

City of Fort Lauderdale

*City Hall
100 North Andrews Avenue
Fort Lauderdale, FL 33301*

www.fortlauderdale.gov



Meeting Minutes

Tuesday, February 20, 2018

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***

***JOHN P. "JACK" SEILER - Chair
BRUCE G. ROBERTS - Vice Chair
DEAN J. TRANTALIS - Commissioner - District II
ROBERT L. McKINZIE Commissioner - District III
ROMNEY ROGERS Commissioner - District IV***

***LEE R. FELDMAN, Executive Director
JOHN HERBST, City Auditor
JEFFREY A. MODARELLI, Secretary
CYNTHIA A. EVERETT, General Counsel***

CALL TO ORDER

Chair Seiler called the Community Redevelopment Agency Board Meeting to order at 3:45 p.m.

ROLL CALL

Present 5 - Commissioner Robert L. McKinzie, Commissioner Romney Rogers, Vice Chair Bruce G. Roberts, Commissioner Dean J. Trantalis, and Chair John P. "Jack" Seiler

QUORUM ESTABLISHED

Also Present: Executive Director Lee R. Feldman, Secretary Jeffrey A. Modarelli, General Counsel Cynthia A. Everett, City Auditor John Herbst, and Sergeant at Arms Tarek Bazzi

No e-comments were submitted for this meeting.

MOTIONS

M-1 [18-0209](#) Motion to Approve Minutes for January 23, 2018 Community Redevelopment Agency Board Meeting

Vice Chair Roberts made a motion to approve this item and was seconded by Commissioner McKinzie.

APPROVED

Aye: 5 - Commissioner McKinzie, Commissioner Rogers, Vice Chair Roberts, Commissioner Trantalis and Chair Seiler

M-2 [18-0136](#) Motion to Approve Funding for the 2018 Fort Lauderdale Air Show in the Amount of \$50,000

Commissioner Rogers commented on the need for transparency regarding the use of these funds. Commissioner Trantalis agreed, confirming its use for items such as Police and Fire Department personnel services. Other South Florida municipalities event funding and the City's history of funding of the Air Show were discussed.

Chair Seiler recognized Don Morris, Economic and Beach Redevelopment Area Manager of the Beach Area Community Redevelopment Agency (CRA). Mr. Morris updated the Commission on the Air Show's financial disclosure to the Beach CRA and its financial impact on the local economy. In response to Mr. Morris' question, Commissioner Rogers asked for last year's financial information and a

pro forma for this year's event. He also discussed the history of funding requests for this event. Commissioner Trantalis concurred.

Chair Seiler recognized City Auditor John Herbst. Mr. Herbst requested clarification of the request. Commissioner Rogers said he is asking about financial information specific to the Air Show event in the City. City Auditor Herbst said financial statements are not done on an event basis. An audit for past events in the City would be difficult. Further discussions ensued on this topic.

Chair Seiler recognized Brian Lilly, representative of Lauderdale Air Show, LLC (Air Show). Commissioner Trantalis asked Mr. Lilly about funding contributions to the Air Show's overall operational budget. Commissioner Rogers explained his concern, commenting on past requests. Mr. Lilly discussed recent road closures and its impact on revenue and selling premium viewing tickets. He confirmed this funding request supports necessary costs for spectators outside of the event site.

In response to Vice Chair Roberts, Mr. Lilly agreed to provide additional financial information within 90 days as noted in the new grant agreement. Mr. Herbst said that the current grant agreement language needs to be modified to include a financial statement for the City's Air Show event as a whole as opposed to how City funds were spent relative to the budget presented. Commissioner Rogers concurred.

Chair Seiler confirmed this item went before the Beach Redevelopment Advisory Board (BRAB) and received unanimous approval. Chair Seiler commented on the change in this process and the need to advise the BRAB in advance. Mr. Herbst discussed necessary modifications to the language in the grant agreement. He said Section 3 will be modified to include the additional language noted below:

"Within ninety (90) days of the close of the Organization's fiscal year, a general financial statement *and a financial statement for the City's Air Show event*, prepared in accordance with generally accepted accounting principles, accounting for these funds and reporting upon the manner in which they were expended,"

Further discussions and comments ensued regarding the modified language. It will enable future Boards to review this financial information. In response to Chair Seiler, General Counsel Everett confirmed she would work with City Auditor Herbst to modify the grant agreement to reflect the recommended modified language.

Commissioner Rogers made a motion to approve this item subject to the modified language being inserted into the grant agreement and was seconded by Vice Chair Roberts.

APPROVED AS AMENDED

Aye: 5 - Commissioner McKinzie, Commissioner Rogers, Vice Chair Roberts, Commissioner Trantalis and Chair Seiler

M-3 [18-0173](#)

Motion Approving Funding of Design Services for DC Alexander Park Improvement Project - Keith and Associates, Inc. \$121,955

Don Morris, Economic and Beach Redevelopment Area Manager of the Beach Area Community Redevelopment Agency, gave a brief overview and recommendation regarding the D.C. Alexander Park Project (Project) beginning with a 15 percent conceptual design (Phase One). Executive Director Feldman noted Phase One's 15 percent conceptual design would be presented to the Beach Redevelopment Advisory Board and the Parks, Recreation and Beaches Board for their input.

Commissioner Trantalis asked Mr. Morris if any of the previous work promulgated by EDSA could be utilized to determine infrastructure costs for the Project prior to determining the basic design elements of Phase One. Mr. Morris stated he did not recall EDSA doing any geotechnical work. Staff was unable to find a survey for this property. As requested by Vice Chair Roberts, Mr. Morris confirmed that the Beach Redevelopment Advisory Board and Parks, Recreation and Beaches Board would be involved in all of the Project's design phases. Mr. Morris said that public input would also be included as part of the Project's design phases.

Mr. Morris introduced Project consultant, Paul Weinberg, PLA, ASLA, Vice President of Landscape Architecture & Design Director for Keith Consulting Engineers. In response to Chair Seiler's question about the cost of a survey for Phase One, Mr. Weinberg said the cost would be \$25,000. The survey would include subsurface utility engineering, full topographic mapping and laser scanning.

Chair Seiler recognized Count Rosenthal, 1237 NW 4th Avenue. Mr. Rosenthal commented on the high RFP bid responses. He commented that this is not the time to stop to the process for this Project. He recommended following Staff's recommendations. The incoming CRA Board should review bids. Mr. Rosenthal spoke in opposition to the idea of a developer approaching the City for a private hotel on public park land.

Chair Seiler recognized Sherman Whitmore. Mr. Whitmore submitted correspondence to the Board regarding parking requirements for the

Aquatic Complex (Swimming Hall of Fame) as part of D.C. Alexander Park.

A copy of this correspondence is attached to these minutes.

Mr. Whitmore commented on his communications with Staff in 2017 regarding the Request for Proposals (RFP). Commissioner Trantalis and Chair Seiler confirmed receipt of Mr. Whitmore's proposal. Mr. Whitmore commented on his submission of his proposal to the Beach Redevelopment Advisory Board in August 2017 which was returned to him in November 2017. He commented on other bid responses to the RFP.

Chair Seiler asked if there were any further questions from the Board. There were none.

Commissioner Rogers made a motion to approve this item and was seconded by Vice Chair Roberts.

APPROVED

Aye: 5 - Commissioner McKinzie, Commissioner Rogers, Vice Chair Roberts, Commissioner Trantalis and Chair Seiler


ADJOURNMENT

Chair Seiler adjourned the Community Redevelopment Agency Board Meeting of February 20, 2018 at 4:11 p.m.



Dean J. Trantalis
Chair

ATTEST:



Jeffrey A. Modarelli
CRA Secretary

SWIMMING HALL OF FAME PARTNERS, FORT LAUDERDALE, Inc.
8950 SW 74th Court
Suite 2201 D-5
Miami, FL 33156

2/20/2018
CRA
M-3 Provided by
Sherman
Whitmore

Sherman R. Whitmore, Pres./CEO
(954) 673-9561

January 22, 2018

Hon. Jack Seiler, Mayor;
Hon. Dean J. Trantalis, Vice Mayor;
Hon. Commissioner Bruce G. Roberts;
Hon. Commissioner Robert L. McKinzie;
Hon. Commissioner Romney Rogers;
Mr. Lee Feldman City Manager, City of Fort Lauderdale;
Ms. Cynthia Everett, City Attorney, City of Fort Lauderdale;

100 North Andrews Avenue
914 NW 6th St.
Fort Lauderdale, FL 33311
DELIVERED BY HAND

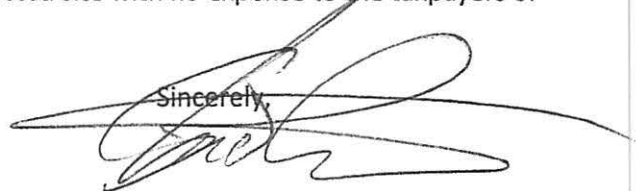
Re: Parking requirements for Fort Lauderdale
Aquatic Center Renovations, Solicitation 12072-483

Dear Mayor; Vice Mayor; Commissioners; and City Attorney:

We reviewed Solicitation 12072-483 (RFP) for a possible response and find that the RFP ignores and the proposed construction pursuant to its terms would be contrary to and violate, the Fort Lauderdale ULDR (zoning ordinances) regarding parking space requirements for public/private recreation facilities. The RFP, as proposed would require 876 parking spaces to meet Code. That is: one parking space for every three seats of grandstand; one for every 200 square feet of pool surface area; and one for every 400 square feet of gross area Museum space. The RFP as outlined provides for only some 110 parking spaces.

We wish to place all concerned on notice that the parking deficiency in this proposal is grossly inadequate and in violation of the Fort Lauderdale ULDR. As you are all aware, we offered to reconstruct this facility and provided preliminary plans and calculations that would provide more than adequate parking facilities and guarantees operation of the reconstructed site with no expense to the taxpayers of the City.

Sincerely,



Sherman R. Whitmore

Copy to: City of Fort Lauderdale
Beach Redevelopment Advisory Board

Daniel Adache

To: gdepozsgay@aol.com
Subject: PARKING REQUIREMENTS Ft. Lauderdale Aquatic Center Renovation, Solicitation 12072-483

George Depozsgay, attorney

**Re: PARKING REQUIREMENTS
Ft. Lauderdale Aquatic Center Renovation, Solicitation 12072-483**

Dear George;

In accordance with our discussions, I have made a parking requirement determination of the proposed Aquatic Center Renovation. According to the Ft Lauderdale ULDR (zoning ordinances), whereby, parking requirements for public/private recreation facilities require:

- a): one parking space per every 3 seats of grandstands provided, plus
- b): one parking space for every 200 square feet of pool surface area, plus
- c): one parking space for every 400 square feet of gross area for a Museum.

Calculations as required for the Aquatic Center renovation (per the Solicitation 12072-483) are:

- 1): 2,050 Grandstand seats divided by 3 seats = **683 spaces**
- 2): 34,856 square feet of pool surface area in the 4 required pools
(teaching pool, dive pool, competition pool, training pool)
divided by 200 square feet = **174 spaces**
- 3): 7,500 square feet of Museum space in the ISHOF Museum divided by 400 Sf = **19 spaces**

Total Required: 876 required parking spaces

If you have any questions or suggestions regarding this do not hesitate to contact me.

Best regards,

Daniel Adache, AIA
Chairman
adache group architects