

# City of Fort Lauderdale

*City Hall  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)*



## Meeting Minutes

**Tuesday, April 2, 2019**

**2:00 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  
BEN SORENSEN - Vice Chair  
HEATHER MORAITIS - Commissioner - District I  
STEVEN GLASSMAN - Commissioner - District II  
ROBERT L. McKINZIE - Commissioner - District III***

***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 4:24 p.m.

## ROLL CALL

**Present** 2 - Commissioner Steven Glassman, Commissioner Robert L. McKinzie,  
Vice Chair Ben Sorensen and Chair Dean J. Trantalis

**Excused** 1 - Commissioner Heather Moraitis

## 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 [19-0294](#) Central Beach Master Plan Public Improvement Projects Update

Chair Trantalis recognized Don Morris, Economic and Beach Redevelopment Area Manager - Beach Area Community Redevelopment Agency (Beach Area CRA).

Chair Trantalis recognized Richard A. Cohen, Operations Manager, Hensel Phelps. Mr. Cohen gave a slide presentation updating the Board on the progress of the Aquatic Complex project (Project). The designs have remained the same, the process is moving forward and the 60% design review has been submitted for the Administrative Plan Review. The 90% design development documents are expected to be completed later this month for Staff review. Groundbreaking is scheduled for Friday, April 5, 2019. Mr. Cohen said that the phased demolition permit process will begin later this month, expounding on timeline details.

***A copy of the slide presentation is attached to these minutes.***

In response to Chair Trantalis' question, Mr. Cohen confirmed that the 20-foot pool depth was sufficient for a 27-meter-high dive, commenting on related details. Mr. Cohen discussed efforts to address challenges and noted successes. He confirmed the local contractor outreach event that included minority businesses. A website is in development and there will be an upcoming community outreach event. Discussions ensued on the Project design. Efforts are ongoing to develop an iconic dive tower design and additional lighting options. Mr. Morris noted that CRA funding is not available to address needs at the International

Swimming Hall of Fame (ISHOF).

In response to Commissioner Glassman's question regarding aspects of the Project from the east and south elevations, Mr. Cohen explained there is a marina flanking the north side and the south side of the Project, expounding on details. Commissioner Glassman commented on community input requesting a promenade around the peninsula's perimeter. Mr. Cohen confirmed ongoing work on a design option creating a promenade on a portion of the peninsula, explaining details and limitations. In response to Commissioner Glassman's question regarding coordination between the ISHOF and the Complex, Mr. Morris confirmed.

Chair Trantalis recognized Brent Rutemiller, Chief Executive Officer - Fort Lauderdale International Swimming Hall of Fame (ISHOF). Mr. Rutemiller explained that the ISHOF would be a phase two project. He said it would include expanding the building footprint on the west side to allow access to the teaching pool through the ISHOF Museum. Mr. Rutemiller explained additional design details that would coordinate both the ISHOF and the Complex into one cohesive element. These concepts are being addressed with Hensel Phelps and there are upcoming efforts to address fundraising. Further comment and discussion ensued on the sunsetting of the Beach CRA and remaining funds. Mr. Morris confirmed the A1A Streetscape is at 100% design and will be brought before the Commission in the next several months. The concept designs for D.C. Alexander Park were received today and will be reviewed with the Parks and Recreation Department.

In response to Vice Chair Sorensen's question about fencing options in the area adjacent to the teaching pool, Laura Voet, Aquatic Complex Manager, said that fencing is required under the Department of Health Code Standards. The fencing illustrated in the presentation is conceptual. Discussions ensued on fencing within the scope of the project.

In response to Commissioner Glassman's question regarding seating in the new dive area, Ms. Voet explained efforts to incorporate the ISHOF building into the project in a second phase, expounding on details related to bleacher seating in the dive area and aspects of other areas illustrated in the slide presentation. Further comment and discussion ensued on enhancing design elements, including activating roofs for a more aesthetic view from surrounding condominiums. Mr. Morris said this could be done but would extend the timeline due to the approval process, commenting on landscaping aspects related to Code compliance.

Further comment and discussion ensued.

Chair Trantalis recognized John Burns, One Las Olas Boulevard. Mr. Burns made design recommendations, explaining his perspective as a nearby resident and commenting on the need for community outreach. Comment and discussion ensued on options.

Chair Trantalis recognized Sherman Whitmore, 401 East Las Olas Boulevard. Mr. Whitmore commented on the original contract and the Request for Proposal. Mr. Morris explained details relating to Mr. Whitmore's comments that have been addressed with the Department of Sustainable Development Staff. This is considered an administrative approval and is a renovation that replaces items with like items. The project complies with the Building Code. Further comment and discussion ensued.

Chair Trantalis recognized Art Seitz, 105 N. Atlantic Boulevard. Mr. Seitz gave a brief historic overview of plans regarding the Project, commenting on his perspective.

In response to Commissioner Glassman's question regarding D.C. Alexander Park, Mr. Morris confirmed the design plans were received today and would be reviewed with the Parks and Recreation Department and Executive Director Chris Lagerbloom prior to review by the Advisory Board and the Commission.

## MOTIONS

### M-1 [19-0245](#)

Motion to Approve Minutes for February 5, 2019 Community Redevelopment Agency Board Meeting and February 19, 2019 Community Redevelopment Agency Board Meeting

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

#### **APPROVED**

**Aye:** 4 - Commissioner Glassman, McKinzie, Sorensen and Chair Trantalis

**Excused:** 1 - Commissioner Moraitis

### M-2 [19-0292](#)

Acceptance of Fort Lauderdale Community Redevelopment Agency (FLCRA) Annual Report and Audit Report and Authorization to Transmit to Taxing Districts

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

**APPROVED**

**Aye:** 4 - Commissioner Glassman, McKinzie, Sorensen and Chair Trantalis

**Excused:** 1 - Commissioner Moraitis

**RESOLUTIONS**

**R-1**     [19-0314](#)

Resolution to Approve Budget Amendment - Appropriation of \$114,972 from the Property Purchase Dorsey Riverbend, Flagler Village Community Garden, and 2014 NCIP River Gardens Perimeter Privacy Wall Community Investment Projects to the Sweeting Park Dock Replacement Community Investment Project

Chair Trantalis commented on the source of funding and the cost for this item. Commissioner McKinzie commented on details related to the bidding process. Executive Director Chris Lagerbloom confirmed submitted bids ranged from \$124,000 and \$300,000. Discussions ensued on the size of the dock.

Commissioner McKinzie introduced this Resolution which was read by title only.

**ADOPTED**

**Aye:** 4 - Commissioner Glassman, McKinzie, Sorensen and Chair Trantalis

**Excused:** 1 - Commissioner Moraitis

**ADJOURNMENT**

Chair Trantalis adjourned the meeting at 5:01 p.m.

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Dean J. Trantalis  
Chair

ATTEST:

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Jeffrey A. Modarelli  
CRA Secretary