plan for the Las Olas Marina Project (Site Plan) be addressed accordingly. The Commission could not be presented with evidence before the quasi-judicial hearing.

Commissioner Glassman commented on discussions regarding incorporating a small educational component into D.C. Alexander Park designs. Further comment ensued on examples, including historical aspects of the City and other educational opportunities.

In response to Commissioner Moraitis' question regarding transportation from the Las Olas Parking Garage (Garage) to the beach, Chair Trantalis explained the original concept to have a drop-off center at the park, cars would park in the Garage, and a tram would transport visitors to the beach area. Commissioner Moraitis requested Staff provide the Commission with detailed information to allow dissemination to residents. Executive Director Chris Lagerbloom confirmed.

Commissioner Glassman commented on a possible future opportunity to

widen the area east of the beach wave wall. Executive Director Lagerbloom confirmed that he and General Counsel Boileau would jointly review this topic and report back to the Board.

In response to Chair Trantalis' question regarding a date for the Garage lights to be fully operational, Don Morris, Economic and Beach Redevelopment Area Manager - Beach Area Community Redevelopment Agency, commented on lighting during recent events.

Ben Rogers, Interim Director of Transportation and Mobility (TAM), explained Staff is working with Thomas Green, CRA Senior Project Manager, in conjunction with the Department of Strategic Communications on a custom lighting program for the Garage. Mr. Rogers expounded on the numerous design themes for the custom lighting program, confirming it is in the final stages. Staff is working on drafting a policy regarding lighting requests, expounding on related details.

Chair Trantalis recognized Kenneth Mohrman, 200 S. Birch Road. Mr. Mohrman addressed the Board on the Las Olas Marina, noting that the Site Plan has changed significantly from its initial design. Chair Trantalis urged Mr. Mohrman to attend the P&Z Board Meeting on June 19, 2019 to express his concerns, stating the project was previously presented to the CRA Board and confirmed the selection of Alternative "C". He said that Mr. Mohrman would have an additional opportunity to express his opinion before the CRA Board when it comes back before the Commission following the June 19, 2019 P&Z Board Meeting.

Chair Trantalis recognized Paul Chettle, 200 S. Birch Road. Mr. Chettle addressed Executive Director Lagerbloom, expressing his concerns regarding communication efforts, questions and public input opportunities for the revised Las Olas Marina Site Plan put forth by Suntex. He commented on the Design Review Committee (DRC) process, noting Site Plan changes do not represent the lease or Alternative "C".

Chair Trantalis recognized Rosie Kurlander, One Las Olas Circle. Ms. Kurlander discussed her work with other area condominiums over the past three (3) years to address the Site Plan for Las Olas Marina. The new Site Plan is significantly different and does not conform to the approval of surrounding condominiums, Alternative "C" or the lease. She reviewed the items agreed to in the Alternate "C" plan and subsequent changes to the Site Plan. Ms. Kurlander expounded on other related concerns.

Chair Trantalis recognized John Burns, One Las Olas Circle. Mr. Burns discussed the process, commenting on the Site Plan presented to the DRC and the modified Site Plan to be presented to the P&Z Board which does not conform to Alternative "C". Mr. Burns commented on those changes.

In response to Chair Trantalis, Anthony Fajardo, Director - Department of Sustainable Development, explained the DRC has no public input as it is a Staff technical review committee. He noted the language in the Unified Land Development Regulations (ULDR) that require a Site Plan go back to the DRC should there be substantial changes. He noted the opportunity for public comment at the P&Z Board Meeting.

In response to Commissioner Sorensen's question, Mr. Fajardo said Staff did not feel the current Site Plan should go back to the DRC for additional review. It is not uncommon for projects to change during the DRC process. The Urban Design Planning Manager has the authority to bring the Site Plan back through the entire process. Bringing the Site Plan back to the DRC did not require confirmation that it meets ULDR requirements.

In response to Commissioner Glassman's question, General Counsel Boileau explained that any deviations from Alternative "C" requires CRA Board approval. Commissioner Glassman asked General Counsel Boileau if the lease specifies one type of Alternative "C" mandated for the Site Plan. General Counsel Boileau explained the Commission approved Alternative "C" and it should move forward. Deviation from the Site Plan requires presentation to the P&Z Board and an additional presentation to the Commission. The Commission has the final decision on the Site Plan.

Chair Trantalis recognized Tim Stirling, 2900 Banyon Street and Board Member of Leisure Beach South Condominium. Mr. Stirling commented on the impact of the revised Site Plan on his building. He discussed efforts to communicate concerns to Staff on this topic and requested updated information for the Leisure Beach South Condominium.

Chair Trantalis recognized John Davanzo, 200 S. Birch Road. Mr. Davanzo commented on objections to this development, expounding on related details. He confirmed the selection of Alternative "C" for the Site Plan from surrounding condominiums. Mr. Davanzo commented on possible future plans of Suntex.

Chair Trantalis recognized Craig Fischer, 200 S. Birch Road. Mr. Fischer discussed the difference in square footage between the original Site Plan and the current Site Plan. He commented on agreed upon lease terms.

General Counsel Boileau reiterated the Commission could not be presented with evidence before the quasi-judicial hearing that would be scheduled following review and approval by the P&Z Board. Mr. Fischer commented that the new Site Plan violates the lease.

In response to Chair Trantalis' question, there were no other comments or questions regarding this item.

MOTIONS

M-1 19-0584 Motion to Approve Minutes for May 7, 2019 Community Redevelopment Agency (CRA) Board Meeting - (Commission Districts 2 and 3)

Commissioner Sorensen made a motion to approve this item and was seconded by Commissioner Glassman.

APPROVED

Aye: 5 - Vice Chair McKinzie, Commissioner Sorensen, Commissioner Moraitis, Commissioner Glassman and Chair Trantalis

M-2 19-0570 Motion to Approve Increase in Expenditures for Construction Contract Audit Services - Carr, Riggs and Ingram, LLC - $113,384 - (Commission District 2)

Commissioner Glassman made a motion to approve this item and was seconded by Commissioner Sorensen.

APPROVED

Aye: 5 - Vice Chair McKinzie, Commissioner Sorensen, Commissioner Moraitis, Commissioner Glassman and Chair Trantalis

ADJOURNMENT

Chair Trantalis adjourned the Community Redevelopment Agency Board Meeting of June 4, 2019 at 4:05 p.m.

Dean J. Trantalis
Chair

ATTEST:

Jeffrey A. Modarelli
CRA Secretary