

City of Fort Lauderdale

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



Meeting Minutes

Wednesday, January 11, 2017

12:00 PM

Joint Workshop with Beach Redevelopment Board

City Commission Conference Room

COMMUNITY REDEVELOPMENT AGENCY BOARD

***FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF
COMMISSIONERS***

JOHN P. "JACK" SEILER - Chair

DEAN J. TRANTALIS - Vice Chair

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

ROLL CALL

Present: 5 -- Vice Chair Dean J. Trantalis, Commissioner Robert L. McKinzie, Commissioner Romney Rogers, Commissioner Bruce G. Roberts, 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 Don Morris, Beach Area Manager for the Community Redevelopment Agency

Beach Redevelopment Board Attendees: Chair Anthony Abbate, Vice Chair Ina Lee, Aiton Yaari, Thomas McManus, Shirley Smith, Christine Luz, Marvin Mitchell, Jr., Judith Scher, Abby Laughlin, Tim Schiavone

Call to order

Chair Seiler called the meeting to order at 12:14 p.m.

No public e-comments were submitted for this workshop

BOARD REPORTS

BR-1 [17-0063](#)

Workshop to Review the Las Olas Boulevard Corridor Improvement Project Guaranteed Maximum Price (GMP)

Chair Seiler thanked everyone for their attendance. He acknowledged and thanked both the hospitality industry and the business community for their supportive response to the incident at the Fort Lauderdale International Airport on Friday, January 6, 2017. He also recognized the outstanding efforts of the City Police and Fire Department's first responders. Vice Chair Trantalis acknowledged and thanked both Chair Seiler and Executive Director Feldman for their efforts in response to this incident.

Chair Seiler announced the meeting would begin with City Staff and Paul Kissinger of EDSA presenting a PowerPoint, followed by the input and perspective of Chair Anthony Abbate on behalf of the Beach Redevelopment Board and questions from members of the Beach Redevelopment Board.

Chair Seiler recognized Don Morris, Beach Area Manager of the Community Redevelopment Agency, who gave brief opening comments on the presentation for the City's Las Olas Boulevard Corridor Improvement Project's Guaranteed Maximum Price (GMP). Members of the Skanska Construction in attendance were introduced.

Chair Seiler recognized Paul Kissinger of EDSA, the City's design consultant, who began the PowerPoint presentation with a review of the 90% design as compared to the 60% and 30% design phases, and a review of the current cost estimates and priorities.

A copy of the PowerPoint presentation is attached to these minutes.

Vice Chair Trantalis asked Mr. Kissinger about details of the area's parking space availability. Mr. Kissinger stated there was a total of 835 parking spaces, which is a reduction of approximately 180. Other opportunities for parking on the barrier island were also discussed.

Vice Chair Trantalis asked if any of the existing plant materials along Las Olas Boulevard could be reused. Mr. Kissinger stated the existing plant materials could be reused at other parks in the City.

Vice Chair Trantalis asked what the cost of the garage included. Mr. Kissinger stated the \$20,000,000 for the garage included the skin, the amenity deck and the bathrooms on the amenity deck, the wrap (on all four sides of the garage), the fins and the lighting. Mr. Kissinger discussed the technical enhancements requested by the City that increased the cost of the project to \$49,400,000 for the entire project.

Executive Director Feldman asked Mr. Kissinger to relate the cost of the Pompano Beach Garage to the City's Garage. Mr. Kissinger stated the project cost in Pompano Beach was approximately \$20,000,000 and included the wrap. It has 609 parking spaces at a cost of \$32,840 per space compared to the City's \$31,460 per space.

Chair Seiler recognized Thomas Green, CRA Project Manager, who addressed the Commission and meeting attendees on moving people from the garage to the beach park via the tram as noted in the PowerPoint presentation.

Vice Chair Trantalis asked Thomas Green to point out what the route for a car would be coming across Las Olas Blvd. Diana Alarcon, Director of Transportation and Mobility, joined Mr. Green and pointed out the routes for cars and the tram.

Ina Lee, Vice Chair of the Beach Redevelopment Board, asked about traveling west to east on Las Olas Blvd. Ms. Alarcon pointed out the route on the PowerPoint's map noting the tram will be running in the opposite direction.

Ms. Alarcon addressed the question raised by both Shirley Smith, Beach Redevelopment Board member, and Judith Scher, Beach Redevelopment Board member, who asked how residents of the Venetian would go both east and west bound on Las Olas Blvd from the Venetian. Ms. Alarcon pointed out the route for the residents of the Venetian, the point of pick-up at the parking garage and the portico drop-off.

In response to Chair Seiler's question, Ms. Alarcon stated the tram is projected to run every 10 to 12 minutes in a headway depending upon the traffic, or five or six times an hour. She also confirmed there would be only one pick-up point and drop-off point. Both the primary and alternative routes depending upon the traffic flow were also discussed. Mayor Seiler pointed out the primary and alternative departure routes and arrival routes for the attendees.

Commissioner Rogers raised the option of having a dedicated lane for the tram and stated the City should look into the feasibility of this option as the City currently owns part of the property necessary to have a dedicated lane.

Andy Mitchell, Beach Redevelopment Board Member, emphasized the importance of the City doing a good job of explaining and informing people who are coming over the Las Olas Bridge of the locations available for parking and the utilizing the tram as a means of getting to the beach. He also suggested that businesses along the beach may wish to participate in incentivizing parking to assist and educate the public about the new parking and mobility options available. Chair Seiler agreed but mentioned perhaps these are after the fact details to be worked at a later time as today's focus is on traffic and circulation.

Regarding egress movement from the portico, Christian Luz, Beach Redevelopment Board Member, asked if there was an exclusive lane and Ms. Alarcon responded "no." However, there would be a merging lane into regular traffic when leaving the portico. Chair Seiler stated the need for an area where the tram can drop people off at the portico that does not impede traffic.

Chair Seiler noted that after discussions with other cities, the demand for parking is going down due to services like Uber and Lyft. He was concerned that those traveling via these services will be confronted

with a back-up at the portico due to the tram. He noted that he would like to see a dedicated lane at the portico for the tram to avoid back-ups.

Don Morris addressed the group stating that the portico entrance was always exclusive to the tram. Mr. Green confirmed that the portico drop off is exclusively for the tram, noting it has gate arm access. Mr. Kissinger noted EDSA's original design recommendation was not to have a gate arm with an exclusive tram drop off and should be for everyone. Discussions continued on the direction the Commission gave EDSA regarding the drop off at the portico. Executive Director Feldman discussed the misperception of the pedestrian routes versus the driving routes from the beach after drop-offs were made when driving back to the parking garage.

A.J. Yaari, Beach Redevelopment Board Member, discussed the importance of keeping the portico drop-off area just for the tram to avoid bottle-neck traffic issues due to the busy intersection. He noted the need to find another designated area for Uber, Lyft, and family drop-offs. Mr. Yaari also confirmed the increased usage of Uber and Lyft as he has seen a 30 percent reduction at his parking lots located in this area of the City. He recommended a new parking study due to these changes.

Ms. Alarcon confirmed there is currently an ongoing traffic study in the City that is looking at where the City needs to have staging areas and drop-off areas for taxis, Uber, and Lyft. This study includes the barrier island, the downtown core area, and the Galt Ocean Mile area due to its density and high levels of pedestrian traffic. Ms. Alarcon stated the study's results should be forthcoming within several months.

Mr. Morris stated the tram only drive drop-off was a condition of the current site plan. Vice Chair Trantalis stated where opportunities exist to create a dedicated lane, it makes sense. City Manager Feldman stated Staff does not disagree in concept but where things stand as of this point, there will be a Guaranteed Maximum Contract that will be coming to the Commission. He recommended modifications be done post contract. Chair Seiler stated there has to be flexibility to modify the drop-off area to have a dedicated one. Mr. Kissinger confirmed that the flexibility is there.

Mr. Abbate stated his understanding that there has been no change to the physical plan of the drop off area and it is a matter of a gate arm and a restriction as to who uses the drop-off portico. Vice Chair Trantalis explained that the City may have opportunities to add a lane on the street route to the portico from portions of land the City

currently owns. City Manager Feldman noted that the City does not yet own all of the land necessary to implement this modification. Chair Seiler noted discussions are underway on this issue.

Mr. Green continued with the presentation illustrating a draft of what the tram would look like in the PowerPoint presentation. In response to Vice Chair Trantalis's question about possible colors for the tram, it was noted that they can be wrapped. Mr. Morris recommended that the City purchase five trams, four operational and one as a back-up. Mr. Green confirmed for Vice Chair Trantalis that the double tram is one unit.

Mr. Mitchell stated in the initial discussion that ancillary items for tram riders could be loaded in the tram at the parking garage so pedestrians would not get caught up in the busy intersection at the corner of A1A and Las Olas Boulevard during season. He noted the less vehicles the better and the more efficient the tram experience, the more it will be utilized.

Chair Seiler recognized Abby Laughlin, Beach Redevelopment Board Member, who stated she observes a large number of beach goers who currently walk long distances to the beach and noted those people may park at the garage, not utilize the tram and walk with their ancillary items. Mayor Seiler agreed and stated the tram is more of a convenience being offered to those who park in the garage and it is likely many will walk to the beach from the garage. Vice Chair Trantalis noted if people who park in the garage do not utilize the tram, the possibility exists that its route could be expanded to the North Beach area.

Mr. Green reviewed the budget numbers noted in the PowerPoint.

City Auditor John Herbst addressed the meeting attendees on the budget estimates and his concerns. He noted the projections used were based on City wide growth and may not be realistic. He advised not to spend those anticipated City wide growth funds. Mr. Herbst expounded on the growth in the City's property values at being closer to 1.8 percent growth in property values without new construction. Discussions ensued on the City's projected growth. Chair Seiler noted the amount of new construction in the City.

Executive Director Feldman stated he and Mr. Herbst have a difference of opinion on this topic. He noted two aspects of his opinion as being: a) his perception of City values increasing, though noting he does not know how long it will last; and b) the limited life of the Beach Community Redevelopment Agency.

Executive Director Feldman stated he feels the growth in City values should continue for at least a couple of years and there is also new development that will affect the Tax Increment Financing (TIF) which the City will receive. He stated he will do more number crunching and will share this information with Mr. Herbst. Chair Seiler noted the importance of Mr. Herbst bringing this to the attention of the CRA Board and the Beach Redevelopment Board and the need to fine tune the budget numbers.

Chair Seiler recognized Shirley Smith, Beach Redevelopment Board Member, who commented on the \$17,000,000 for the City's Aquatic Complex. Chair Seiler responded that the Aquatic Complex's path is not part of this meeting but is still being addressed.

Chair Seiler recognized Mr. Abbate, who stated on behalf of the Beach Redevelopment Board, that all stakeholders have come a long way and benefited from the expertise of the consultants hired by the City, EDSA and Skanska Construction, who have exceeded expectations. He noted the important issues that have been raised which have served to improve the project. He stated when looking back at the Beach Master Plan, they will be examining additional factors such as sea level rise and changes in City-wide transportation modes such as Bright Line, The Wave, and the transition to Uber and Lyft. He noted these dynamics enter into the project but the project anticipates them and he feels we should move forward.

Ms. Lee concurred with Mr. Abbate and stated this project needs to get done quickly. Ms. Lee commended Mr. Morris for his leadership and his team's efforts.

Ms. Laughlin had questions regarding the security cameras in the elevators. Assistant Police Chief Michael Gregory addressed Ms. Laughlin's question stating his internal team has worked with the project's design team to address the four core elements, Oceanside Park, Southside Park, the parking garage, and the boardwalk that frames the Intracoastal Waterway.

Assistant Police Chief Gregory noted the many aspects of security that have been addressed with this project stating there are camera solutions in these areas as well as license plate readers in the parking garage and at Oceanside Park, in addition to emergency call boxes located in the parking garage. He also noted the public address system that will be in place for any emergencies needed to be communicated to the public. He stated that he will confirm cameras will be installed inside the garage elevators in addition to the cameras

installed on each garage floor and at the garage entrance.

Additionally, the Visitors Information Center located along the Oceanside Park at the portico will be outfitted with an office area for Police Department staff to interact with the public and take reports as needed. This Visitors Information Center will also be equipped to monitor the security cameras throughout the area.

Chair Seiler suggested that the name Southside Park may someday cause some confusion and should possibly be renamed as Venetian Southside Park or Las Olas Southside Park in order to give it better context.

Ms. Alarcon confirmed there would be 24/7 security at the new parking garage and will follow the other City parking garage closing times of 2:00 a.m. Vice Chair Trantalis noted one establishment closes at 4:00 a.m. and the City parking lots should be modified to coincide with this closing time. Further discussions continued on this and Chair Seiler confirmed this would be addressed.

Mr. Yaari concurred with Ms. Lee's comments and commended Mr. Morris for his hard work, his commitment and acknowledging the extensive work that has gone into this project. He also noted time is of the essence.

Mr. Mitchell commented on the positive aspects of using services such as Uber. He addressed Ms. Alarcon on the City doing as much as possible to utilize this concept on a broader scale to include The Wave and getting cars off the street and into the garage to allow the City to have a more pedestrian feel. He stated that this project is an excellent start. He also thanked Don Morris and his staff.

Ms. Scher thanked Mr. Morris and his staff for his hard work and diligence.

Chair Seiler thanked Mr. Morris, his team, and everyone at all City Staff levels who contributed to this project.

Chair Seiler acknowledged and thanked Paul Kissinger and his team for their outstanding efforts in achieving this goal for City. Chair Seiler thanked Mr. Abbate for his input and vision as well as that of the Beach Redevelopment Board who all contributed to molding the final project's design resulting in a unanimous consensus to move forward immediately.

Chair Seiler asked Executive Director Feldman to make this project a

high priority, immediate issue. Executive Director Feldman stated City Staff is hoping to have the contract to the CRA Board and to the City Commission by January 18, 2017, or February 7, 2017 (at the latest) with a groundbreaking in March, 2017, and a two-year buildout for the entire project.

ADJOURNMENT

There being no further business at this Community Redevelopment Agency Board Joint Workshop with the Beach Redevelopment Board, Chair Seiler adjourned the meeting at 1:14 p.m.