

APPROVED
MINUTES
BEACH REDEVELOPMENT ADVISORY BOARD MEETING
100 NORTH ANDREWS AVENUE
8TH FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FLORIDA
MONDAY, MAY 19, 2008 – 2:30 P.M.

Board Members	Attendance	Cumulative	
		Feb 2008 – Jan 2009 Present	Absent
Ina Lee, Chair	P	3	0
Shirley Smith	P	3	0
Miranda Lopez	P	3	0
Carlos Molinet	P	2	1
Judy Scher	P	1	3
Amaury Piedra	A	2	0
Aiton Yaari	P	3	0
Ramola Motwani (arrived 3:16)	P	3	0
Jordana L. Jarjura	P	2	0

Staff and Guests

Donald Morris, Beach CRA Director
 Jeff Modarelli, Economic Development Director
 Earl Prizlee, Engineering Design Manager, CRA
 Captain Victor London, City of Fort Lauderdale Police Department
 John Hoelzle, Director of Parking and Fleet Services
 Hilda Testa, Recording Clerk, Prototype, Inc.

I. Call to Order/Roll Call

Chair Lee called the meeting to order at 2:33 p.m. Roll was called and a quorum was present.

II. Approval of March 17, 2008 Minutes

As there were no changes or objections, the minutes were approved as distributed.

III. Beach Walk Summary

Mr. Morris gave an overview of last month's Beach Walk, referring to a printed sheet of questions and answers that arose during the walk. He expanded on many of the responses listed on the handout.

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Mr. Morris stated site plan approval is pending for two restaurants that abut Sea Breeze, and the remainder of the Bahia Mar property will be addressed by the Master Plan. Sidewalks will be much wider, and further from the street, to provide a safer and more comfortable environment for pedestrians. Chair Lee clarified that the property's changes will tie into the City's master plan to present a more cohesive look.

Mr. Morris continued that a building permit has been obtained for the Trump Las Olas development. The site plan will remain valid as long as a building permit is issued with in a 24-month period. Mr. Yaari clarified that the 24-month period begins the day that the site plan is originally approved from the City Commission. Any extensions on this time frame must be applied for through the City Commission.

The lease for the Oasis Café parcel expires on March 3, 2014. Mr. Yaari asked, as this property is part of the entrance to the beach, if the Café's hours of operation could be modified or were subject to Board or City Commission oversight. Mr. Morris did not know if the lease had any specifications regarding hours. The Café was generally noted to be a popular site with beachgoers.

The South Beach Lot's perimeter and landscaping are the responsibility of the Parks and Recreation Department. Mr. Morris said this area would be the subject of a presentation to follow during this Board meeting. He also noted that as the property is about to undergo renovations, it would not be the best use of resources to make changes before this project begins.

Parks and Recreation is also responsible for the wooden and composite picnic tables, which are replaced on an as-needed basis.

Mr. Morris discussed the state of the women's restroom with the Parks and Recreation Department, where he learned that the final cleaning each day occurs at or near 7:00 p.m., but the restrooms remain open for some time after this, which can leave them in an unsatisfactory state when they are reopened the next morning. He suggested an additional cleaning to correct this. The Parks and Recreation Department is looking at ways to alter its cleaning schedule to resolve the issue. They are also considering a non-glass, more durable reflective surface to replace the mirrors in the restrooms, and better ways of managing perishable materials such as towels and soap.

[Mr. Piedra joined the meeting at this time.]

Mr. Morris continued that during the Beach Walk, staff had noticed the area next to Bahia Mar bridge needed attention, and said discussion with the property owners would address these issues. As the City will be making a substantial reinvestment in the

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adjacent parking lot property, Mr. Morris said, it is important that this area be upgraded as well.

The rusting turtle cage will be removed as part of the South Beach lot reconstruction. In response to a question regarding the cage's abandonment, Mr. Morris explained it has been determined that moving turtles from their original nesting sites is detrimental to the species, as it disorients them; also, temperature of the nest is a determinant in the gender of the embryos. It was noted that the State, rather than the City, required that the turtles were no longer to be relocated.

The test concrete pole is to be removed when the turtle lighting project is undertaken. All lights on the beach are required to be turtle compliant. It was agreed by the Board that the "hoods" placed on existing lights were a good temporary solution to this issue.

All newspaper racks are required to be replaced by October 2008. Mr. Morris said the *Sun-Sentinel* is already compliant in most places, and other publishers are being encouraged to take this step before the fall deadline as well.

The "stuck" showers have been addressed with the Parks and Recreation Department. Mr. Morris said there are two kinds of showers, one of which seems to "stick" consistently.

The wooden fencing along the open area at A1A and Birch Road is maintained by Parks and Recreation, where it was erected to prevent cars from gaining illegal access to the property. Mr. Morris said more attractive ways of blocking entry are being considered as replacement for this barrier.

The seawall at the end of the canal on Las Olas Boulevard is City property, City Engineering is investigating ways to repair it. The Master Plan calls for this area to be widened for water taxi use, so a large investment in repairs is not expected, although Mr. Morris said cleanup is necessary. Ms. Smith pointed out that the debris and trash in the seawall area is potentially hazardous. She also noted the southwest corner of this area has been occupied by homeless persons in the past. In response, Mr. Modarelli recommended that issues of this type be referred to him by phone, and he will attempt to be proactive in the cleanup issue.

Chair Lee thanked and commended Mr. Morris for his presentation and timeliness in compiling the responses to the Beach Walk questions.

Ms. Lopez raised the concern that tripping hazards still existed in some areas included on the Beach Walk. Mr. Morris said all tree grates had been lowered to minimize this danger, and commended Parks and Recreation on their response to this matter.

IV. Police Update

Captain Victor London addressed recent police issues. Since the last time he came before the Board, he said, there had been three business burglaries occurring on the beach. They appeared to be opportunistic crimes, he said, taking advantage of businesses' lack of security.

Captain London stated there has been higher visibility of homeless persons in the City, and outreach and other services have been increased as a response.

Chair Lee said she was informed of what looked like gang activity at the North end of the beach, and asked if this had been noted by the Police Department. She provided Captain London with contact information for a witness to this activity.

Ms. Scher reported the presence of young people coming to the abandoned Bermudian Motel at night to use drugs. She said the motel was abandoned and unprotected.

Chair Lee said the Barrier Island Committee for Emergency Preparedness had discussed meeting after hurricane season, as it included general managers and heads of security at several hotels. She offered to place the Police Department in touch with the Chair of this committee. Captain London agreed this committee was a strong resource. Chair Lee suggested expanding the committee's reach to include business involvement as well as hotels.

Chair Lee proposed sending a letter to City Manager Bruce Roberts, commending the Police Department for its excellent job during the spring break period. She called for a Resolution by the Board, to be forwarded to the City Manager's office. **Motion** made by Mr. Yaari that the Board formally commend the Police Department, and they support and appreciate the extra work put forth during spring break, seconded by Mr. Molinet. In a voice vote, the motion passed unanimously.

V. Old/New Business

- **South Beach Parking Lot Update**

Mr. Morris introduced John Hoelzle, Director of Parking and Fleet Services, and Earl Prizlee, Engineering Design Manager, to address the Board regarding proposed South Beach Parking Lot improvements.

Mr. Prizlee informed the Board that Parking and Fleet Services is currently under a consent decree from an ADA lawsuit to bring the South Beach lot into ADA compliance.

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Necessary improvements include bringing all stalls, walkways, and beach access control points through the lot from the A1A sidewalk up to standard. The Beach CRA, he noted, was concerned with updating the property from an aesthetic point of view. Parking and CRA have teamed up to use the same design consultant and combined their resources into a single ADA-compliant, aesthetically improved project.

Mr. Prizlee pointed out, in his presentation, that the sidewalk is to be rebuilt and the wall replaced. Entranceways will be reconstructed, featuring decorative icons, and new plantings will be added along A1A. These details are still being worked out, he said, to follow DOT restrictions, as the landscaping along the edge of the property is adjacent to DOT right-of-way.

A new fence will be introduced along the perimeter of the lot, along with landscaping. Walkways through the lot will also be installed.

Mr. Yaari asked how many parking spots (approximately) were available before the project, and how many are estimated to be available after its completion. Mr. Hoelzle said 523 spaces are currently on the lot, and “a few” spots might be lost near the entranceway. Mr. Prizlee believed no more than ten spaces would be lost.

The South Beach lot will also be converted to a “pay and display” lot, getting rid of its gate to increase flow from A1A so any backup will occur in the lot rather than on the highway.

Ms. Scher asked if this lot will be included in the beach parking pass sold to Fort Lauderdale residents, and if these residents will be able to display their passes in their car windows. Mr. Hoelzle said pass holders will be able to insert these cards into the lot’s meters, and will be given a “no charge” ticket to place in the window for the maximum parking time available on the lot. He noted that meters are already in City possession, although not yet installed. Ultimately spaces will be numbered and the lot will become a “pay by space” location, Mr. Prizlee added.

Mr. Morris said one cause of backup in and approaching the lot was the presence of a parking attendant. He said this would be monitored with the “free flow” of traffic to see how it affected the backup before a “curb cut” was made, to see if such an expense was a necessity.

Mr. Prizlee said the lot improvement would also include an extension of the pedestrian area from the North end of the beach down to the South, and new lighting would eliminate overhead electric lights and instead “bury” the conduits through the lot. There will be designated major and minor entrance areas. The lot will also feature new

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signage. The designs shown in the presentation, he said, would be the signature design for all City lots.

Chair Lee asked if the ADA required any construction from the parking lot to the new playground. Mr. Hoelzle said the sidewalk must be ADA-compliant, but no further construction would be necessary.

Mr. Prizlee presented the Board with examples of the planned landscaping improvements along A1A, including a low-barrier fence that would discourage pedestrian traffic through the landscaping on the way to the beach. As it will be a 36-inch fence, the beach view would not be obstructed, but it would discourage pedestrians from crossing the landscaped areas rather than using the crosswalks provided. He also pointed out that the Alexander Palms included in the medians were approved by the DOT, as their four-inch trunks provided a barrier that could be hit with comparatively little damage.

Costs, Mr. Prizlee continued, would come to \$3.6 million for the entire project, with the possibility that wider sidewalks might slightly increase this total. Some money that the CRA committed toward improvement of A1A medians was superseded by a grant, and the money not used was going toward the South Beach lot project; other funds have already been appropriated from Parking Services and the Beach CRA. With these funds, it is hoped, no new money for this project will need to be allotted from the new budget, if all items are approved.

Mr. Prizlee said Parking Services is hoping to obtain all necessary permits for the project by the end of 2008 and then begin construction in 2009.

Ms. Lopez asked if there were plans to widen sidewalks in the South Beach lot area. Mr. Prizlee said they are planning for Coastal Construction to widen the sidewalks to ten-foot clearance, without poles.

Mr. Prizlee also addressed the area near the Bahia Mar Bridge entrance. He noted that it had become an activity center, and said Parking Services hoped to bring in pavers, install a bicycle rack, and organize a recycling area, among other plans.

He continued that Parking Services hoped to improve the area in front of the restrooms, including moving showers so they would drain toward the sand, paving, and general cleanup that would improve the appearance of the restrooms.

Chair Lee concluded that the partnership between Parking and Fleet Services and Beach CRA seemed beneficial to both, and expressed approval that no funding for the project needed to be included in this year's budget. She noted that a contingency might

be necessary to allocate money from next year's budget toward the improvements, and if it was unused it could be returned to the budget. Chair Lee then called for a motion to this effect.

Motion made by Ms. Scher, and duly seconded, to approve the project and its proposed funding. In a voice vote, the motion carried unanimously.

- **Capital Improvement Program Update**

Mr. Morris opened the discussion by stating the numbers projected from 2006-07 for the present year would be less than previously estimated by roughly \$400,000. There have been reappraisals and decreases in assessed evaluations, and more properties are being reassessed currently. Mr. Morris said he didn't feel he could comfortably provide the Board with an estimated number at this meeting. He said instead he would discuss the concept of the Capital Improvement Program.

If the previous CIP is studied, Mr. Morris said, the projects included were the Aquatics Center and the Beach Master Plan, between which the capital was divided. This year, he said, whatever the available funds come to, they should again be divided between these two projects. He pointed out that since the capital amount isn't known at this time, the Board should keep an eye toward alternative ways to fund these projects: for the Aquatics Center, he said, private and public partnerships might be a solution, while for the Beach Master Plan, a bond issue might be a possibility. In either case, he felt that reserves need to be built up with these two programs in mind.

From a concept standpoint, Mr. Morris said, the proposals for both the Beach Master Plan and the Aquatics Center involve large amounts of money, and he stated that if these projects can be accomplished, the BRAB "has done its job."

Chair Lee recalled that two years ago, beach redevelopment was included in the City's CIP budget, to include everything in the beach area; she wondered if other projects were coming along that were not already part of the budget. Mr. Morris said currently there is no new money for Capital Improvement.

Mr. Molinet referred to the handouts provided by Mr. Morris, which detailed the plans of the CIP and listed "beach improvements" along with the Aquatics Center and Master Plan; Mr. Morris clarified that there is no new money being set aside for these improvements, but funds are already allocated to them.

Chair Lee asked when the Board needs to approve and recommend this proposed budget to the City Commission. Mr. Morris was not sure he would have the necessary numbers in June, but would provide them in time for the budget to be submitted to the

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City Commission in July. Mr. Modarelli said rather than trying to estimate how much revenue might come in, the Board's focus would be better turned toward how available money would be spent.

Chair Lee stated that her main concern was if money was allocated solely to these two projects, something else that needed funding might come up and money would not be available. Mr. Morris said if an emergency arose, staff would sit down with the Board and look at ways to reallocate funds.

Chair Lee asked if Mr. Molinet would have the opportunity to go over the budget with the CRA before a final proposal was put before the Board. Mr. Morris agreed this would be possible. He also clarified that the July meeting was when the budget would be brought before the Board for final discussion. Chair Lee also recognized the investors in the CRA who helped make these and other projects possible, and felt it would be appropriate to share this information with the public. She stated that the new investors on board for the upcoming CRA budget were St. Regis, Las Olas Beach Club, and the Courtyard by Marriott.

- **Old Business**

Chair Lee raised the idea of planning a public relations event featuring the new playground. She said the Parks and Recreation Department had been reluctant to do this because the playground is a memorial, but she felt such an event could be planned without its being a sad time. She suggested inviting City Commissioners and Board members to bring their children and grandchildren to enjoy the playground, make it a fun event, and have the playground recognized as having been built by the Board. Ms. Jarjura recommended approaching the *Fort Lauderdale Sun-Sentinel* regarding the possibility of an article about what the CRA and some of the projects it has accomplished in the past, as well as its plans for future programs. Mr. Modarelli said the focus of any such publicity should be making people aware of how the CRA, and the Board, put TIF dollars back into the community.

Ms. Smith raised the subject of 5th Street, which was supposed to have been "tweaked" back in 2000 when it was made into a one-way street; she felt this should be returned to a two-way street. Mr. Morris recommended that they let the Master Plan address the 5th Street area, as it will be finished by fall of 2008, and the plans for that street could be revisited.

- **New Business**

Chair Lee said Sasaki will have a public presentation of the Master Plan in June. As this will take place on June 11, she plans to ask the BID Board if the BRAB can have a joint meeting of the two Boards for the Sasaki presentation. She called for a motion that the meeting scheduled for June 16 be changed to June 11. Following the presentation, the joint meeting with BID could adjourn and the BRAB could remain in session to discuss the budget.

Motion made by Mr. Molinet, seconded by Ms. Smith, that the Board change its June 16 meeting to June 11; in a voice vote, the motion passed unanimously.

Mr. Morris noted that on May 20, Live Nation will make a presentation to the City Commission conference regarding the proposed Fort Lauderdale Beach Music Festival, to be scheduled for Memorial Day Weekend 2009. He encouraged members to attend this meeting and encourage the City Commission to consider this event.

Mr. Yaari raised a concern that City parking lots are closed at 2:00 a.m., while in the Entertainment District, for example, it is 4:00 a.m. This means people park their cars, he said, with the intent of staying in the area until four a.m., but find their cars have been towed at two a.m. Along with the inconvenience, Mr. Yaari noted, the City is losing significant revenue it could make on parking in these two hours. He said the earlier time was established because of higher crime, but as this is no longer a problem, he suggested returning meters to use. Mr. Hoelzle said a previous City Commission Director had wanted these lots closed earlier due to crime, and a change would have to be proposed and added to the agenda of an upcoming City Commission agenda. Mr. Yaari believed that as it was a CRA issue, it could be resolved through this Board, but Chair Lee stated unfortunately this was not the case.

Mr. Hoelzle made the Board aware that Parking and Fleet Services was working on resurfacing, restriping, and re-signing the Intracoastal lot. When this is accomplished they will move on to the Sebastian lot and hope to finish both projects within the next few months.

VI. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 3:50 p.m.