

City of Fort Lauderdale

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



Meeting Minutes - DRAFT

Wednesday, May 11, 2016

12:00 PM

Community Redevelopment Agency Board Special Meeting with

Beach Redevelopment Advisory Board

City Commission Conference Room

SPECIAL MEETING

CITY OF FORT LAUDERDALE BOARDS

JOHN P. "JACK" SEILER *Chair - Commissioner*
DEAN J. TRANTALIS *Vice Chair – Commissioner - District II*
BRUCE G. ROBERTS *Commissioner - District I*
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*

Chair Seiler called the meeting to order at 2:07 p.m.

ROLL CALL

Present: Chair John P. "Jack" Seiler, Community Redevelopment Agency Board
Vice Chair, Dean J. Trantalis, Community Redevelopment Agency Board
Commissioner Bruce G. Roberts, Community Redevelopment Agency Board
Commissioner Robert L. McKinzie, Community Redevelopment Agency Board
Commissioner Romney Rogers, Community Redevelopment Agency Board
Chair Abbate, Beach Redevelopment Advisory Board
Thomas McManus, Beach Redevelopment Advisory Board
Christian R. Lutz, Beach Redevelopment Advisory Board
Judith Scher, Beach Redevelopment Advisory Board
Shirley Smith, Beach Redevelopment Advisory Board
Abby Laughlin, Beach Redevelopment Advisory Board
Tim Schiavone, Beach Redevelopment Advisory Board

Also Present: Chris Lagerbloom, Assistant City Manager
John Herbst, City Auditor
Jeffrey A. Modarelli, Secretary
Cynthia A. Everett, General Counsel
Jonathan Brown, Area Manager NWPFH CRA

Not Present: Vice Chair Ina Lee, Beach Redevelopment Advisory Board
Aiton Yarri, Beach Redevelopment Advisory Board
Andrew Mitchell, Jr., Beach Redevelopment Advisory Board
Lee R. Feldman, Executive Director

Chair Seiler announced there was a quorum present on both the Community Redevelopment Agency Board and the Beach Redevelopment Advisory Board.

Chair Seiler stated the goal of the meeting was to make final recommendations which will be presented to the City Commission for funding.

Chair Seiler recognized Paul Kissenger of EDSA, who stated that based on the direction of the Boards at the last meeting, he would present the following items to the Boards:

- the *60% Design of the Las Olas Boulevard Corridor Project's* recommendations and costs,
- the *A1A Streetscape Project's* design recommendations and costs,
- the *Public Beach Parking*, and
- the *revised CRA Capital Improvement Projects Budgets and cost savings*.

Mr. Kissinger stated there would also be a presentation of possible "a la cart" menu options and costs to bring the project in line with the allocated budget. Mr. Kissenger stated today's goal was to arrive at a consensus on the design direction for the next step in the process.

A copy of the EDSA's presentation on the Aquatic Center Facility Assessment Report, Public Beach Parking, the 60% Design of the Las Olas Boulevard Corridor Project, and the A1A Beach

Streetscape Improvement Project Update is attached to these minutes. This presentation also includes the referenced budget.

Questions, answers, comments, and discussions ensued during the EDSA presentation.

City Auditor Herbst stated there is an ongoing conversation between the City Attorney's Office and the City Auditor's Office as it relates to appropriate expenditures for CRA funds. City Auditor Herbst stated the need to carve out the costs associated with the Marina Offices and with the Police Substations as these are not appropriate uses for CRA funds. He further stated the City cannot supplant General Fund funded activities with CRA dollars for capital projects. Mr. Kissinger stated EDSA was aware of this, and EDSA has had conversations with City Staff on this subject, but those amounts have not yet come off of the budgeted numbers.

Abby Laughlin, Beach Redevelopment Advisory Board member, asked why the Marina Office would not be funded by the operators of the marina offices. This question was remedied later in the meeting as noted.

Paul Kissenger, EDSA, was joined by Adrian Dabkowski of Kimley Horn, who presented the *A1A Streetscape Project* portion of the presentation stating the three main priorities were:

- safety and function;
- lighting and re-lamping;
- delineating the café zone on the west side of A1A.

Questions, answers, comments, and discussions ensued during the *A1A Streetscape Presentation* regarding the importance of the proper width of the A1A walkways and lighting issues.

City Staff addressed the Community Redevelopment Agency Board and the Beach Redevelopment Agency Board regarding the CRA/CIP Budget. City Staff gave a detailed review of the CRA/CIP budget numbers for the various projects including the Swimming Hall of Fame/Aquatic Complex. ***These budget numbers are located within the EDSA presentation attached to these minutes.***

Questions, answers, comments, and discussions ensued on the CRA/CIP budget numbers review.

Mr. Kissenger reviewed the "a la carte" enhancement options for the *Las Olas Project Corridor* and associated costs for the Boards. Questions, answers, comments, and discussions ensued on the available on "a la carte" enhancement options for the *Las Olas Project Corridor*, the *A1A Streetscape*, *Public Beach Parking* and their costs.

Mr. Kissinger stated an important enhancement the Boards may wish to include was a North Intracoastal Promenade. Chair Seiler agreed with his recommendation and asked for a consensus on this enhancement to make it a world-class promenade, and the Boards concurred.

The different alternatives for the *Public Beach Parking* garage were presented to the Boards and discussed.

There was a consensus that the Marina Office space would be eliminated from the bottom level of the *Public Beach Parking*. There was also a consensus on Option B

Chair Seiler noted Option B would address the height concerns of the *Public Beach Parking* garage.

Assistant City Manager, Chris Lagerbloom, raised the idea of a possible opportunity to make

improvements to the *Public Beach Parking* garage in the future.

Chair Seiler confirmed that part of the CRA dollars for the Swimming Hall of Fame/Aquatic Complex will be held for site improvements. Mr. Kissinger stated he would get back to the Boards on the cost of a promenade around the Aquatic Center. There was agreement with Commissioner Rogers' idea that updates to the Swimming Hall of Fame/Aquatic Complex should be done in conjunction with DC Alexander Park.

Following Mr. Kissinger's presentation, the Boards decided that the following direction would be given to EDSA for inclusion in the next step which will be the 90% Revised Plan for these projects:

60% Design of the Las Olas Boulevard Corridor Project Recommendations

- North Intracoastal promenade
- Concrete paving on Las Olas

Public Beach Parking:

- Revised version of the garage (Option B) with permanent shade structures and a walkway and landscaping on the front (east) side.
- Marina Office space goes away in *Public Beach Parking* garage on the first floor

A1A Streetscape Project Recommendations:

- Expanded beach portal
- Set aside money for perimeter of Swimming Hall of Fame/Aquatic Complex (estimate forthcoming)
- New pavers going on the west side (hardscape material) from Poinsettia Street to 5th Street

Chair Seiler opened up the Special Meeting for public comment.

Chair Seiler recognized Calissa Page, 1421 SW 20th Court, a swimmer at the Swimming Hall of Fame/Aquatic Complex who addressed the Boards with her comments on the importance of funding for the Swimming Hall of Fame/Aquatic Complex.

Chair Seiler recognized Yardena Rubin, 363 N. 46th Street, a swimmer at the Swimming Hall of Fame/Aquatic Complex who addressed the Boards with her comments on the importance of funding for the Swimming Hall of Fame/Aquatic Complex.

Chair Seiler recognized Douglas Buchan, 1530 SE 12th Court, who addressed the Boards with his comments in support of funding for the Swimming Hall of Fame/Aquatic Complex noting the positive economic impact an updated Swimming Hall of Fame/Aquatic Complex would have on the City of Fort Lauderdale. ***A copy of the submission to the Boards by Mr. Buchan is attached to these minutes***

Chair Seiler recognized Mike Leonard, YMCA representative, who addressed the Boards thanking them for their support of funding for the Swimming Hall of Fame/Aquatic Complex.

Chair Seiler recognized Paul Chettle, 200 S. Birch Road, who addressed the Boards with questions regarding the next steps in the process such as when the 60% recommendations will be approved, and when the next meeting will be scheduled. Chair Seiler stated the Boards now had a consensus with the recommendations noted on pages 5 and 6 of these minutes. Mr. Kissinger said EDSA will come back to the Boards in July 2016 with 90% drawings. In September 2016, EDSA will come back to the City with the total costs. Further comments and discussions ensued.

Chair Seiler recognized Sherman Whitmore, 401 East Las Olas Boulevard, who addressed the Boards in support of the Swimming Hall of Fame/Aquatic Center and the allocation of funds for this facility. Mr. Whitmore went on to state his comments and recommendations for the Swimming Hall and Fame/Aquatic Facility.

Chair Seiler recognized Tiziana Cocci, 912 S. 15th Avenue, who stated she was speaking on behalf of the Italian Swimming Team, who previously came to the City to train at the Swimming Hall of Fame/Aquatic Complex. She addressed the Boards thanking them for their support of the Swimming Hall of Fame/Aquatic Complex.

Chair Seiler recognized former Commissioner Charlotte Rodstrom, 66 Nurmi Drive, who addressed the Boards thanking them for setting aside CRA funds to address the needs of the Swimming Hall of Fame/Aquatic Complex.

Chair Seiler recognized Craig Fisher, 200 S. Birch Road, who addressed the Boards in opposition to the *60% Design of the Las Olas Boulevard Corridor Project* Recommendations and *Public Beach Parking*. He recommended the Boards rethink the proposed projects stating the entire budget should be put towards making the Swimming Hall of Fame/Aquatic Center a first-class destination in the City of Fort Lauderdale. Mr. Fisher also asked the Boards how the security aspects of the proposed *Public Beach Parking* garage would be addressed.

Chair Seiler recognized Ellen Itzler, 920 SE 8th Street, who addressed the Boards thanking them for setting aside CRA funding to address the Swimming Hall of Fame/Aquatic Complex to make it a world-class facility. Ms. Itzler stated the Boards should focus on the net gain which is the children and young adults who earn swimming scholarships and the lessons they learn from their experiences at the Swimming Hall of Fame/Aquatic Complex. Ms. Itzler felt all funding being discussed today should go towards the Swimming Hall of Fame/Aquatic Complex. Ms. Itzler also noted the inability of interested parties to attend this meeting and to voice their opinions due to its scheduled date and time. Ms. Itzler recommended the Boards going out to the Swimming Hall of Fame/Aquatic Complex to see first-hand the hundreds of children and parents who will be affected by the decisions made regarding the Swimming Hall of Fame/Aquatic Complex.

Chair Seiler stated the CRA Board has fought hard to salvage \$17,000,000 for the Swimming Hall of Fame/Aquatic Complex, and this was the best the CRA Board could do.

Chair Seiler recognized Natalya Wozab, 6260 SW 3rd Street and a senior swimmer on a team at the Swimming Hall of Fame/Aquatic Complex, who stated there were over 1,300 people who were in support of assisting the Swimming Hall of Fame/Aquatic Complex with needed improvements. Ms. Wozab thanked the CRA Board for allocating and approving the \$17,000,000 for the Swimming Hall of Fame/Aquatic Complex.

Chair Seiler noted a false email was circulated from Commissioner Roberts' District I. This false email stated the Swimming Hall of Fame/Aquatic Complex was being sold, and private condominiums would be built in its place. Chair Seiler said this was a false and incorrect statement of the facts.

Chair Seiler recognized James Wycoff, 824 NE 17th Street and swimmer at the Swimming Hall of Fame/Aquatic Complex for 16 years, who stated it is a great facility for children, schools, and those with physical challenges. Mr. Wycoff thanked the CRA Board for funding the needed improvements to the Swimming Hall of Fame/Aquatic Center.

Chair Seiler recognized Kyle Campbell, 2900 Banyon Street (Leisure Beach South), who addressed the Boards in opposition to the portion of CRA funding for the *Public Beach Parking* garage as he is directly affected due to his view being blocked completely and the parking gridlock it will cause near his home. Mr. Campbell noted the proposed high-density parking garage would be exiting onto single lane roads. He said this will be especially problematic because for the people who park at his complex, only option is to back out of their parking spaces when leaving their building's parking area. Mr. Campbell urged the Board to address these concerns as they are quality of life issues for those living in this area.

Chair Seiler recognized Mona Ghattas, 545 S. Ft. Lauderdale Beach Boulevard, who addressed the Boards in support of funding the needs of the Swimming Hall of Fame/Aquatic Complex. Ms. Ghattas requested from the Board a timeline as to when the public can expect the project to begin. Ms. Ghattas also stated there exists an opportunity for public/private partnerships to fund necessary items that may cause the budget to exceed the allocated \$17,000,000. She also stated there are opportunities to utilize naming rights for generating revenue for additional funding. Ms. Ghattas stressed the many benefits to the local community, businesses, the general economy, and the Swimming Hall of Fame/Aquatic Complex's unique aspect of being an outdoor swimming facility. Ms. Ghattas thanked the Board for their diligence in moving this item back to the forefront of the City's needs.

Chair Seiler recognized Joel Burns, a member of the swim team at Swimming Hall of Fame/Aquatic Complex since 1971 with Coach Nelson, who addressed the Boards suggesting those addressing the needs of the facility should consult swimmers and divers concerning the designs of the pool.

Chair Seiler stated the City will consult swimming and diving experts at the appropriate stage of the process to ensure the best design aspects for the needed updates to the Swimming Hall of Fame/Aquatic Complex. Chair Seiler directed Mr. Burns to discuss his concerns with the Aquatic Complex Manager Laura Voet who was in attendance.

Chair Seiler recognized Charles King, 105 N. Victoria Park Road, who addressed the Boards with his comments, questions, and concerns regarding the need for funding the Swimming Hall of Fame/Aquatic Complex.

Chair Seiler made some final comments thanking everyone for making the time to attend this meeting to work through the issues to come to a clear consensus. Chair Seiler also thanked the Beach Redevelopment Advisory Board for devoting their time, efforts and providing clear direction on the issues.

ADJOURNMENT

There being no further business before this Community Redevelopment Agency Board Special Meeting with Beach Redevelopment Advisory Board, Chair Seiler adjourned the meeting at 2:14 p.m.