



## **Summary of Public Participation Meetings – Central Beach Alliance Membership Meetings**

**Case No.: R18011 – Beach Boy's Plaza**

### Central Beach Alliance Membership Meeting

Meeting Date: November 29, 2018 at 6:00 pm Meeting Location: W Hotel

President of the CBA – Deborah Rosenbaum notified the CBA membership of the meeting.

The Applicant presented the proposed project. Questions and discussion are summarized as follows:

- The proposed use of 205 hotel rooms park facing retail and parking garage.
- Details on the size of the building, orientation, and shadow
- Publicly available parking provided: 241 spaces for hotel, 150 spaces for public, 23 bike racks and owner will work on potential scooter parking for the project.
- Confirmation that proposed Site Plan will be in one phase

-The attached PowerPoint presentation was presented.

### Central Beach Alliance Membership Meeting

Meeting Date: September 27, 2018 at 7:00 pm Meeting Location: Pier 66 Hotel Ballroom

President of the CBA – Deborah Rosenbaum notified the Central Beach Alliance membership of the meeting.

The Applicant presented the proposed project and questions and discussion occurred summarized as follows:

- The proposed use of 205 hotel rooms and parking garage.
- Details on the size of the building, orientation, and shadow
- Addressed concerns on the projects phasing
- Construction of the project will be self-contained
- Proposed Site Plan will be in one phase, rather than two
- A dedicated turn land off south Seabreeze in conjunction with the new City park.
- Deliveries and drop-off's for the project will enter on south Seabreeze.
- Membership made positive comments on streetscape improvements

-Applicant indicated that additional meetings with individual buildings would be welcome and noted upcoming October meeting with the Venetian.

### Central Beach Alliance Board Meeting

Meeting Date: September 25, 2018 at 6:00 pm Meeting Location: Las Olas Beach Club

President of the CBA – Deborah Rosenbaum notified the Central Beach Alliance Board of the meeting.

The Applicant presented the proposed project and questions and discussion occurred summarized as follows:



- The proposed use of 205 hotel rooms and public parking garage which will access from south Seabreeze.
- Details on the size of the building, orientation, materials and setbacks
- Design of the ground level amenities and revitalization of existing retail and restaurant structure
- There will be 381 parking spaces available.

#### Central Beach Alliance Membership Meeting

Meeting Date: May 10, 2018 at 7:00 pm Meeting Location: Ritz Carlton Hotel

President of the Central Beach Alliance – Karen Turner notified the Central Beach Alliance membership of the meeting.

The Applicant presented the proposed project and questions and discussion occurred summarized as follows:

- The proposed Phase I: public parking garage with 381 spaces and wrap around retail
- The proposed project Phase II: 205 room hotel
- Details on the size of the building, orientation, materials, shadow compliance, and setbacks
- Design of the ground level amenities and facade
- Proposed landscape and hardscape improvements
- Opportunity for landscape and hardscape to be an example for future streetscape
- Membership discussed project phasing plan.

#### Central Beach Alliance Board Meeting

Meeting Date: April 23, 2018 – 2:00 pm Meeting Location: Las Olas Beach Club

President of the Central Beach Alliance – Karen Turner notified the Central Beach Alliance Board of the meeting. Meeting was attended by the Board of Directors.

The Applicant presented the proposed project and questions and discussion occurred summarized as follows:

- The proposed project possible Phase I: public parking garage with wrap around retail and restaurants
- The proposed project Phase II: 205 room hotel
- Details on the size of the building, orientation, materials and setbacks
- Design of the ground level amenities and to facade
- Proposed landscape and hardscape improvements
- Construction staging will take place on site and not interfere with street access
- Project is fully compliant with shadow step backs.



Central Beach Alliance Membership Meeting

Meeting Date: May 25, 2017 – 7:00 pm Meeting Location: Sonesta Hotel

President of the CBA – Karen Turner notified the CBA Membership of the meeting. The Applicant presented the proposed project and questions and discussion occurred summarized as follows:

- The proposed project Phase I: public parking garage with wrap around retail and restaurants along A1A
- The proposed project Phase II: proposed 200 room hotel
- Details on the size of the building, orientation, materials and setbacks
- Design of the ground level amenities and to facade
- Proposed landscape and hardscape improvements

Summary prepared by Crush Law  
a professional association

A handwritten signature in blue ink, appearing to read "Courtney Callahan Crush". The signature is fluid and stylized, with a large loop at the end.

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Courtney Callahan Crush  
For the Firm.

are unable to access the area where they will drop-off and pick-up at the garage. From the simulation, they have provided three separate routes in case of various traffic situations to make sure that it works. She offered to take the board out for a test run, but it probably would be in a year due to construction and would be when they open up Oceanside Park.

#### **IV. Ferris Wheel Concept/Project - Thomas Green, CRA Project Manager**

Mr. Morris recalled that the board did not want to give a recommendation until they knew it could be permitted on park property. The Legal Department determined that it was permitted. He said that last month, staff presented to the Parks and Recreation Board, which voted unanimously against a Ferris Wheel - he suggested a joint meeting with that board for discussion on the future of the park. Their concept for the park is similar to what it is now. If the park is going to remain passive, with no iconic amenity, Mr. Morris did not think the CRA should put any money into it.

Staff did a Letter of Interest (LOI) and two firms responded, saying they would build and maintain the wheel. However, the Parks Board was not interested.

Mr. Schiavone established that they can "rent that space" to a company to put a Ferris Wheel there on a long-term lease. He said he likes anything that would bring activity to the beach that would meet the criteria of the CRA and not cost time, money, or energy. He also wanted something that would take complete responsibility, liability, maintenance, etc., away from the City.

Mr. Green pointed out where it would be on a projected diagram.

Pointing out that the beach is synonymous with fun, Mr. Yaari said they need something to complement that. With the Ferris Wheel, people can see views of the water, the beach, etc. He wanted the Aquatics Center to be able to fit in with the Ferris Wheel, to be designed to make sense for each other.

Ms. Laughlin said that in Las Vegas, the queue to get on the Ferris Wheel was a three-story structure, and she feared it would overwhelm the site. She emphasized that the plans have to take size and scale into account. She noted that DC Alexander Park was the only place that was not stimulated with development, and she was opposed to adding the Ferris Wheel.

Mr. Green showed the size and scale of the planned Ferris Wheel; it would be nearly 200 feet high, as opposed to the 550 feet of the Las Vegas wheel. Ms. Laughlin said the infrastructure would take up the park.

Mr. Green reported they had two letters of interest, both of which want to design, build, maintain, operate the Ferris Wheel, and finance it. They were given a physical description and location of the project. They are considering a height from 53 meters up

(condensed from original 36 page document)

**CBA Membership Meeting**  
**Thursday, September 27, 2018**  
**Pier 66 Hotel Ballroom**

President Deborah Rosenbaum opened the meeting at 6:50 pm

Board members present—Monty Lalwani, Bob Golden, Barry Solomon

President Rosenbaum welcomed everyone to the first membership meeting of the CBA for the 2018-2019 season and introduced Steve Glassman, District 2 commissioner.

Commissioner Glassman distributed a handout of recent highlights and ongoing projects at the beach. He took questions from the audience as follows.

What's the situation with the vacant Bahia Cabana? Answer—being demolished and used for a fire training session.

Why are so many lights out on Breakers, Rio Mar, Vista Mar and Terramar? Answer—It is an FPL issue and requested the exact electric pole identification numbers to be emailed to him, and he will take care of getting them restored.

What's happening at the former Natchez lot on Vistamar that the City received in the land swap? Answer—It had been suggested that a surface parking lot be put there, however, Mr. Glassman does not believe that to be the best use. Discussions on perhaps a multi-use parking garage are ongoing.

What is going on in the Sunrise Lane area? Answer—There is nothing new.

Why is the completed pump station on Bayshore 3-4 feet above ground? Answer---Mr. Glassman will check on it.

When is the new city garage at the Las Olas bridge going to open? Answer---It was originally scheduled to open for the boat show, but it likely will not be ready.

Why are construction workers allowed to park all over Birch Road and Bayshore? Answer---He needs pictures to document and he will address the problem.

Courtney Crush, attorney for the Beach Boys Plaza at 401 South A1A, presented the project for the second time to the members. No changes are made. Questions about the phasing of the project were addressed. The plan remains to build the entire project including the hotel, although the current building which is to be remodeled, and the

parking garage can be a stand-alone building if necessary. Construction will be self-contained. Deliveries are entering on south Seabreeze as well as hotel drop-off. There will be a dedicated turn lane off south Seabreeze in conjunction with the new City park area directly to the north of this project. There is public parking at the Beach Boys Plaza. Hotel guests will valet.

A vote by the membership was to be taken, however, following much discussion the vote was cancelled. Some members from the Venetian Condominium requested that this project be presented at the Venetian prior to a vote, especially now that members and residents are returning for the season. This meeting will take place October 20, 2018 at the Venetian. (note: Proposed Project was presented to the Venetian Board and Membership on Oct. 20; CBA Members Voted in favor of proposed project at Nov. 29 meeting) President Rosenbaum thanked the Pier 66 for cordially hosting the meeting. She also recognized Lamar Fisher, who is a candidate for Broward County Commission.

Stephanie Toothaker presented a project by Marriott on south Seabreeze, directly across from the current Marriott Courtyard and next door to Coconuts/G&B restaurant. This parcel is currently a surface parking lot for the Courtyard. She introduced Jorge Garcia who gave an overview. This hotel will be a 12 story, 120 foot, 150 room hotel with 185 parking spaces. Deliveries will enter from Seabreeze and be done within the property and capable of handling a WD40 delivery truck. They are hoping to make use of a promenade and floating docks on the water. This project will be returning later and presented for a vote by the membership.

Courtney Crush, presented for the first time a project on 3601 Bayshore Drive. This is a 184 foot, 17 story hotel and top floors residences. It will have 2 stories of mechanized parking. This project will be presented again at a membership meeting for a vote by the membership.

Dev Motwani presented for the first time a project at 530 Birch Rd. It is a boutique condominium, 11 stories, 21 residences. He has already been to DRC and will return to a future CBA membership meeting for a vote.

President Rosenbaum adjourned the meeting at 8:50pm.

Minutes prepared by Vicki Mowrey, recording secretary

# CENTRAL BEACH ALLIANCE MEMBERSHIP MEETING MINUTES

Thursday, May 10, 2018

Ritz Carlton Hotel

Meeting convened at 7:06 p.m.

Invited guests: Dr. Elizabeth King, Steve Glassman, District II Commissioner; Tom Green, Central Beach CRA, Courtney Crush, Rob Orcutt and Neil Hamuy, Beach Boy Project

Board Member attendance: Karen Turner, Deborah Rosenbaum, Bob Golden, Monty Lalwani and Barry Solomon

1. Tribute was given to CBA's past president, John Weaver (posthumously) by Dr. Elizabeth King for all his work and contributions to the CBA and the City of Fort Lauderdale. A tribute station with flowers and blank cards allowed guests to write their own tribute and later given to Dr. King. A check in the amount of \$500 from the CBA was presented to Dr. King made out to the Lipstick Foundation, a foundation set up by the Dr. King whose mission is to empower women and children to reach their highest potential.

Bob Golden also gave an upbeat tribute to John Weaver's legacy

2. Steve Glassman, District II Commission gave a tribute to John Weaver. Steve also updated the membership of his ongoing mission as District II commissioner. Additionally, he announced that The Wave had been killed in a 3/2 vote by the city commission. Smart transportation meeting is being held on May 23, 2018. Smart, effective, affordable encompassing the north/east corridor.

Commission is working on updating beach lighting, seascapes and street scapes and wave lighting. Looking to find ways to shorten time it takes for set up and break down of beach events. Exploring a

horizontal pier. Discussed the land swap with Alambra and Natchez property. Informed the membership that he met with Birch State Park BOD, NE 9<sup>th</sup> Court project, Las Olas Marina Suntex lease agreement and the differing site plan with the DRC.

3. Tom Green, Central Beach CRA – DC Alexander Park project and Aquatic Center. Meeting to take place at the Beach Community Center on May 21, 2018 at 6:00 p.m. Project is funded with CRA money. Architects have plans on rebuilding the park. Keith and Associates are project manager. Themed playground in South Beach. Development North and South of Park with boutique hotel just north. Quiet space with programming. Public restrooms, interactive vs passive activities, preservation of beach.

Aquatic Center has 2 bids, one for \$25 million and the second for \$28 million. Use of scoring matrix. Design and build with proposed budget. Meeting on May 16 at 9:30 a.m. will select design firm.

4. Beach Boy Project presented by Courtney Crush and Rob Orcutt. Property owner Neil Hamuy. Property surrounds retail area on A1A parallel to Las Olas public parking west to southbound A1A. Phase I encompasses amenities, retail, restaurant and parking garage. Architecturally creative. Retail will wrap around to north side. Second store restaurant overlooking park. Park garage will have 5 levels with 381 spaces, 205 of which will be dedicated to hotel.

Phase II hotel with 205 rooms. Garage will be built to hold hotel. Compliant with shadow ordinance. Family friendly. Set backs: 30 feet from Courtyard Hotel, will have 3 levels for a total of 169 feet. Amenity deck, engaging and interactive. Ground level will have retail, restaurant. Will pay attention to landscape and street scape. Have made presentation to city redevelopment committee.



Q & A: Concerns about building in two phases. Would like to see it built in one phase.

Meeting adjourned at 8:38 p.m.

**CITY OF FORT LAUDERDALE  
BEACH REDEVELOPMENT BOARD (BRB)  
SPECIAL MEETING**

**May 21, 2018  
2:30 p.m.**

**CITY HALL  
100 NORTH ANDREWS AVENUE  
8<sup>th</sup> FLOOR COMMISSION CONFERENCE ROOM  
FORT LAUDERDALE, FLORIDA 33301**

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|------|--|---|
| I.   | Call to Order & Determination of Quorum  | Ina Lee<br>Chair  |
| II.  | Approval of BRB Minutes <ul style="list-style-type: none"><li>• April 16, 2018 Regular Meeting</li><li>• April 24, 2018 Special Meeting</li><li>• May 02, 2018 Special Meeting</li></ul> | Ina Lee<br>Chair  |
| III. | Update on Business Outreach<br>Las Olas Garage Project   | Yvonne Garth<br>Garth Solutions, Inc.<br>Vincent Collins<br>Skanska |
| IV.  | Communication to City Commission   | BRB Members   |
| V.   | Old/New Business <ul style="list-style-type: none"><li>• Beach Project Update</li><li>• Sun Trolley Update</li></ul>   | Donald Morris, AICP<br>Beach CRA Manager                            |

**Our next regular meeting will be on June 18, 2018**

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**Purpose:**

To implement a revitalization plan and to cause to be prepared a community redevelopment plan for the Central Beach Redevelopment Area subject to the approval of the City Commission and to recommend actions to be taken by the City Commission to implement the community redevelopment plan.

**Note:**

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you desire auxiliary services to assist in viewing or hearing the meetings, or reading meeting agendas and minutes, please contact the City Clerk's Office at 954-828-5002 and arrangements will be made to provide these services for you. Thank you.

**Central Beach Area Redevelopment Plan Goals:**

- Eliminate the conditions of blight that are currently found in the area.
- Provide for a mix of land uses that will foster family activity and recreation in the Central Beach area, and provide opportunities for the expansion of tourist-related facilities and activities.
- Stimulate the redevelopment of the core area as a catalyst for the revitalization of the entire Central Beach area.
- Maintain public access to the beach and Intracoastal Waterway.
- Provide for resiliency of the public infrastructure in response to impacts of climate change and sea-level rise.

**Central beach Redevelopment Plan Objectives:**

- Enhance the resort image of Fort Lauderdale Beach as a place for tourists and conference groups.
- Make Fort Lauderdale Beach an integral part of the City for use by local residents.
- Improve the transportation and mobility options within and through the Central Beach area to include bicycles, pedestrians, transit, micro-transit, water-taxi, automobiles and other alternatives.
- Create and enhance a positive visual and physical environment of the Central Beach.
- Provide for an active pedestrian environment throughout the Central Beach area, particularly between the Intracoastal Waterway and the Beach.
- Improve inadequate public infrastructure for resiliency in response to the anticipated impacts of climate change and sea-level rise.

City of Fort Lauderdale, Florida. 2017. *Beach Redevelopment Plan – Modified and Restated May 16, 2017*. Section 1.1.4 Redevelopment Goals, Objectives and Policies, pg.9-11.

City of Fort Lauderdale Community Redevelopment Agency Webpage:  
<http://www.fortlauderdale.gov/home/showdocument?id=25303>



**DRAFT**  
**BEACH REDEVELOPMENT BOARD**  
**100 NORTH ANDREWS AVENUE**  
**8<sup>th</sup> FLOOR CONFERENCE ROOM**  
**FORT LAUDERDALE, FL 3330**  
**Monday, April 16, 2018, 2:30 P.M.**

MEMBERS	FEB 2018/JAN 2019				SPECIAL MTGS	
	REGULAR MTGS				Present	Absent
		Present	Absent			
Ina Lee, Chair	P	2	0		0	0
Thomas B. McManus, VC	P	1	1		0	0
Jason Hughes	P	2	0		0	0
Abby Laughlin	P	2	0		0	0
Christian Luz	A	1	1		0	0
Tim Schiavone	P	2	0		0	0
Shirley Smith	P	2	0		0	0
Aiton Yaari	P	1	1		0	0

**Staff**

Don Morris, Beach CRA Manager  
Tom Green, CRA Project Manager  
Diana Alarcon, Transportation & Mobility  
Allan Budde, Transportation & Mobility  
Lutecia Florencia, Administrative Aide  
Chijioke Ezekwe, CRA Project Manager  
Lian Chan, Prototype

**I. Call to Order and Determination of Quorum – Ina Lee**

Chair Lee called the meeting to order at 2:32 p.m.

**Quorum Requirement**

As of this date there were 8 appointed members to the Board, which means 5 would constitute a quorum. It was noted there was a quorum at the commencement of the meeting.

Chair Lee welcomed Commissioner Steve Glassman.

Commissioner Glassman introduced himself and his new Commission District Two Aide, Fatima Raju and provided her email address. He thanked all for their service and encouraged them to contact his office for whatever they might need.

Chair Lee said the most important concern is a Communication to the Commission for the Commission to work to extend the life of the CRA, without TIF support from the

County. She asked Commissioner Glassman to initiate any matched donations that need to happen. She said the board unanimously agreed that they need the extension.

Commissioner Glassman recommended that they re-issue the Communication, since it is a brand-new Commission.

### **Communications to City Commission**

**Motion** made by Mr. Hughes, seconded by Ms. Laughlin, to remake the same communication from the January 22, 2018, meeting. In a voice vote, the motion passed unanimously (7-0).

**Motion** made by Ms. Laughlin, seconded by to Mr. McManus, that the BRB thinks it is very important move forward with the exploration of the Incidental Take Permit. In a voice vote, the motion passed unanimously (7-0).

**Motion** made by Mr. McManus, seconded by Mr. Hughes, to request a joint meeting with the City Commission. In a voice vote, the motion passed unanimously (7-0).

## **II. Approval of BRB Minutes**

- **February 19, 2018**

**Motion** made by Mr. Hughes, seconded by Ms. Laughlin, to approve the minutes of the February 19, 2018, meeting as presented. In a voice vote, the motion passed unanimously (7-0).

## **III. Beach Boys Plaza Inc. Project Presentation - Courtney Crush, Crush Law, P.A.**

Chair Lee reminded the board that they are only evaluating this project as to whether it meets the objectives of the CRA, not if they like the project.

Mr. Schiavone read aloud the Central Beach Area Redevelopment Plan goals, and Mr. McManus read aloud the Central Beach Area Redevelopment Plan objectives.

Courtney Crush said she represented the owner. She began a PowerPoint presentation at 2:39 p.m., highlighting the property characteristics, renovation of existing retail, Phase I details (flex space, retail, restaurant), and Phase II details (hotel, parking garage). She stated that the plan would improve the existing retail, provide multimodal parking, and connectivity. She believed the project would further the area as a tourist destination as well as provide an opportunity for the developer to present a parking solution that is more complementary to the beach.

Mr. McManus asked if the public parking would be at municipal pricing or if it would be treated as a private enterprise. Ms. Crush replied she believed it would be private, but they would be discussing the matter with the Transportation and Mobility staff. They may work out a rate and other details with the City and the owner.

In response to a question by Ms. Laughlin, Ms. Crush pointed out that the City property ended just about at the curb. Ms. Laughlin wondered if they could utilize a "festival level" rather than a curb there. Mr. Morris said they recently spoke to the designers and developers about how to treat that; there is a public access easement that could be used to go into the park.

In terms of providing a good pedestrian experience, Ms. Laughlin was concerned where the cranes would go if the hotel is built first, and Ms. Crush said the cranes would go on the deck. She believed that the garage was large enough to accommodate the heavy equipment going through it. Ms. Crush added that the project is now going through DRC comments and when it is done, the proposed construction management plan will be sent to Mr. Morris.

Mr. Hughes said it cost \$80 to park in that lot for Tortuga, and he asked for clarification about the public/private parking and also the need for two phases. Ms. Crush explained that the owner knows he wants to do retail in the garage and sees the immediate need for parking. With respect to public/private parking, she said there are 385 spaces available in the garage, and they are working with the City to determine how they will get metered/labeled or segregated for the different areas, such as hotels.

In response to a question by Ms. Smith, Ms. Crush stated that the property is not next to the one that is going bankrupt. Ms. Crush pointed out the property on a map.

Mr. Schiavone commented that, in general, he would like to see the developers come in knowing what formulas for parking rates exist so they would know what parameters they have to work with. He also wanted to be able to see everything coming in around a project in order to put it into perspective in terms of its impact. He suggested having the proposals include an aerial shot of the new and upcoming projects, and Mr. Morris said they could do that.

Ms. Crush reviewed the properties across the street, and said that in terms of south of Las Olas Boulevard, they do not see a lot of A1A construction or parking opportunities. With respect to parking, she pointed out that this project is making a commitment to provide parking available to the public.

Mr. Morris mentioned that the CRA Plan does address additional parking, and he read from the document. He noted that from a CRA standpoint, this project provides a good opportunity for parking.

Mr. Yaari said that the parking would also be adjacent to A1A, which would be a great benefit. He also commented that the project would look appealing and that connectivity would be enhanced between the parts of the beach. He said it could turn into a “real” boardwalk with retail along it.

Ms. Smith addressed the traffic blocking at Las Olas Circle and said that keeps many people off the beach. She said they should not block any more roads.

Ms. Laughlin commented they might be sabotaging the success of the garage because they told people they could get rid of the parking to make the garage on the Intracoastal and told them it is “fine” to walk two blocks. Ms. Crush responded by saying they have 85 spaces for the existing retail, and will add additional retail and the hotel with 200 spaces; there will be 117 additional public parking spaces. She did not think that number of parking spaces was inappropriate, considering the demand. There will be choices for people regarding where they want to park.

Chair Lee thought that the project fulfills the objectives of the CRA.

**Motion** made by Mr. Yaari, seconded by Mr. Schiavone, to recommend that the project meets the goals and objectives of the CRA Plan.

Mr. Hughes believed it was a good solution to lack of parking for the beach.

In a voice vote, the motion passed unanimously (7-0).

In response to a question by Mr. Yaari regarding the rate in the garage versus the surface parking lot, Ms. Alarcon said the lot is \$1.25 per hour during the day and on weekends and after 5:00 p.m., they are \$1.50 per hour. For special events, they have a flat rate of \$20. The garage is tentatively set at the same rate, although they are finishing a rate study and hope to take it to the City Commission for an increase, perhaps to \$1.50 to \$2.00 per hour.

Ms. Alarcon said there is now a maximum parking time of six hours, and they would probably extend that time for the new marina industry. There is no overnight parking in garages, although residents can purchase a permit that would allow them to park overnight. The permit will also work at the new garage.

Ms. Alarcon explained that the only thing that will go away is the permitted parking at the Intracoastal surface lot where residents with a beach permit can now park overnight for \$24.99 a year. She said that in the garage, they will be able to close off areas for cleaning, but they cannot do that on the surface lots due to the elements.

Chair Lee brought up the test runs that the board wanted done from where the new garage will be to the new park.

Ms. Alarcon stated they have done some simulations of that, but test runs are difficult because there is no way in and out of the Oceanside parking lot at this time. Also, they are unable to access the area where they will drop-off and pick-up at the garage. From the simulation, they have provided three separate routes in case of various traffic situations to make sure that it works. She offered to take the board out for a test run, but it probably would be in a year due to construction and would be when they open up Oceanside Park.

#### **IV. Ferris Wheel Concept/Project - Thomas Green, CRA Project Manager**

Mr. Morris recalled that the board did not want to give a recommendation until they knew it could be permitted on park property. The Legal Department determined that it was permitted. He said that last month, staff presented to the Parks and Recreation Board, which voted unanimously against a Ferris Wheel - he suggested a joint meeting with that board for discussion on the future of the park. Their concept for the park is similar to what it is now. If the park is going to remain passive, with no iconic amenity, Mr. Morris did not think the CRA should put any money into it.

Staff did a Letter of Interest (LOI) and two firms responded, saying they would build and maintain the wheel. However, the Parks Board was not interested.

Mr. Schiavone established that they can "rent that space" to a company to put a Ferris Wheel there on a long-term lease. He said he likes anything that would bring activity to the beach that would meet the criteria of the CRA and not cost time, money, or energy. He also wanted something that would take complete responsibility, liability, maintenance, etc., away from the City.

Mr. Green pointed out where it would be on a projected diagram.

Pointing out that the beach is synonymous with fun, Mr. Yaari said they need something to complement that. With the Ferris Wheel, people can see views of the water, the beach, etc. He wanted the Aquatics Center to be able to fit in with the Ferris Wheel, to be designed to make sense for each other.

Ms. Laughlin said that in Las Vegas, the queue to get on the Ferris Wheel was a three-story structure, and she feared it would overwhelm the site. She emphasized that the plans have to take size and scale into account. She noted that DC Alexander Park was the only place that was not stimulated with development, and she was opposed to adding the Ferris Wheel.

Mr. Green showed the size and scale of the planned Ferris Wheel; it would be nearly 200 feet high, as opposed to the 550 feet of the Las Vegas wheel. Ms. Laughlin said the infrastructure would take up the park.



Mr. Green reported they had two letters of interest, both of which want to design, build, maintain, operate the Ferris Wheel, and finance it. They were given a physical description and location of the project. They are considering a height from 53 meters up to 200 feet. It will have air-conditioned completely enclosed gondolas, with LED lights on the inside.

Mr. Green did not think a comparison with the Ferris Wheel in Las Vegas was a fair one, because the scale of the two projects is not comparable. He said they want a recommendation from the board on whether they like the Ferris Wheel concept. The responses from the company are not detailed as to design and financials - that would come only after a City Commission approval.

Ms. Smith did not want a Ferris Wheel there because it is the last little lot of open space, and it is a good place for people to go set out tents and sell items. She said that all the people she asked about having a Ferris Wheel on the beach laughed at the idea.

Mr. Green commented that, as a time-saving measure, they have a landscape architect looking into what can be done for DC Alexander Park in case the Ferris Wheel does not go forward. At some point, they will come back and show 15% concepts, plans and costs of what DC Alexander Park could look like without the Ferris Wheel. If they go forward with the Ferris Wheel, they will not need the landscape architect any more.

Mr. Schiavone wanted to verify that DC Alexander Park is the only patch of grass left on the beach. Mr. Morris commented that they are actually creating three acres of new parkland on the beach with their projects.

Mr. Schiavone thought they were not ready for a "colossal event" like a Ferris Wheel. He suggested a miniature golf course as a compromise, perhaps with a marine style theme. It would be more old-fashioned, more green, family-driven, and require minor maintenance. He also wondered about hurricane concerns with the Ferris Wheel and if it would be able to be insured.

Mr. Hughes said the park is the beach and there is nothing to do but "go to the beach." He said that after bars, restaurants, and tee-shirts, there is nothing. He agreed with the concern over the scope of the wheel, but wanted to try it and see.

Mr. McManus commented he has received mixed reviews from people he asked about it. He said there is a little interest in it, but the scale is critical, and the synergy with the Aquatic Center and DC Alexander Park is important. He thought it would be beneficial to see a profit center at the beach.

**Motion** made by Mr. Hughes, seconded by Mr. Yaari, to continue to explore the concept of the Ferris Wheel.

Mr. Schiavone said he is all in for exploration of the concept.

In a voice, vote, the motion passed (5-2), with Ms. Smith and Ms. Laughlin opposed.

**V. Funding Request FY 2019 - Sun Trolley (Beach Route) - Alan Budde, Transportation & Mobility**

Mr. Budde, Transportation Planner, has been working on the Sun Trolley and transit for the City. He stated there is a summary of the proposal in the provided packets.

Chair Lee confirmed that the request for this year compared to the last request is the same. She asked if there had been an increase or decrease in ridership since then. Mr. Budde replied it was on a downward trend in FY2017, but is now on an upward trend. They are heading back toward the FY2016 ridership.

In response to a question by Mr. Yaari, Mr. Budde advised they are working on a longer term financial plan and creating a package for the BID and for FDOT to ask for funding. Those funds (if approved) would come in late 2019 or 2020.

Mr. Yaari recalled that the BRB asked them to work on their routes, but Mr. Budde said there has been no significant change. They are working through the Transit Master Plan, starting with the Galt and the Northwest neighborhoods. The beach and Las Olas are next.

Mr. Budde said they started servicing Brightline with a basic level. They want to time them so it will be a seamless connection to the Brightline.

Mr. Yaari suggested that the trolley pick people up from the cruises and take them to the beach in order to increase recognition of Fort Lauderdale Beach.

Ms. Alarcon said they rely on Broward County for advertising. In order for the Sun Trolley to pick up at a cruise berth, the cruise companies want to be paid "quite a bit" of money. They provided an airport link, from the airport to downtown, and connecting to the Sun Trolley and other ways out to Las Olas. She said they can try marketing through other avenues, such as hotels, to let people know about the trolley. The limited hours of operation are the biggest problem, however.

Mr. Morris said they have budgeted for this item every year, and if they do not fund it this year, the money would fund something else.

Ms. Laughlin brought up the subject of tapering off the funding. Robin (Sun Trolley) pointed out that the 2016 request was for \$220,000 and this year is for \$193,868, the same as last year.

Mr. Budde gave the ridership numbers:

- FY2016,

- Beach link: 114,000
  - Las Olas: 40,000
- FY2017:
  - “Down”
- FY2018:
  - 68,000 for both so far for the past five months

Mr. Hughes pointed out that the riders pay \$1.00 per ride, but the cost is \$2.25 per rider, so the CRA is subsidizing the riders.

While Mr. McManus believed that Robin and her team do an “amazing” job, he also regretted to say that they are funding something that is not really moving in the trajectory they want to see. He added they will be faced with a new fleet and thought that would be a “travesty” to see the City invest money into the new fleet. Mr. Budde advised that the City will not have to pay for the new fleet because they have an FCA application. It will ultimately reduce their cost since they are now leasing vehicles.

Noting the Sun Trolley has been around for 26 years, Mr. Schiavone questioned why they have not been able to fund themselves. Robin said that public transportation does not typically fund itself. Mr. Schiavone said he loves the trolley, but wondered how they can continue to support it.

Mr. Morris responded that public transit does not operate in the black - it has to be subsidized. He said they should not expect the Sun Trolley to turn a profit.

Mr. Schiavone asked if it meets its expectations in terms of ridership. Ms. Alarcon advised that the 60,000 riders so far this year is from the fiscal year, six months. She acknowledged that there was a decline in ridership last year, but attributed that to the bad condition of the fleet, which made service unreliable. She said the TMA struck a deal to lease vehicles in order to pick up ridership, and that is happening. If they had not had the breakdown in the fleet, she did not think the ridership would have been affected. The Beach and Las Olas routes suffered the most, because fleet priority was given to the northwest neighborhood. Ms. Alarcon pointed out that there are many transportation options, and they have to look at the big picture.

Mr. Schiavone asked what would happen if the BRB did not fund the trolley and the system went under. Karen Warfel said there would be 120 more vehicles going to the beach.

Mr. Morris stated that they have to look at the long term. The question is - what happens in 2020 when the money goes away.

Ms. Alarcon remarked they are looking at alternative transportation opportunities for the beach, and the trolley is one piece of the puzzle. There should be multiple options.

She said the Wave will never be a good option for the beach. If other opportunities arise, they could restructure the routes, and repurpose and restructure the fleet.

If the trolley does not work out, Ms. Alarcon said she did not know what would happen to the funding. Mr. Morris said the money would stay in the area. He added that the final bill for the trolley never reached the amount that the BRB approved.

Chair Lee asked Ms. Alarcon to address the link from the Brightline to the beach, and what the trolley will do. Ms. Alarcon commented that they are talking with Brightline about that - the link does not yet exist. Basically, they are trying to make sure they move riders and set functional stops. Mr. Budde said they just made an adjustment to the Las Olas loop to add the Brightline station as a stop.

**Motion** made by Ms. Smith, to approve funding for this year.

Mr. Schiavone commented that he is leaning towards approving it because the board has factored the money in and there will not be any more money after 2020. He thought it was not fair to "call it a day" at this time.

Mr. Schiavone seconded the motion.

Mr. Hughes asked if they could table the matter to allow time for board members to do research.

Mr. Yaari wanted to see a minimal report on how many riders to the beach are coming from Brightline.

Motion to approve funding failed (2-5) with Mr. Hughes, Ms. Laughlin, Mr. Yaari, Mr. McManus, and Chair Lee opposed.

**Motion** made by Mr. Hughes, seconded by Mr. Yaari, to table the discussion to next month. In a voice vote, the motion passed (6-1), with Mr. McManus opposed.

## **VI. Communications to City Commission**

Chair Lee requested that they remake their communication to the new City Commission that they made at the last meeting. She elaborated that it was the communication about the extension for the CRA and requesting that the City continue its TIF portion. Mr. Hughes read the prior communication from the minutes of the January 22, 2018, meeting

Ms. Laughlin said they should also restate their communication about the Incidental Take Permit regarding turtles.

**Motion** made by Mr. Hughes, seconded by Ms. Laughlin, to remake the same communication from the January 22, 2018, meeting. In a voice vote, the motion passed unanimously (7-0).

Ms. Laughlin reiterated she wanted to remake the communication about the Incidental Take Permit. Mr. Morris explained the purpose of the Permit. Ms. Laughlin commented that the City was considering joining in a lawsuit at Galt Mile. Chair Lee said the City Manager is going out for a consultant to further the Incidental Take Permit portion. In terms of the BRB, Chair Lee thought they needed to reiterate that they think it is important to move forward with the exploration of the Incidental Take Permit.

**Motion** made by Ms. Laughlin, seconded by to Mr. McManus, that the BRB thinks it is very important move forward with the exploration of the Incidental Take Permit. In a voice vote, the motion passed unanimously (7-0).

## **VI. Old/New Business**

- **Beach Projects Update**

Mr. Morris reviewed that staff provides the City Commission with a monthly update on projects, and he will share that with the board.

Mr. Green provided an update on the Aquatics Center. He said they have received two bid responses for a design build firm that will take the design criteria package through 100% construction documents, and construct the project. He said the RFP advertised a City budget of \$20 million, and both bidders came in higher than that. Staff and the consultant who helped prepare the bid package re-examined how they could get the number more aligned to the \$20 million budget. They might reduce the scope, value engineer (get the same types of outcomes for less money), revise items that were part of the bid specifications, revise contractual obligations, or make site logistics easier.

Mr. Green said they looked at all five ways to bring the numbers closer to the budget. They will re-advertise, revise drawings, and revise the narrative to the two prospective bidders, and then review the revised submissions. The Selection Committee will make a recommendation to the City Commission on the most qualified bidder.

Mr. Yaari expressed doubts about the Aquatics Center being a viable option.

\*Regarding the timeline, Mr. Green referred to the backup. Mr. Morris brought up the information on the screen, and Mr. Green explained the priorities. The goal is to have every project complete by the sunset date. They are targeting the second City Commission meeting in July to bring in a bid for the Aquatics Center. Substantial project completion is targeted for September 30, 2020.

Mr. Morris said he understands that the County is willing to work with them on the sunset date, but the arrangement has not been formalized; therefore, staff is working on the assumption that September of 2020 is the sunset date.

In response to a question by Mr. Yaari, Mr. Morris said that if nothing happens on the project and the \$20 million is left over, it would go back to the taxing authority.

Mr. Green elaborated that 70 cents on the dollar is coming from outside the City coffers, and the other 30 cents is within the City. If they do not go forward with the project, they would lose 70 cents on the dollar, unless they can complete a whole project from beginning to end within the remaining time.

Mr. Green said that the CRA is a joint venture between the City and the County, and the County would probably not be open to extending the CRA if it is still deciding at the last minute what they want to do. Mr. Green emphasized staff is operating on the assumption that they have to have the projects done by September 30, 2020, or return money to the County.

Chair Lee asked if the BRB would be able to see the revisions they are doing to the bid proposal, since they had agreed to something previously which is now changing.

Mr. Morris stated they will still maintain the integrity of the design. There may be slight differences in the site plan, but the overall design will remain the same. There is not time to make any significant changes anyway. The bids could come back again over budget.

Mr. Green advised they are advancing four projects: Las Olas (in construction phase with four different components); Aquatics Center (procurement phase); A1A Streetscape (active design phase); and DC Alexander Park (design phase).

Mr. Yaari asked for an update of the construction schedule, and Mr. Green commented that the contractor came to a meeting of the condo boards on February 1, 2018, and gave a presentation.

Mr. McManus complimented Mr. Green on his work, and asked how far off the numbers were on the bids. Mr. Green said one was at \$28.5 million, and one was at \$35 million.

Mr. McManus thought it would be fruitful to consider a different option - perhaps a private enterprise that would do the work themselves. He said he never was a fan of the Aquatics Center, although he likes the pool component. He thought it was unlikely they would be able to rekindle the Swimming Hall of Fame and to program it to its previous level.

Mr. Morris pointed out they already recommended moving forward with the present design and are in the process of procurement.

Chair Lee commented that if the project does not go through, the CRA is out of the picture. Either they continue with the design or pull the plug.

Mr. Morris said that if it comes back higher than \$20 million, the CRA Board of Commissioners can make a decision to scale back other projects that are currently in design (such as DC Alexander Park) in order to make up the difference.

Due to the importance of the issue, Chair Lee requested a joint meeting with the new City Commission acting as the CRA Board and the BRB once they know a little more on the bid. Mr. Morris said he would try to set it up, although they are not easy to schedule. If he cannot schedule the meeting, they still have the timeframe that they need to follow.

### **Communication to City Commission**

**Motion** made by Mr. McManus, seconded by Mr. Hughes, to request a joint meeting with the City Commission. In a voice vote, the motion passed unanimously (7-0).

Chair Lee said that she would like to address the updates at the beginning of the agenda for future meetings.

Mr. Morris reported they are not moving the water main on A1A at this time because of the City's public utilities requirement, and FDOT will not allow the water main in the road. Staff has devised several scenarios for the sidewalk which the BRB will choose from to move forward, given the amount of money available. He said that no money has yet been allocated for it.

Since Mr. Morris did not have time to put this item on the agenda and wanted the public to have time to attend, he requested a special meeting the following week to review the item on SR A1A. Several options were: Monday, April 23 at 3:00 p.m., or April 24 at 10:00 a.m.

**Motion** made by Mr. McManus, seconded by Ms. Smith, to have a special meeting on Tuesday, April 24, 2018, at 10:00 a.m. In a voice vote, the motion passed unanimously (7-0).

Mr. Morris announced that Andy Mitchell had to resign from the board due to competing obligations. He wanted to send a letter of appreciation from the board. Mr. Morris also said there were now two vacancies.

Chair Lee asked how the vacancies affect the quorum requirement, and Mr. Morris said he would look into it.

Mr. Hughes asked if Birch Road would be closed or if the cranes will be swinging platforms over the road. Mr. Green was unaware of any cranes going over Birch Road but would check into it. Mr. Ezekwe saw them swinging towards Birch Road but did not see why they would need to go over the road.

Mr. McManus asked what was on the roof top amenity deck. Mr. Green said the top third or quarter on the western edge running parallel to the sea wall is open green space - there is high-end artificial turf, landscaping, seat walls, electrical for plug-ins for any type of event, a bathroom building, and elevator/stair towers.

Upon motion duly made and seconded, the meeting was adjourned at 4:27 p.m.

[Minutes transcribed by J. Rubin, Prototype, Inc.]

Attachments:

PowerPoint on the Beach Boys Plaza Inc. - Courtney Crush

Diagrams of the Ferris Wheel - Tom Green

Project timeline - Tom Green





**DRAFT**  
**SPECIAL MEETING**  
**BEACH REDEVELOPMENT BOARD**  
**100 NORTH ANDREWS AVENUE**  
**8<sup>th</sup> FLOOR CONFERENCE ROOM**  
**FORT LAUDERDALE, FL 33301**  
**Tuesday, April 24, 2018, 10:00 A.M.**

MEMBERS	FEB 2018/JAN 2019					
		REGULAR MTGS			SPECIAL MTGS	
		Present	Absent		Present	Absent
Ina Lee, Chair	P	2	0		1	0
Thomas B. McManus, VC	P	1	1		1	0
Jason Hughes	A	2	0		0	1
Abby Laughlin	P	2	0		1	0
Christian Luz	A	1	1		0	1
Tim Schiavone	P	2	0		1	0
Shirley Smith	P	2	0		1	0
Aiton Yaari	A	1	1		0	1

**Staff**

Tom Green, CRA Project Manager  
 Chijioke Ezekwe, CRA Project Manager  
 Cija Omengebar, CRA Planner  
 Lizeth De Torres, CRA Administrative Aide

**Guests**

Paul Kissinger, EDSA  
 Pete Dunn, EDSA  
 Matt Fursetzer, Kimley Horn Associates  
 Bob Golden, Central Beach Alliance Board  
 Barry Solomon, Central Beach Alliance Board

**I. Call to Order and Determination of Quorum – Ina Lee**

Chair Lee called the meeting to order at 10:01 a.m.

**Quorum Requirement**

As of this date there were 8 appointed members to the Board, which means 5 would constitute a quorum. It was noted there was a quorum at the commencement of the meeting.

Introductions were made.

## **II. SR A1A Streetscape Improvement Project Cost Estimates and Paving Design**

### **Options – Chijioke Ezekwe, Project Manager**

Tom Green provided an introduction to the project discussion. He showed a PowerPoint presentation showing the history of the project and its scope of work. Highlights included:

- Costs of hardscape, landscape, and lighting
- Changes due to budget challenges
- New lighting on the west side of SR A1A
- Four design options will be presented for BRB recommendation to the CRA Board to advance the design for the project

Paul Kissinger, EDSA, showed a PowerPoint presentation of the designs, including design elements, direction from the City, and description of hardscape materials. He then presented the four options, reviewing the design matrix for each:

1. Option: Portal focus – Base Bid - \$5.3 million
2. Option: Portal focus – Outdoor Dining Paving - \$5.8 Million
  - a. Adds more decorative concrete to Option 1
3. Option: Portal focus – Outdoor Dining Concrete Paving - \$7.2 million
  - a. Added new red pavers
  - b. Over budget
  - c. (Chair Lee asked if they had talked with the developer regarding them paying for improvements on Section 12, and Mr. Kissinger replied there was no commitment on their part. Their priority is for the City to take out the landscape buffer.)
  - d. (Vice Chair McManus pointed out that Section 11 is on the market and wondered if they would enhance their frontage as others have done. Mr. Kissinger said it was not a given, since the frontage is outside their property line, and the development climate has changed.)
4. Option: District Improvements East and West - \$8.7 million
  - a. High-end option

Mr. Kissinger said their recommendation is Option 2 – it is under budget and offers more flexibility if construction bids come in higher than the cost estimates.

Mr. Kissinger said he understood that they need to push the decision along, so they do not miss the City Commission meetings.

Ms. Laughlin wanted to put all the money on the east side and not invest money in properties on the west side that are slated for redevelopment. She also commented that every new project on the beach has improved their frontage, and she did not think the CRA should improve their property for them. She did, however, approve the use of the bollards and the color band for safety on the west side. She underscored the

importance of lighting and said that the red/black color scheme was outdated. She addressed some of the unkempt properties.

Mr. Kissinger stated that their top priority for improvements was safety: moving palms to the curb, fix lighting, and adding bollards in the core section. He said the City Manager requested that they devise a better-looking fence or panel than the ones that look like bike racks. The other safety element is that Code Enforcement is having a difficult time policing the café zone; the red band solves that issue.

Mr. Kissinger remarked that the hardscape is negotiable and showed some scenarios with Option 2.

Mr. Schiavone concurred with Ms. Laughlin that the money is better spent on the east side of SR A1A, with the long-term vision of setting a standard for others. He asked for clarification on the financials. Chair Lee stated that the concept is already approved, and the funds are CRA funds. However, she added the Aquatics Center is not budgeted, so that adds an unknown element to funding.

Mr. Schiavone argued that the businesses on the west side of the street should keep their frontage cleaner but did not think a lot of money should be spent on upgrades. He expressed some reservations about the colored banding and hoped that Code Enforcement would be flexible on the distances so that restaurants would have room for sidewalk seating.

Mr. Kissinger urged the BRB to send a strong message to the DRC on consistency to standardize the look of the beach.

Chair Lee commented that it did not make sense to spend so much money on the sidewalk when the wall is in terrible shape, particularly in the core area. Mr. Kissinger said they want to come in under budget and did not think they would replace sections of the wall. They would probably patch, paint, etc. It was pointed out that the funds would have to be other than the CRA Capital Improvement dollars. Painting and patching is just upkeep and maintenance.

Vice Chair McManus asked how the decorative concrete would be maintained after 2021. Mr. Kissinger said it requires pressure washing with scrubbing bristles so it does not pull all the glass out of the concrete. He said the City of Pompano Beach paid \$60,000 for one year of maintenance for landscape and hardscape. Mr. Kissinger mentioned they have talked with City staff and looked at a period of maintenance in the contract so that City staff can gradually prepare for maintenance.

Chair Lee brought up the monetary contribution (\$400,000) from the BID that was for beach maintenance. She said maintenance in the future is not something that can be counted on if there is a downturn in the economy, and that subject needs to be

explored. Discussion ensued on where the funding would come from, with a suggestion that it come from parking revenue or TIF revenue.

Mr. Kissinger said their charge is not to maintain the asset, but to create it and then turn it over to the owner.

Mr. Schiavone asked if they could remove a tree if it is not well placed, rather than move it somewhere else. He also suggested putting foliage in pots, rather than in the ground. Ease and cost of maintenance were the deterrents to potting the trees.

Mr. Schiavone wanted to make sure that their recommendation to the City Commission would include a provision for maintenance that is affordable and achievable.

Ms. Smith commented that they cannot make any improvements in front of Section 12, since that is being redeveloped.

Mr. Kissinger stated that the glass/concrete is not slippery when wet.

In response to a question by Ms. Laughlin, Mr. Kissinger said having bollards with downcast lighting is expensive. The overhead lights would also overshadow the lights on the bollards. It was noted that Fish and Wildlife want all lights to be facing away from the beach. Discussion ensued on the look of the bollards, and Mr. Kissinger said he would bring a rendering.

Bob Golden, Central Beach Alliance (CBA) Board, said that the issue most important to his membership is safety, ergo lighting. It was noted that the CRA will pick up the portion for lighting on the west side of the street in the CRA area, and FDOT will contribute funding for lighting between Alhambra Street and Sunrise Boulevard through a Joint Participation Agreement.

Mr. Golden noted that some people walk into the street to avoid the sidewalk tables and he predicted an accident. He said that to take care of the sidewalks without taking care of the crumbling walls is a mistake aesthetically. Chair Lee responded they will find out about the FEMA funding, which is supposed to cover the area. If FEMA does not come through, another source of funding needs to be found. Mr. Golden remarked they need to figure out the source of the wall degradation and try to eliminate it.

Chair Lee asked for a motion to recommend that safety, lighting, and bollards on the west side will be taken care of; anything aesthetic other than the safety related lighting will go on the east side; and they want a drawing of what the bollards will look like both east and west; and the cost.

**Motion** made by Ms. Laughlin, seconded by Mr. McManus, to recommend that safety, lighting, and bollards on the west side will be taken care of; anything aesthetic other

than the safety related lighting will go on the east side; and they want a drawing of what the bollards will look like both east and west; and the cost.

Mr. Kissinger reviewed that they prefer Option 2; taking the improvements on the west side and flipping them to the east side. Chair Lee said they want that within the budget of the \$5.8 million. Mr. Kissinger said they could go back and make another exhibit based on the direction from this meeting.

Chair Lee favored calling another special meeting to hear the revisions and make a recommendation.

Mr. Green said they would target the May 15 CRA agenda with a recommendation.

Discussion ensued on the bollards and tree spacing, with Mr. Kissinger explaining the aesthetic grouping of trees in threes, fives, and sevens, so that there are gaps between them.

Mr. Kissinger stated that the Skanska contractor will be pouring samples on April 26, 2018, of the concrete that will go on the beach project. They will be dry by Tuesday, May 1, 2018, and he suggested they could look at the samples to see what they look like; he also urged board members to visit Pompano. They used slightly different colors at Pompano Beach, but the same type of concrete.

Chair Lee recommended that BRB members go to Pompano Beach and/or see the concrete samples before the next meeting. Based on room availability, the meeting was tentatively set for May 2, 2018, at 2:30 p.m. She elaborated that they would also discuss maintenance, cost, and a visual of the bollards. Mr. Kissinger said they would not be able to have maintenance information by the next week.

Concerning bollards, Mr. Kissinger suggested looking on Las Olas Boulevard. Mr. McManus was interested to know how many bollards they would have and how far apart they would be. Mr. Kissinger said bollards are typically installed at a distance that a car could not get through, at about eight or nine feet.

Chair Lee said they would make a formal motion at the next special meeting.

Ms. Laughlin withdrew her motion, and Mr. McManus withdrew his second.

Mr. Kissinger further described the bollards, noting that there are concrete bollards on SR A1A. They have not decided what to do with the ones for this project, but they may be metal with a polyester powder coat on them so they will not be hot.

### **III. Communication to the City Commission - None**

### **IV. Old/New Business - None**

Upon motion duly made and seconded, the meeting was adjourned at 11:22 p.m.

[Minutes transcribed by J. Rubin, Prototype, Inc.]

Attachments:

PowerPoint presentation on history of the Streetscape Project – Tom Green

PowerPoint presentation on SR A1A Streetscape Improvement Project – Paul Kissinger



**DRAFT**  
**BEACH REDEVELOPMENT BOARD**  
**100 NORTH ANDREWS AVENUE**  
**8<sup>th</sup> FLOOR CONFERENCE ROOM**  
**FORT LAUDERDALE, FL 33301**  
**Wednesday, May 2, 2018, 1:00 P.M.**

MEMBERS	FEB 2018/JAN 2019					
	REGULAR MTGS		SPECIAL MTGS			
		Present	Absent	Present	Absent	
Ina Lee, Chair	P	2	0	2	0	
Thomas B. McManus, VC	P	1	1	2	0	
Jason Hughes	P	2	0	1	1	
Abby Laughlin (arr. at 1:02 p.m.)	P	2	0	2	0	
Christian Luz	P	1	1	1	1	
Tim Schiavone	P	2	0	2	0	
Shirley Smith	P	2	0	2	0	
Aiton Yaari	P	1	1	1	1	

**Staff**

Don Morris, Beach CRA Manager  
Tom Green, Project Manager  
Cija Omengebar, CRA Planner  
Lutecia Florencia, Administrative Aide  
Lian Chan, Prototype, Inc.

**Guests**

Peter Dunne, EDSA

**I. Call to Order and Determination of Quorum – Ina Lee**

Chair Lee called the meeting to order at 1:00 p.m. She asked for a moment of silence in remembrance of John Weaver, head of the Central Beach Alliance for many years.

**Quorum Requirement**

As of this date there were 8 appointed members to the Board, which means 5 would constitute a quorum. It was noted there was a quorum at the commencement of the meeting.

**Communication to the City Commission**

**II. SR A1A Streetscape Improvement Project Cost Estimates and Paving Design**

**Option No. 2 – Tom Green, CRA Project Manager and Peter Dunne, EDSA**

Mr. Morris said they are going to present more detail on the project as requested at the prior meeting. Staff is seeking a recommendation to the CRA Board of Commissioners to have them approve the budget.

[Ms. Laughlin arrived]

Mr. Green reviewed the presentation from the prior week, noting that the consensus from the BRB was to focus on the upgraded hardscape treatment on the east side of SR A1A. He recalled there was a request for safety features and showed images of the proposed bollards. The intent is that they are vehicle-rated in order to protect pedestrians, but not inhibit them from crossing the road.

Peter Dunne (EDSA) explained the vehicle rating: there are two different ratings that they looked at. One is a Department of Homeland Security rating called a K4 that will stop a 15,000-pound vehicle traveling at 30 mph; the second is a S-20 rating that will stop a 5,000-pound vehicle at 20 mph. They chose the second because the area is curbed.

Using the original rendering, Mr. Morris pointed out that both sides of Las Olas Boulevard will be improved, along with Oceanside lot and the Hub. He was concerned to hear that the BRB considered not putting the aggregate concrete in the center of the CRA (the Hub area) where all the CRA investments are being made.

Mr. Morris also remarked on the comments that they should wait to make improvements until the private property is developed – he said nobody knows when that will happen. He emphasized that they have the ability to do it now, and said it is vitally important to keep the Hub area as a showcase for the CRA. The decorative concrete does not have to go up to the building; it can go to the café line.

Chair Lee recommended viewing the whole presentation again to see the various options.

Mr. Yaari mentioned that to the south of the parking lot there is a proposed development that is set for approval. The developer might be asked to do his own sidewalk. Mr. Yaari added that a portion of his block will be going on the market soon, and he did not see the point in putting money into new sidewalks.

Mr. Morris acknowledged the point, but said that private development is not always guaranteed, particular in that area since it is the most scrutinized area on the beach.

Ms. Smith stated they would not be able to walk on the sidewalks when the new buildings come up, and she wondered how they would walk on the beach.



Ms. Laughlin reiterated from the last meeting that the money will go further on the east side, since there will never be development there. The CRA needs to set the standard on the east side and have the developers live up to that on the west side.

At this point, Mr. Green showed the PowerPoint presentation on the Streetscape Improvement Project.

Mr. Morris confirmed that when they would do the park, they will be doing the decorative concrete on SR A1A. Mr. Green said they are on active construction now on the garage and on the north side of Las Olas Boulevard between Seabreeze Boulevard and SR A1A. He explained they will eventually do a new concrete pour, which will be the decorative concrete and banding pattern. It will be on the north and south side of Las Olas Boulevard and also will wrap around the new park.

Mr. Green reviewed the differences between the options per the PowerPoint. The concrete and the pavers are what change in every option. The big change in Option 2 since the last presentation is that they added decorative concrete instead of gray concrete. He showed which band of concrete will be decorative and which will be gray.

Chair Lee affirmed that \$6.8 million is in the CRA budget for the project.

Mr. Green concluded the re-showing of the presentation from the prior week, and displayed a new slide which showed the option they created based on the input from the board at the prior meeting. This option places as much emphasis on the east side as possible. The cost is slightly less than \$6 million, which allows a safety cushion. He said there would not be much work from a design standpoint.

In regard to plumbing, Mr. Green said they had looked into relocating an existing 12-inch water main that runs into an area where they plan improvements. They did not succeed negotiating with FDOT, so they are no longer pursuing that option. There are ways they can work around it, except with less flexibility with trees. He said that explains why they do not have as many trees close to the curb.

Mr. Green concluded his presentation at 1:27 pm.

Mr. Schiavone reviewed they are basically trying to decide on the hardscape. He said the existing pavers on the east side of the project are not necessarily broken. He suggested that they stay under budget to provide "wiggle room," stay on the east side of the street, and wait and see with the west side of the street. He thought that the extension of Las Olas Boulevard in each direction would be nice, but did not think it was necessary.

Mr. Morris asked what the transition would look like between the pavers and decorative concrete. Mr. Dunne said they are using an integral color band, a dark gray going between the white and the blues, and the existing red brick pavers. They have done

studies on how the concrete “moves” with the blue glass extending through the red brick pavers so there could be more of a transition.

Mr. Morris thought the transition would be abrupt. Mr. Dunne pointed to a diagram, which showed the concrete pouring pattern.

Ms. Laughlin brought up the unknown nature of the Aquatics Center. Mr. Morris responded that if the Aquatics Center comes back higher than the budget and the City Commission directs them to go forward, they will have to come back and reduce the scope of DC Alexander Park or the SR A1A project or both. He thought they still need to move forward on the assumption of what will be available for both projects.

In response to a question by Chair Lee, Mr. Morris advised that there was an Evaluation Committee meeting scheduled for the bids for the Aquatics Center. However, there was a miscommunication with one of the members and they had to reschedule the meeting for the next week. Although the City Commission wanted them to come back in two weeks, Mr. Morris did not think they would have much information for them since it may take more than one meeting for the Evaluation Committee to reach a decision.

Mr. Morris added they are moving forward with the original two bids for the Aquatics Center, having those evaluated, and then they will talk with whomever they select.

Chair Lee asked who was on the Evaluation Committee, and Mr. Green read the names. There are two external members outside the City and two in the City.

Mr. Yaari thought a public/private mix was important. He fully agreed with proceeding on the east side. He pointed out a block that will be developed at some point and said there is a problem with the sewer/pipes. He said the project will not be able to be completed in the way they want and is over budget. He thought they were a little premature, because every dollar they put in that block will be “ripped out.” Mr. Yaari recommended putting all the dollars on the east side, getting the west side done when it is ready (later), and save the extra money for the Aquatics Center.

Chair Lee directed the board’s attention to the \$5.9 million option. She said they are doing everything they can on the east side, and not touching the west side apart from the park. Mr. Morris clarified that on the west side, they will be cutting concrete, putting the banding in, then cutting out the impediments from the concrete and relocating them, and patching the concrete.

Discussion ensued on what was included in the various options.

Mr. Green described the line/band, saying that it is an integral colored band, very dark gray, approximately six inches wide. The second option would be to do a double saw cut and essentially make a joint in the concrete.

**Motion** made by Mr. Hughes, seconded by Mr. Laughlin, to approve the \$5.9 million plan.

Mr. Yaari remarked that Las Olas Boulevard is now in "total chaos." He was apprehensive about what might happen on SR A1A, especially if construction occurs in the busy season. Mr. Morris reported that he talked to a number of people who said that it has to be done by the time of the boat show, which is a short timeframe. He said it is always a busy season at the beach, and they just have to plan around major events.

Chair Lee suggested having the scheduling issue and the traffic circle be major agenda items at the next meeting.

Mr. Yaari stated he would oppose the motion because he thought that SR A1A should be done in two phases. He believed all the work on the west is a waste of money. He wanted to see all the money concentrated on the east side, and let private development do the west side. People could still walk on the west side while that work is being done on the east side. He concluded that the project as presented did not make sense.

Chair Lee opened the floor to comments from the public.

Barry Solomon, Las Olas Beach Club, questioned putting in all the new concrete when the Police Department will be placing "ugly" fences all around the new concrete on the major holidays such as Memorial Day, 4<sup>th</sup> of July, etc. He asked if the bollards could have pedestrian stops built into them.

Mr. Dunne stated they spoke with the City Manager who requested creating a temporary barricade that could be installed for specific events that keep people from moving into the street. City Manager Feldman requested the barricade from Cortez to Las Olas Boulevard on both sides of the street, and they are looking into it. It is not included in the budget.

Chair Lee closed the floor to comments from the public.

Ms. Laughlin asked what percentage of the \$5.9 million was designated for the west side. Mr. Green did not know off-hand, but said the new pedestrian light poles are a big expense. Ms. Laughlin elaborated that the Paramount did their own lights, far beyond what the CRA would have done, and she was not in favor of putting in lighting that a new development could put in spectacular lighting.

Mr. Green stated that their goals are to make the area as beautiful as possible while emphasizing public safety. The bollards on the west and east side plus the cost of the new pedestrian lights only on the west side are included in the hardscape costs. He said they want to keep the look consistent and do lights all the way down the corridor. They got permits through Fish and Wildlife to get a dual light system on the Las Olas project that will change colors for turtle nesting season.

Chair Lee since the CRA is only here for a while, she wanted to go ahead with the lighting because it is a safety issue. She asked how much the decorative concrete would cost.

Mr. Dunne replied that the cost of cutting the band is approximately \$20,000. The gray concrete for Blocks 11 and 12, including the band, was \$200,000 (as shown in the initial concept at the last meeting).

Chair Lee recapped that the board wants the option of putting in the gray band with the lighting and not changing any of the concrete.

Mr. Morris confirmed that the \$20,000 does not cover moving the obstructions out of the sidewalk.

Mr. Yaari said Block 12 is under contract and he did not want to see sub-standard improvements there.

Mr. Hughes verified that the entire lighting is \$1.5 million.

Mr. Morris said they need the lights, per community feedback.

Mr. McManus supported moving ahead with the project, especially since they are under budget.

Chair Lee recapped the plan.

Motion made by Mr. Hughes was clarified: to approve the design plan, which includes:

- Replacement of lights east and west
- A gray safety strip and bollard installation on the west
- All other improvements focused on the east side other than the bollards, lights, and the gray concrete strip

In a voice vote, the motion passed (7-1), with Mr. Yaari opposed.

Chair Lee, Mr. McManus, and Ms. Smith said they will be at the joint meeting with the City Commission to represent the board.

Mr. Yaari commented that when the City Commission approves a project, they should make the developer in charge of the sidewalks in front of their project according to Code. He also stated that "all the little businesses" on Las Olas Boulevard are going out of business.

### **III. Communication to City Commission**

**Motion** made by Mr. Yaari, seconded by Ms. Laughlin, that any private projects in the CRA that go forth at this point in time follow the guidelines of the sidewalks in front of their projects.

Mr. Morris said that the zoning requirements already state the developer has to improve the sidewalk in front of their property.

In a voice vote, the motion passed unanimously (8-0).

Regarding Mr. Yaari's comment about the businesses on Las Olas Boulevard, Chair Lee recommended making that a major agenda item at the next meeting – how the projects can get done with a minimal impact to businesses surrounding them. She requested that Diana Alarcon and others be present. Mr. Morris said he would bring Garth to address the board at the next meeting about the Las Olas project. Chair Lee asked Mr. Yaari to bring a list of the small businesses that are being impacted by the project.

#### **IV. Old/New Business**

Mr. Morris reported that the City Commission instructed staff not to pursue the Ferris wheel, moving forward with other avenues for DC Alexander Park. There will be a public workshop at the (Bokampers) Beach Community Center on May 21, 2018, from 6:00 – 8:00 p.m. There will also be a meeting on May 28 with the Central Beach Alliance. After that, staff is trying to schedule a joint meeting between the BRB and the Parks Board, hopefully resulting in a recommendation to the City Commission on a concept. Mr. Morris said he would invite the BID to the meeting as well.

Chair Lee thought it was important for BRB members to be at the public workshop on May 21 to hear what the public feedback is.

In response to a comment by Ms. Laughlin, Mr. Morris advised that the bollards already on the east side in front of Beach Place are not traffic-rated. Mr. Dunne said the new bollards will be from Cortez Street to Las Olas Boulevard.

Chair Lee wanted to have a noticed meeting on the Sun Trolley and walk the beach area. Mr. Morris said it would have to be a separate meeting from next meeting. He reminded them that technically they would not be able to have conversations about the board's work since the meeting would not be recorded. Board members, however, could talk to staff.

Chair Lee then suggested having a walk and then regrouping at the conference room at the Aquatics Center where they can discuss what they saw. Mr. Morris said they need to check if the room would be available for the next meeting.

Upon motion duly made and seconded, the meeting was adjourned at 2:17 p.m.

[Minutes transcribed by J. Rubin, Prototype, Inc.]

Attachments:

PowerPoint on Las Olas Project – Tom Green

**CENTRAL BEACH ALLIANCE MEMBERSHIP MEETING**  
**Thursday May 25, 2017 – 7:00 pm**  
**Sonesta Hotel - FORT LAUDERDALE**

Board Members: John Weaver and Karen Turner Absent: Jim Novick, Bob Golden, Arnold Gold and Monty Lalwani

Call to order: 7:00 pm

Commissioner Dean Trantalis update:

1. Infrastructure review: Commissioners received an 860-page report 2 months ago on the infrastructure for the city. Question is to replace or repair the water & sewer system pipes. Small bridge by Hendrick Isles to be torn up to fix infrastructure. The City manager, Lee Feldman using 20 million in city funds to use on other city issues.
2. Natchez/Alhambra land swap update: The property cannot be swapped out now because there are liens on the Natchez property.
3. Bahia Mar coming back to commissioners with a new plan for the land.
4. Galleria Mall project withdrawn, but coming back.
5. City wants to take Las Olas Blvd from four lanes down to two and take out the median in the middle of the road. Make wider sidewalks. Dean voted against it. Not final yet. Dean would like to see 15<sup>th</sup> Street one way North and 12<sup>th</sup> Street South one way.
6. 13<sup>th</sup> Street redone from 4<sup>th</sup> Ave east to one lane each way to slow traffic down and hopefully reduce crime in the area. New rentals going to be built.

Aquatic Center & DC Alexander Proposal Public/private partnership: Sherman ? presented a proposal to build a project on the City owned Aquatic Center & DC Alexander Park properties. The project on the Aquatic Land will consist of a Twelve Story, 300 room Family Hotel on the Intracoastal with a Restaurant. A Water Theme Park will be built along with two competition pools with Portable Bleachers and a Parking garage with 1,200 spaces. A restaurant will be built on Sea Breeze and a two story building will be built on DC Alexander Park with a restaurant in it. The project will cost about \$180 million of private money. With some contribution from the city.

New development Proposal Just South of the A1A parking Lot on the Beach: Presented by Attorney Courtney Crush. Phase One is retail stores and restaurants along A1A. Parking structure of five stories with a Pool deck to be built facing (north) on A1A parking lot now. With lift parking and 397 spots. The parking building will have a restaurant on the 1<sup>st</sup> and 2<sup>nd</sup> floors. Phase Two would be a 180 ft., 200 room Hotel.

The Great American Beach Party will be held at A1A and Las Olas Blvd Fort Lauderdale Beach May 27, 2017 from 10:00 to 8:30 pm.

Adjourned: 8:55

