

City of Fort Lauderdale

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



Meeting Minutes

Tuesday, July 9, 2019

2:30 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
ROBERT L. McKINZIE - Vice Chair
HEATHER MORAITIS - Commissioner - District I
STEVEN GLASSMAN - Commissioner - District II
BEN SORENSEN - Commissioner - District IV***

***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 3:53 p.m.

ROLL CALL

Present 5 - Commissioner Ben Sorensen, Commissioner Heather Moraitis, Commissioner Steven Glassman, Vice Chair Robert L. McKinzie, and Chair Dean J. Trantalis

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 Tarek Bazzi

BOARD REPORTS

BR-1 [19-0658](#)

Central Beach Master Plan Public Improvement Projects Update
(Commission District 2)

In response to Commissioner Glassman's request for an update regarding the completion of D.C. Alexander Park, Don Morris, Economic and Beach Redevelopment Area Manager - Beach Area Community Redevelopment Agency, said substantial completion is expected in late October 2019, explaining related details.

In response to Vice Chair McKinzie's question, Mr. Morris explained that upon substantial completion A1A would be accessible by traveling east across Sea Breeze Boulevard when entering the barrier island from the Las Olas Boulevard Bridge at Sea Breeze Boulevard.

In response to Chair Trantalis' questions regarding delays at the Aquatic Complex (Project), Thomas Green, CRA Senior Project Manager, explained details regarding work with a franchise utility on a Florida Power & Light (FPL) issue. He confirmed that Staff has been in communication with Informa and FPL to provide permanent primary power to the site and efforts are ongoing among the franchise utility, Informa and Staff to address. Mr. Green expounded on related details, stating that once this is resolved, demolition would begin and confirming that related engineering aspects are completed. Staff is awaiting final FPL pricing to engage the FPL contractor. Deadlines have been given to ensure needs are met for The Boat Show. Moving forward, Project

construction and pricing to address this concern is expected soon. Mr. Green expounded on the anticipated timeline, Project work and related workarounds.

Mr. Morris commented on a Project issue relating to historic preservation. Mr. Green explained details regarding the State Historic Preservation Board's (SHPB) comments regarding the pool seawall and the grandstand and bleacher buildings. Efforts are ongoing to update the State of Florida Master File List (State Master File List) to satisfy the State and move forward with demolition.

In response to Chair Trantalis' question regarding these items being designated historical, Mr. Green explained that they are not on the National Register, but they are on the State Master File List. It is anticipated that updating the State Master File List would satisfy the State and release the Beach Area CRA to move forward with demolition permitting. Commissioner Glassman noted that that these items are not locally designated historical and should not present a problem.

In response to Executive Director Chris Lagerbloom's question, Mr. Green said that demolition permitting is being worked through, expounding on details. Mr. Morris confirmed details regarding the State's involvement with permitting and addressing their comments regarding the State Master File List. Commissioner Glassman recommended addressing this issue in a manner similar to Lockhart Stadium, noting that it encountered similar issues. Mr. Morris said that efforts are ongoing and being addressed in coordination with the City's Historic Preservation Officer. Commissioner Glassman expounded on his recommendation.

In response to Commissioner Glassman's question regarding the LED lighting display on the Las Olas Parking Garage (Garage), Mr. Morris gave an update regarding items to be addressed, including light replacement or repair in areas. He expounded on additional details to address the impact of Garage lighting on neighbors in a specific area.

In response to Commissioner Glassman's question regarding the timeline for completion of the Garage amenity deck, Mr. Green explained pending items. Turf installation on the west side is expected within the next several weeks. The glass railings are delayed. Temporary fencing has been installed on the west side and meets life-safety standards, allowing the use of the amenity deck and glass rail installation when received.

Commissioner Glassman commented on having the amenity deck available during The Boat Show. In response to Commissioner Glassman's question regarding who would be in charge of marketing the amenity deck as an event space, Mr. Morris explained this would be a responsibility of the Transportation and Mobility Department (TAM). He confirmed he would follow-up with TAM Staff and provide an update.

Commissioner Glassman commented on the Las Olas Marina Expansion Project (Marina Project), noting that the total restaurant seating is 375 for the two (2) restaurants on the site, requesting Mr. Morris confirm.

Commissioner Glassman commented on efforts with the developer and discussed the related Planning & Zoning Board Meeting Minutes. He confirmed the need to update the space on the Site Plan between the Garage and the Marine Services Building to eleven (11) feet. Chair Trantalis confirmed that travel lanes need to be eleven (feet). Further comment ensued regarding related details.

Chair Trantalis recognized Paul Chettle, 200 S. Birch Road. Mr. Chettle requested that the current Site Plan for the Marina Project go before the Beach Redevelopment Advisory Board (BRAB), noting numerous references to the Marina Project in the rewritten Beach CRA Plan, the Annual City Audit and in the Suntex Project narrative.

In response to Chair Trantalis' question, Mr. Chettle commented on the number of Marina Project presentations to the BRAB. Discussion ensued on the alternative Site Plan D being presented to the BRAB. Mr. Morris confirmed he would follow-up and provide an update to the Commission. Further comment and discussion ensued.

Commissioner Glassman asked if BRAB and Marine Advisory Board (MAB) review and input is a requirement for projects to go through the approval process. Chair Trantalis noted that the BRAB is the CRA Board for the Beach Area. Mr. Morris noted that private development projects have come before the BRAB for review and input. He confirmed the BRAB is an advisory board and there is no legal requirement. Discussion ensued regarding the purpose of the BRAB and its review of projects on the beach. It was confirmed that there is no CRA funding involved in the Marina Project. Chair Trantalis noted the impact of the Marina Project on the Garage, confirming that the Garage is a CRA project and the Marina Project would benefit and expects use of the Garage.

Chair Trantalis commented on the Marina Project going before the BRAB. He discussed his perspective regarding the Marina Project, the alternative Site Plan and restaurant location. Chair Trantalis commented on neighbor input and concerns regarding the location of the restaurant, noting the applicant's presentation at tonight's Commission Regular Meeting.

PRESENTED

MOTIONS

- M-1** [19-0638](#) Motion to Approve Minutes for May 21, 2019 Community Redevelopment Agency (CRA) Board Meeting and June 4, 2019 Community Redevelopment Agency (CRA) Board Meeting - (Commission Districts 2 and 3)

Commissioner Sorensen made a motion to approve this item and was seconded by Commissioner Glassman.

APPROVED

Aye: 5 - Commissioner Sorensen, Commissioner Moraitis, Commissioner Glassman, Vice Chair McKinzie and Chair Trantalis

- M-2** [19-0673](#) Motion Approving Funding of Task Order No. 2 for DC Alexander Park Improvement Project - Keith and Associates. - \$338,001 and to Increase the Contract Total to \$472,155.98 - (Commission District 2)

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

APPROVED

Aye: 5 - Commissioner Sorensen, Commissioner Moraitis, Commissioner Glassman, Vice Chair McKinzie and Chair Trantalis

RESOLUTIONS

- R-1** [19-0625](#) Resolution Approving an Award of \$2,500,000.00 from the CRA Development Incentive Program and \$340,374.87 from the CRA Streetscape Enhancement Program to Bayit Investments LLC, 710 NW 5th Avenue LLC, 744-748 NW 5th Avenue LLC, and 413 NW 7th Street LLC for the Thrive Progresso Project and Delegating Authority to the Executive Director to Take Certain Actions - (Commission District 2)

In response to Vice Chair McKinzie's question regarding the status of property located at 710 NW 5th Avenue, Clarence Woods, Area Manager Northwest Progresso Flagler Heights Community

Redevelopment Agency, confirmed that this property is one (1) of the three (3) parcels included in the total development project planned as an office park.

Chair Trantalis recognized John Halliday, 1800 SE 10th Avenue, and on behalf of Halliday Group Companies. Mr. Halliday reviewed the background efforts regarding this item, including work with the Department of Sustainable Development (DSD) following approval by the CRA to move forward. He confirmed there would be rezoning. It was recommended that the west side of the property currently zoned *I* (General Industrial) be rezoned to *B-3 (Heavy Commercial/Light Industrial)* in order to be compatible with the east side of the road, which is currently zoned *B-3*. In the future, there would be a request for the areas zoned *B-3* to be rezoned to *B-2*. Mr. Halliday explained details regarding assemblage and parking conversion to support the redevelopment of the property which would request rezoning to *X-P (Exclusive Use Parking Lot)*, stating that his rezoning is compatible with DSD.

In response to Vice Chair McKinzie's question, Mr. Halliday explained details regarding compatibility. Mr. Halliday confirmed existing lots in this area are zoned *RMM-25 (Residential Multi-Family Mid-Rise, Medium High Density)*. He said that the lots have existing homes which would be demolished and are contiguous to parking for the requested rezoning to meet usage demands, expounding on details. He confirmed that *I* zoning on the west side is Industrial, noting that *B-3* is defined as heavy commercial and *B-2* is defined as lighter commercial.

Vice Chair McKinzie commented on rezoning concerns of District III constituents in this area, expounding on details. Mr. Halliday confirmed rezoning discussions with the Progressive Village Civic Association. Further comment and discussion ensued.

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

ADOPTED

Aye: 5 - Commissioner Sorensen, Commissioner Moraitis, Commissioner Glassman, Vice Chair McKinzie and Chair Trantalis

R-2 [19-0639](#)

Resolution Approving an Award of \$221,917.00 from the CRA Property and Business Improvement Program to Bedabox LLC DBA ShipMonk for Improvements to 201 NW 22 Avenue in Riverbend Corporate Park and Delegating Authority to the Executive Director to

Take Certain Actions - (Commission District 3)

REMOVED FROM AGENDA

R-3 [19-0643](#)

Resolution to Approve Budget Amendment - Appropriation of \$500,000 from the Off-Street Parking Project to the Northwest Progresso Flagler Heights Streetscapes Project - (Commission District 3)

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

ADOPTED

Aye: 5 - Commissioner Sorensen, Commissioner Moraitis, Commissioner Glassman, Vice Chair McKinzie and Chair Trantalis

ADJOURNMENT

Chair Trantalis adjourned the Community Redevelopment Agency Board Meeting of July 9, 2019 at 4:17 p.m.

Dean J. Trantalis
Chair

ATTEST:

Jeffrey A. Modarelli
CRA Secretary