



**CITY OF FORT LAUDERDALE
City Commission Agenda Item
REGULAR MEETING**

#15-0219

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: February 17, 2015

TITLE: Central Beach Community Redevelopment Area (CRA) Public
Improvement Project Priorities

Recommendation

It is recommended that the City Commission approve the Central Beach Community Redevelopment Area (CRA) Public Improvement Priorities as recommended by the Beach Redevelopment Advisory Board (BRAB), City staff and the City's design consultant, EDSA Inc.

Background

At the October 27, 2014 Joint City Commission and Beach Redevelopment Advisory Board (BRAB) Workshop, EDSA, Inc. presented the Stage 2: Conceptual Planning (15% Design Plans) for the Las Olas Boulevard Corridor Improvement Project and the Fort Lauderdale Beach Streetscape Improvement Project, together with revised conceptual designs for DC Alexander Park. The Commission and BRAB provided comments regarding the presentation but deferred public comment to a second scheduled joint workshop on November 10, 2014. The presentation regarding the Aquatic Center design alternative was also deferred to the November 10th joint workshop.

At the November 10, 2014 workshop, the public provided their comments on the design elements and answered survey questions by EDSA. The City Commission and the BRAB preferred the following design elements:

- Option B Master Plan was preferred, with the single parking garage on the north side of the Las Olas Bridge.
- Remove all of the parking from the Oceanside Lot and install park/open/event space, a water feature, landscape improvements and drop-off with a shade structure.
- Construct one parking garage on the north side of the Las Olas Bridge, adjacent to the Intracoastal Waterway. The current plan includes no net loss of parking (minimum of 835 spaces) with an amenity deck and restaurant on the top with an

architectural wrapping.

- Create a pedestrian environment, while maintaining efficient flow of traffic on Las Olas from the Seabreeze to AIA by removing the median on Las Olas Boulevard, retaining the four traffic lanes, and expanding the northern sidewalk and bike lanes.
- From Seabreeze to AIA, create a “Table Top” condition on Las Olas Boulevard and SE 5th Street so the roadway elevation is flush with the sidewalk elevation.
- The “Wave” design for the hardscape was preferred.
- The architecture for the Sebastian Street bathroom needs to be redesigned.
- A final determination will be needed regarding the inclusion of the water feature at DC Alexander Park. This may be driven by the overall budget for improvements.
- Option A for DC Alexander Park was preferred, it includes grand steps (with or without a water feature), restrooms, a terraced event lawn, table-topping SE 5th Street and an outdoor seating plaza. A final recommendation will be required to move forward with more detailed design plans.
- Southeast 5th Street should have 2-way traffic.

At the January 27, 2015 Special Beach Redevelopment Advisory Board (BRAB) meeting, the BRAB discussed spending priorities for the Aquatic Center, Las Olas Boulevard Corridor Improvement Project, the Beach Streetscape Improvement Project and the possible expansion of the Las Olas Marina. During their deliberations the BRAB reviewed:

1. A list of current deficiencies for the existing Aquatic Center
2. The Aquatic Center Business Plan prepared by Sports Facilities Advisories (SFA)
3. The preliminary construction cost estimate for the Aquatic Center Design Development Package dated February 4, 2014 prepared by Atkins North America, Inc.
4. The environmental permit feasibility study for the proposed Las Olas Marina expansion prepared by Miller Legg

Staff also provided two spreadsheets with the following information:

- The approved FY2015-19 Beach CRA CIP Program
- Current Contracted/Committed/Budgeted Project Costs
- Approved/Programmed Grant Matches
- Recommendations for additional funding, and
- Staff/EDSA’s recommendation of project priorities to the City Commission.

See Exhibit 1 for the spreadsheets.

The Contracted/Committed/Budgeted Project Costs category represents those projects that are currently under contract and/or have committed funding. The Approved/Programmed Grant Matches are approved funding matches for Florida Inland Navigation District (FIND) design and permitting grants (Phase I) for Bahia Mar and the Las Olas Marina. The FIND construction grant matches (Phase II) for both marinas have

been programmed in the FY 2015-19 CRA CIP.

Both items in the Recommended to Fund – Requires Commission Action category are related to projects that are under contract and/or have been approved and programmed.

Staff/EDSA's recommended projects priorities include all of the projects listed in the previous three categories, together with the following:

- Converting the Oceanside Parking Lot to public open space/park
- Table-topping Las Olas Boulevard to create a festival street
- Constructing the Intracoastal Promenade
- Constructing a four-story ±400 space parking garage on the north side of the Las Olas Bridge, with a no net loss of parking for the entire beach
- Providing streetscape improvements on the east and west sides of SR A1A
- Approving Aquatic Center Change Order #1 to remove the movable floor system from the scope of work, add a dry land training facility, provide heating ventilation and air conditioning in the locker rooms, relocate Aquatics Center staff operational offices and expand the banquet facility.

The four categories make up the Staff/EDSA recommendation and will have the biggest impact for our beach, while staying within our estimated total budget.

The BRAB reviewed staff/EDSA's recommended project priorities and recommended (7-1) to the City Commission to approve staff/EDSA's recommendation.

On the February 17, 2015 City Commission Conference agenda, the Beach Update (CAM 15-0121) includes staff/EDSA/BRAB's recommended project priorities for all beach improvements, including the backup that was reviewed by the BRAB. A related request to the CRA Board of Directors to fund modifications to the Aquatic Center is also on this agenda (CAM 15-0166). On the February 17, 2015 City Commission Regular Agenda, there is a corresponding request to approve a change order to the Fort Lauderdale Aquatic Center Developer's Agreement with RDC to add the modifications (CAM 15-0177).

If approved, a corresponding budget amendment will be forthcoming.

Resource Impact:

There is no fiscal impact with this update.

Strategic Connections:

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included in the **Public Places Cylinder of Excellence**

- **Goal 3:** Be a community that finds opportunities and leverages partnerships to create unique, inviting, and connected gathering places that highlight our beaches, waterways, urban areas and parks;

- **Objective 1:** Improve access to and enjoyment of our beach, Riverwalk, waterways, parks, and open spaces for everyone

This item is in furtherance of the Fast Forward Fort Lauderdale Vision Statement *We Are Here*.

Attachments:

Exhibit 1 – Budget Information and Staff's Recommended Priorities

Related CAMs: 15-0121, 15-0166 and 15-0177

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