

APPROVED
BEACH REDEVELOPMENT BOARD
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FL 33301
WEDNESDAY MAY 29, 2013 – 2:00 P.M.

MEMBERS	FEB 2013/JAN 2014					
	REGULAR MTGS			SPECIAL MTGS		
		Present	Absent	Present	Absent	
Bradley Deckelbaum, Chair	P	3	0	0	0	
Mel Rubinstein, Vice Chair	P	2	1	0	0	
Anthony Abbate	P	3	0	0	0	
Jordana L. Jarjura (left 3:42 p.m.)	P	3	0	0	0	
Ina Lee	P	2	1	0	0	
Dan Matchette	P	3	0	0	0	
Melissa Milroy	P	3	0	0	0	
Judith Scher	A	2	1	0	0	
Tim Schiavone	A	0	3	0	0	
Marvin Andrew Mitchell, Jr.	A	0	1	0	0	

Staff

Commissioner Dean J. Trantalis
Don Morris, Economic Reinvestment Manager
Earl Prizlee, Engineering Design Manager
Eileen Furedi, Clerk II
Lisa Edmondson, Recording Secretary, Prototype, Inc.

Communications to the City Commission

1. **Motion** made by Mr. Abbate, seconded by Ms. Jarjura, requesting a Joint Workshop between the Beach Redevelopment Advisory Board and the City Commission sitting as the CRA to discuss the Master Plan Projects. In a voice vote, the **motion** passed unanimously.
2. **Motion** made by Ms. Lee, seconded by Mr. Abbate, requesting that City Staff work on amending or revising the ULDR to allow for rebuilding structures that are destroyed which are not conforming with the current zoning code, in the event of a major storm or other natural disaster that greatly impacts Fort Lauderdale Beach. In a voice vote, the **motion** passed unanimously.

I. Call to Order/Roll Call – Bradley Deckelbaum, Chairperson

Chair Deckelbaum called the meeting to order at 2:05 p.m.

Roll was called by Ms. Edmondson.

- **Quorum Requirement**

As of this date there were 10 appointed members to the Board, which means 6 would constitute a quorum. It was noted there was a quorum at the commencement of the meeting.

II. Approval of Minutes March 18, 2013 - Bradley Deckelbaum, Chairperson

Motion by Vice Chair Rubenstein, seconded by Ms. Lee, to approve the minutes of the March 18, 2013, minutes. In a voice vote, the motion passed unanimously.

III. Sebastian Street Parking Lot Design - Commissioner Dean J. Trantalis, City of Fort Lauderdale / District II

IV. Update on Master Plan Project - Earl Prizlee, Engineering Design Manager

The above two items were deferred until later in the meeting.

V. Event Funding Discussion - Bradley Deckelbaum, Chairperson

This item was heard out of order.

Chair Deckelbaum referred to an email from City Auditor Herbst, noting that the Inspector General was concerned that money given to third parties, nonprofits, or tourism promoting entities, may not be an appropriate use of CRA funds. City staff and the Inspector General's office will be meeting over the next few months to establish new guidelines for evaluating future events - these may downplay grants in favor of co-sponsorships.

Upon a question by Ms. Milroy, the Chair responded that the topic of grants came up in a conversation about Art Serves Brunch, and the inquiry has been countywide.

Chair Deckelbaum remarked that the Inspector General's office said that there are discrepancies among different people about the nature of donations. Mr. Morris said they would have to discuss the matter with the Inspector General's office.

Chair Deckelbaum believed they are co-sponsoring the Art Serves Brunch. Mr. Morris added that Flavors of Fort Lauderdale has not been rejected, and the request is going before the City Commission in July, along with the BID request for funding. He said he did not know if the event would be funded, and staff has to ensure the requests are in line with the Inspector General's guidelines.

III. Sebastian Street Parking Lot Design - Commissioner Dean J. Trantalis, City of Fort Lauderdale / District II

Commissioner Trantalis provided a short history of various recent projects involving the CRA. He explained he wanted to talk about the Sebastian Street Parking Lot expansion and how to make the beach more user-friendly for residents and visitors.

Commissioner Trantalis referred to a diagram of the surface lot, noting that the triangle is a good bumper between the parking lot and beach, and enhances the area. He stated that money would be spent to enhance and enlarge the area. However, he wondered if a covered parking lot allowing for a green space on top of the area would work to accomplish two things:

1. Add green space to an area that is now asphalt
2. More attractive to residents and those living close by
3. Create an entertainment venue

Commissioner Trantalis remarked that the City has a lot of events on the southern end of the beach. The parking lot fills before the event, so there is no extra space for those who need to attend. He proposed thinking outside the box and finding a way to create more green space and host more events. He asserted it would have intangible benefits (visual aspects) that would not be revealed in a cost analysis.

Ms. Jarjura mentioned the Board originally looked at building a parking garage there, and she wondered if they had looked at it in terms of building a two-story parking garage over the western portion. Mr. Morris said they looked at it, but could not make the “numbers work.” Commissioner Trantalis said he is not talking about a second story, but a raised roof over the parking garage providing green space. He said the technology exists.

Mr. Abbate mentioned a repurposed railroad track in New York that utilizes a similar concept, and even has an event viewing area. Commissioner Trantalis mentioned there could be a band shell or an event lawn.

Ms. Lee was curious how the original design concept impacted what is “going on” with Casablanca. She liked the concept of the green roof and suggested renting it out for corporate events.

Ms. Lee continued that the owner of H2O complained to her that an “undesirable crowd” comes to the beach every Sunday afternoon, making his guests uncomfortable and afraid to walk on the beach. She said that on Monday, 40 patrol cars were trying to control the crowd. She thought maybe it was spillover from an event at Miami Beach. Commissioner Trantalis said he had also heard that, and was waiting to hear back from the Police Department. However, he had been under the impression it was an isolated incident, not a regular occurrence.

Chair Deckelbaum sought clarification on the demand level for a garage and wondered if that was the reason for a surface lot. Mr. Prizlee said the reason was that the demand would not support the parking garage for the benefit cost. Commissioner Trantalis theorized that having a green roof garage might actually generate a need for more parking.

Mr. Abbate asked about the status of the projects overall. Mr. Prizlee responded they are renegotiating and finalizing the task orders, design and plans. Mr. Abbate also wondered about the status of the condominium swap idea. Mr. Morris said the City Manager met with some condominium owners, and they did not want to give up their parcel.

Mr. Abbate thought dispersing the parking may not be the best idea when looking at the situation from a broader perspective. He added people may walk or take a trolley to their destination in order to get a better experience at the beach. Commissioner Trantalis responded they still want people to have better parking for the Casablanca because it is part of the development agreement, and people probably do not want to take a trolley from their car to a restaurant. He did not feel that his idea would detract from the original concept of preserving parking for the restaurant.

Mr. Matchette was bothered by the small size of the lot (140 spaces), which he thought would only benefit the condominiums nearby that are two to three stories higher than the parking lot. Furthermore, it would be less attractive from the street. He thought the money would be better spent beautifying the surface lot with some extended landscaping. Mr. Matchette did not see the utility in the small space for adding an expensive structure, maintaining it and the roof gardens and accompanying equipment.

Commissioner Trantalis reiterated that the project cannot be evaluated on a cost benefit analysis, since the benefit is intangible at this time. However, he added there are very limited places to hold events such as concerts. Furthermore, he thought the street level view could be made attractive.

Mr. Abbate suggested looking at it as a spur to the development potential surrounding it. An aerial view of the lot was shown and discussed.

Ms. Jarjura did not think they should "recreate the wheel" - three garages were proposed in the Master Plan. She liked the location of a parking garage at this spot, commenting that a lot of the traffic congestion is located at the southern end of the beach, at Las Olas - a garage at this spot would drive traffic northward into the redevelopment area. She liked the green roof concept but thought the garage would have to be at least two or three stories to make it cost-effective. She also noted it should not be a loud venue.

Vice Chair Rubenstein felt it was a great idea, but the Board had already come to a conclusion that a garage there is not a good idea from a fiscal standpoint. He also pointed out that a multi-story garage would cause tumult with the Alhambra residents. In addition, Vice Chair Rubenstein stated having a park on top would have to be a low-key concept that did not have loud speakers or music. A passive park would be fine (for picnicking or viewing the ocean). He recommended that staff report on the feasibility in terms of time and money, and find out and if there was enough money to do the project.

Ms. Lee requested status updates on the Master Plan, so that the proposal could be looked at holistically.

Chair Deckelbaum suggested moving ahead with the agenda before taking any further steps on this issue.

While Mr. Matchette liked the green roof concept, he said that people would have to lug their coolers, etc., up stairs or on an elevator to get to the top. He thought it wouldn't be used much for that reason. Mr. Matchette also mentioned it would need special policing, creating an expensive venture. Furthermore, there would be wasted space in the middle of the park for the condo parking.

IV. Update on Master Plan Project - Earl Prizlee, Engineering Design Manager

Mr. Prizlee reported that the beach wall decorative lighting is underway and the contractor has removed the existing fiber optics. Beginning the next week, they will clean the channel and install the new optics. They hope it will be done well before the end of August, when the contract specifies completion.

Commissioner Trantalis spoke on the history of the wave wall lighting. He wondered why the lights broke down. Mr. Prizlee said the lights went through their warranty phase and design life, and they are continuing on with replacement parts. However, the technology has changed and the manufacturer no longer makes the parts. Commissioner Trantalis wondered if the new idea would eventually suffer the same fate. Mr. Prizlee replied the former design was moving parts and state of the art at the time. By contrast, the newest technology is comprised of no moving parts and LED. He described the unit in detail. There is a six-year maintenance and parts warranty, and the contract specified the manufacturer will have several spare units on hand.

Commissioner Trantalis asked who would repair it if someone kicked it. Mr. Prizlee said that would be deemed damage on the City's part, and the City would have to work with Risk Management and the manufacturer to repair it. The box the unit sits in is custom made, weatherproof and mounted on the wall. The manufacturer tested the box to make sure the unit would work in it.

Regarding the Aquatic Center, Mr. Prizlee reported they are working with RDC and ISHOF and are in the verification phase. Once completed, they will move on to the design phase, when actual plans are developed.

Ms. Lee wondered what would happen if ISHOF pulled out, and Mr. Prizlee thought they would be able to work with ISHOF to keep them. In the event they did leave, however, it would be left up to the City Commission as to who would occupy that space. Mr. Morris commented that staff would need to think of alternatives, should ISHOF not occupy the space.

Regarding Almond Avenue and the west side of A1A, Mr. Prizlee said they were grouped together in RFQ as streetscape projects. There were seven respondents to the RFQ, and the first committee review was held on May 22, 2013. Four consultants were short-listed, and oral presentations will be held on June 3, 2013.

Vice Chair Rubenstein was curious when the project would be underway, and Mr. Prizlee said the Board will receive a schedule as soon as the consultant is on board. He emphasized the complexities of such a project involving sidewalks and trees in front of businesses.

Mr. Prizlee reported they are negotiating with the consultant on the Sebastian Street project for design services. He said he would deem the project successful if Casablanca were accommodated throughout the construction.

Robert Lochrie commented that Casablanca currently pays the City \$100,000 per year in terms of rent and taxes on the property, and the project is vital to their business. He said 60% of their patrons drive to the restaurant, and they hosted 275 private events last year which required available parking. He said he has been working with Ms. Alarcon on the parking situation, particularly during construction.

Mr. Prizlee continued his report, addressing the Las Olas Corridor Project, and presented an aerial view of the Corridor. He said the goals are to open up public space and provide a beautiful walkway corridor between the two bodies of water. The majority of the parking will flank the two sides of the bridge. He explained that the parking could be used for events and would reduce congestion.

Mr. Prizlee appealed to the Board to be patient until the consultant is on board to review the feasibility of the plan. Mr. Prizlee said they had four responses to the RFQ to get a consultant to prepare the design and also to start the concept and the feasibility of doing the project. The RFQ was advertised on March 13, 2013, and the review committee meeting is scheduled for June 4, 2013. He added they would probably have a construction manager-at-risk early on at 30%.

Ms. Jarjura recommended that the placement and type of trees and other landscaping east of Seabreeze need to be considered with respect to them acting as physical barriers to a completely open plaza for events.

Mr. Prizlee said that the concept will be programmatically driven, for example, where they would have parking and how big beach events would be accommodated. He suggested a small trolley or open tram to route people back and forth. Discussion ensued about various modes of transportation including golf carts.

Vice Chair Rubenstein was curious what parking will be lost at the site. Mr. Prizlee answered that the Oceanside Lot will go from 242 to 140; however, those spaces will be accommodated in the new parking structure. The rest of the space is a passive open space next to the beach. Mr. Morris detailed that they have put in for infrastructure including water and electric to facilitate an event if desired. Mr. Prizlee emphasized the goal of the project will be no net loss parking.

There was a discussion about traffic flow in the area. Mr. Prizlee said that there would be transportation and “traffic people” on the team.

Ms. Milroy asked how many parking spaces would be gained if the two garages went through, and Mr. Prizlee said it would be net zero, assuming the parking at the Intracoastal lot is removed as a result of the Marina Expansion Project.

Mr. Prizlee explained the architectural renderings of the garages and related them to the aerial view of the area.

Vice Chair Rubenstein wondered how traffic would move in and out of the garage if there is only one lane and a car gets stuck. Mr. Prizlee replied there may be two lanes, and those questions will be determined during the design phase.

V. Event Funding Discussion - Bradley Deckelbaum, Chairperson

This item was addressed earlier.

VI. Las Olas Marina Expansion Funding Discussion - Bradley Deckelbaum, Chairperson

Chair Deckelbaum recalled there was a workshop two weeks prior with the City Commission and the Marine Advisory Board. The major topic of discussion was the Marina at Las Olas. Preliminary estimates indicated that the proposed marina expansion will not continue to provide the same current revenue contribution to the City. There is a \$300K to \$400K shortfall in revenue first seven years.

Chair Deckelbaum suggested the CRA look at bridging the gap to make the funds worthwhile. He continued that the FIND contribution will now be only roughly half of

what was originally thought. He said the CRA contribution would have to be greater now - about \$5 million. A group is working with City staff and the Marine Advisory Board on the numbers and talking about increasing the dockage from 5,000 to 6,000 linear feet. This would increase the cost slightly, but greatly increase the revenues.

Chair Deckelbaum continued that he is looking for feedback from the Board as to what amount of money the CRA might be able to contribute. He noted the project would still allow for the promenade as designed.

Mr. Matchette remarked that it would depend on whether the money is there. He believed the Marina expansion is essential to the future of Fort Lauderdale.

Chair Deckelbaum mentioned that the proposed dockage is designed for longer boats, and the dredging of the Intracoastal Waterway leading up to it will facilitate larger boats coming into the marina.

Commissioner Trantalis believed that the income figures only justified a \$9 million expenditure to build the marina, while the cost is \$21 million. He said that any amount the CRA can contribute will fall far short of what is needed. An independent investigation showed that the income was a fraction of what is real. The study stated that the average was \$1.05 per foot, but in reality it is \$4.00 - \$5.00 per foot. He said he asked the City Manager to bring back the consultant for further information, and the City Manager said the City Commission would have to pay more money to bring him back. Commissioner Trantalis reported that the Marine Advisory Board advised the City Commission that the average vacancy is 48%, which does not justify expansion. He asked the Board to keep those things in mind.

Mr. Morris remarked that the CRA committed to pay for the dredging from the canal to the marinas, (\$3.5 million), in addition to the monies already discussed. He continued that the CRA had flat-lined their revenue projections, but hopefully the projections will change. Mr. Morris added that priorities need to be discussed.

Ms. Jarjura wondered where the money went that was earmarked for the projects that they were going to build (such as the east side of Las Olas) but did not build. Mr. Morris replied that before the Oceanside project was scrapped, the budget was almost even. Mr. Prizlee stated that the resulting overall budget included three options.

Ms. Lee suggested a workshop with the City Commission acting as the CRA Board to review everything on the table at this time. Mr. Morris maintained that the only changes were in the Las Olas area. Vice Chair Rubenstein recommended having the changes, the green-lighted projects, and the numbers all on paper to review.

Commissioner Trantalis stated that the Commission has not even seen the projects. There was a discussion about the City Commission's involvement in the project plans, and lack of communication between the Board and Commission.

Chair Deckelbaum remarked that the marina occupancy rate reflects a year-long average that includes the seasonal variations. He said that the boats that would be most valuable economically cannot get there.

Mr. Prizlee stated that the dredging has not yet begun. The Marina staff is working with FIND (Florida Inland Navigation District) are going through the process of getting funds to begin the dredging to gain access to the marina. However, Commissioner Trantalis believed the project would not happen because of the amount of funding required.

Mr. Prizlee suggested that if the marina is viewed based on the incremental revenues from expanding the marina, it only supports a \$9 million project. As far as the rates, the City charges \$4.00 or \$5.00, but the effective rate (that takes into consideration occupancy and different rates for different sized boats, etc.) is about \$1.05.

Commissioner Trantalis remarked that they discounted it twice, and the numbers do not show the true economic benefit. He said they need to have the real numbers.

Chair Deckelbaum thought everyone on the Board wanted to see the project happen, and suggested finding out what the true funding gap is. Ms. Lee added they need to know the numbers related to the other projects being worked on. She reiterated her wish to have a joint meeting with the City Commission to make sure everyone is "on the same page." The Chair thought they had requested that already, but they can make another request.

Ms. Lee addressed Commissioner Trantalis about a plan to rebuild Barrier Island if there is a major hurricane. She read the Communication from the BID about the need for such a plan. Chair Deckelbaum commented that the BRAB also sent such a communication in the past.

Ms. Lee remarked many condominiums on the beach could not be rebuilt due to the present codes. Mr. Morris maintained that the City codes are different than the building codes, and there is nothing the Board can do about it, since those codes are CCCL and FEMA requirements. If it is done for one part of the City, it has to be done for the entire City. Ms. Lee spoke about a study of the coastal areas by Paul Castanza and what different counties did to rebuild quickly. She wanted to have that study brought out and perhaps follow what had been done successfully in other areas.

VII. Communications to City Commission

Motion made by Mr. Abbate, seconded by Ms. Jarjura, requesting a Joint Workshop between the Beach Redevelopment Advisory Board and the City Commission sitting as the CRA to discuss the Master Plan Projects. In a voice vote, the **motion** passed unanimously.

Ms. Jarjura was frustrated with the slow-moving approval, design, permitting and construction process. She thought, however, that the joint meeting should occur before staff moves forward with the plan. She also expressed a desire to review the economics of all the projects (Las Olas realignment, dredging, green roof on Sebastian with multi-stories) compared to monies available.

Chair Deckelbaum suggested that at the July meeting there be an update such as the one suggested by Ms. Jarjura plus the following:

- A rough idea of what green roof would cost on Sebastian
- A rough idea of what it would cost to build it on top of a two- or three-story garage with some contribution from a parking bond

Mr. Prizlee responded that as they move through the process, they look at the costs, and have looked at some planning numbers on the Las Olas alignment to see what they have. They are also looking at CRA revenue projections. In June, they will know if revenue is up or down. Staff will then look at the projects and put placeholders (planning numbers) in the budget. Mr. Prizlee continued that anticipated construction costs for the Sebastian lot are \$1.8 million, which is under the threshold for the CCNA. If the green roof pushes the project over \$2 million, then they will need to conduct another RFQ using the CCNA process.

Mr. Morris stated they have received direction from the City Commission to move forward with the expansion of the Sebastian Lot as is currently designed. They have to follow that direction until told otherwise.

Vice Chair Rubenstein said that they are not asking Mr. Prizlee to talk to the architects and the engineers, but would like the costs for the Las Olas realignment (since it was an add-on) so that the Board can discuss it. He said the Board is only asking for estimates for that and the green-roof idea.

Mr. Abbate opined that the joint meeting should look at the big picture. Chair Deckelbaum and Vice Chair Rubenstein stated that the meeting should be looking at the information and numbers.

Ms. Jarjura asked about a trash can proposal from several years ago and mentioned that trash cans have been overflowing for the past three weeks. Mr. Morris responded that the trash can proposal did not “go anywhere.”

[Ms. Jarjura left at 3:42 p.m.]

Motion made by Ms. Lee, seconded by Mr. Abbate, requesting that City Staff work on amending or revising the ULDR to allow for rebuilding structures that are destroyed which are not conforming with the current zoning code, in the event of a major storm or other natural disaster that greatly impacts Fort Lauderdale Beach. In a voice vote, the **motion** passed unanimously.

VIII. Old/New Business

Ms. Lee reported that the BID is still in the process of working with the City's legal department of the City to put food and beverage on the beach. They had one of the attorneys come to a meeting to review the process. Mr. Morris added that the BID will have a planning meeting for the budget in a month or so.

Hearing no further business, the meeting was adjourned by Chair Deckelbaum at 3:58 p.m.

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

Attachments:

Email from City Auditor Herbst - Chair Deckelbaum

Diagram of Sebastian surface lot - Commissioner Trantalis

Aerial of Sebastian Lot Expansion – Earl Prizlee

Aerial of Las Olas Corridor - Earl Prizlee