

APPROVED

**SPECIAL MEETING
BEACH REDEVELOPMENT BOARD
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FL 33301
TUESDAY, APRIL 8, 2014 - 9:30 A.M.**

MEMBERS	FEB 2014/JAN 2015				
	REGULAR MTGS		SPECIAL MTGS		
	Present	Absent	Present	Absent	
Anthony Abbate, Chair	P	2	0	1	0
Ina Lee, Vice Chair	P	2	0	1	0
Thomas B. McManus	P	0	0	1	0
Dan Matchette	P	2	0	1	0
Melissa Milroy	P	1	1	1	0
Judith Scher	P	2	0	1	0
Tim Schiavone	P	2	0	1	0
Andy Mitchell, Jr.	P	2	0	1	0
Shirley Smith	P	2	0	1	0
Aiton Yaari	P	1	1	1	0

Staff

Don Morris, Economic Reinvestment Administrator
Eileen Furedi, Clerk II
Jamie Opperlee, Recording Secretary, Prototype, Inc.

Guests and Presenters

Jeff Suiter, EDSA
Kelly Hitzing, EDSA
Sheryl Dickey, DCS Inc.
Marwan Mufleh, Kimley-Horn

Communications to the City Commission

None.

I. Call to Order/Roll Call – Anthony Abbate, Chair

Chair Abbate called the meeting to order at 9:31 a.m. and welcomed new Board member Thomas McManus.

- **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.

Chair Abbate added an agenda item for Old Business: a letter to Bradley Deckelbaum in appreciation of his service to the Board. Chair Abbate then read the letter aloud.

Motion made by Vice Chair Lee, seconded by Ms. Scher, to approve sending the letter to Mr. Deckelbaum. In a voice vote, the motion passed unanimously.

II. Discussion of Beach Master Plan Projects - Donald Morris, Economic Reinvestment Administrator

Jeff Suiter from EDSA stated it was important to them to have a local team for the projects. He then began a PowerPoint presentation at 9:36 a.m. The presentation covered the following:

- Origins/history of the projects
- Las Olas, A1A, Almond Avenue projects
- Phasing and scheduling of the project

Mr. Morris stated that the Las Olas project is going to a 15% threshold for conceptual design, and 30% for the decision-making threshold.

Vice Chair Lee requested that someone ask the City Commission to wait for the Board to give input before talking about the projects publicly.

Mr. Suiter stated that the groundbreaking for Almond/A1A will be in about 18 months; there may be another year involved for Las Olas. Mr. Morris elaborated that the projects will be staggered and scheduled to reduce the impact on the tourist season.

Mr. Suiter commented that FDOT has a resurfacing project on A1A as well. He said the consultants are trying to line up the Streetscape projects closer to each other so that there is continuous construction. Mr. Morris assured the Board that discussion would take place to coordinate the construction when the time comes.

Regarding the Las Olas project, Mr. Suiter clarified that the 30% decision point will happen in January of 2015. He thought it would take less than a year to get the documents to the 100% level and everything "shovel-ready." A brief discussion ensued regarding the factors involved in scheduling. Mr. Suiter mentioned that it would be impossible to avoid construction going through at least one tourist season. He added that having Construction Management (CM) at Risk indicating the timeline for construction (at the 30% level) can speed up the process.

Regarding Almond Avenue and A1A, it was noted that there will be incentives built into the timeline in the bid documents.

Ms. Scher expressed concern about coordinating the road construction with the concurrent building construction occurring on the beach.

Mr. Suiter continued his presentation at 9:58 a.m., addressing public awareness of the projects, pedestrian-friendly environment, use of garages/parking structures, awareness of hidden costs, and better and higher uses of the oceanfront.

At 10:10 a.m., Mr. Suiter turned the presentation over to Marwan Mufleh of Kimley-Horn. Mr. Mufleh discussed the Streetscape projects: Almond Avenue and A1A (improve the pedestrian and bicycle experience), and Sebastian Park (restroom facilities).

Mr. Mufleh concluded the PowerPoint presentation at 10:16 a.m.

Vice Chair Lee recommended having some type of transport (a tram?) from the garages to the beach incorporated into the planning process because people will not want to walk. Mr. Suiter felt people would adapt or might go to other parts of the beach. Vice Chair Lee requested that the consultants work with Ms. Alarcon to determine the actual need for parking and also get built-in transportation from parking areas to the beach.

Mr. Suiter felt that the three projects being presented today have been given the highest priority by the City Commission (in terms of all the projects being considered by this Board).

Chair Abbate expressed a desire to see the "specialness" of Fort Lauderdale articulated by the consultants; he felt that might tie all the projects together. He praised the comments on bicycle transportation and the transparency/landscape ideas related to the parking structures.

In response to a question about the status of the Intracoastal Promenade, Mr. Morris explained that expansion of the Marina is not currently under these contracts. The Promenade is being designed so that in case the expansion does occur, the design will be able to incorporate it. Ms. Scher confirmed there would be a green/open space.

Ms. Milroy wished that DC Alexander Park had been added as a part of this project. Mr. Suiter commented that a "quick concept" had been developed, which will be discussed at the regular meeting of the Board on April 21, 2014. Mr. Morris clarified it will be a separate project.

Mr. Matchette was not in favor of the Promenade as a park, due to parks being unused and being a maintenance and law enforcement problem. He suggested redoing the surface lot as a garden parking lot with revamped drainage (into the ground), if the Marina is not rebuilt. He also disliked the concept of the bridge on Las Olas coming down between two buildings.

Mr. McManus applauded the plans for the bike lanes. He was curious where the parking structures would go, and Mr. Suiter responded they have not done the designs for them yet.

Mr. Schiavone advised against getting caught up in discussions that have already taken place and encouraged the project to go forward.

Ms. Smith said she did not like Las Olas being flanked by two parking garages, and felt that widening Las Olas was not necessary. She hoped that any parking structure would not be taller than the bridge. Ms. Smith noted that people in Las Olas are upset over the traffic and suggested a right-turn lane that would go over to Seabreeze.

Mr. Yaari warned against waiting too long to see what is going to happen with the Marina before going ahead with projects. Mr. Morris said they can adjust the design to go around the Marina; they have to proceed with the design, planning for both contingencies. Mr. Yaari suggested flex space for valet parking/open space on Almond Avenue for beach goers.

Mr. Mitchell echoed the sentiments about the importance of getting people from the parking garages to the beach. He added the parking structures need to be outstanding visually, like some of the ones in Miami. Mr. Mitchell said moving the seawalls five feet sea-ward going down A1A produced wider walkways. Mr. Morris clarified that north of Sunrise Boulevard they did shift the walls, but south of Sunrise that was not allowed due to beach habitat. Mr. Mitchell emphasized the importance of keeping the Board informed throughout the process. Mr. Morris commented that the Board will be used as a "conduit" for information, and Sheryl Dickey will be in charge of that function.

Vice Chair Lee asserted that whatever is done needs to have vision and "be iconic." She felt that the flex plaza at A1A and Las Olas had to be stunning and offer a central gathering place. Vice Chair Lee also urged thought go into the parking garage need. Regarding the Marina, she wanted to know which way the project was going to go, because expansion would require a large amount of money. She also recommended putting a restaurant on the south side of the bridge.

Vice Chair Lee also suggested the following:

- They need to know what is going on with local development on Almond Avenue so that can plan properly
- Take a bus trip to Pompano Beach and other areas to see what other cities have done
- Deal with DC Alexander Park and do not duplicate what is going to be at A1A/Las Olas
- Build an infrastructure to support various events around and on the beach (Marina parking lot as a secondary flex space and DC Alexander Park)

Mr. Morris said the City Commission would see the presentation at the 15% percent mark, and the Board will be able to make recommendations before that. He pointed out that the City Commission has approved the scope and contract.

Vice Chair Lee remarked there is no "off season" any more; it is busy year-round.

Mr. Matchette thought creating, funding and maintaining transportation for parking lots was not a good idea due to the expense involved. Instead, he suggested more handicapped spaces at Las Olas parking lot and family drop-off zones. Mr. Matchette also recommended a restaurant on the beach, not in front of the Venetian. Perhaps it could be in front of a parking garage or at the north end of the lot.

In response to a question, Mr. Morris stated that the Aquatics Complex is in final design and is responding to comments from the DRC. The project will proceed to the Planning and Zoning Board and also the City Commission. He hoped to have the schematic of the complex available for the next Board meeting.

Mr. Yaari expressed concern about the lack of coordination between the various projects. Mr. Morris explained that EDSA is the design consultant for the Las Olas Corridor; Kimley-Horn is the design consultant for A1A; they are subs for each other and are on the same team working on the same projects.

Mr. Morris continued that EDSA has been contracted for conceptual designs for DC Alexander Park; Staff and EDSA have met with representatives from the property to the south and with RDC. Mr. Suiter added that was accomplished in five to six days. Mr. Morris said that as many affected property owners as possible will be involved going forward.

Mr. Yaari thought the number of parking spots being planned for the Swimming Hall of Fame area was unwarranted. Mr. Morris stated the parking needs have to be evaluated.

In response to a question, Mr. Suiter stated they will be examining possibilities for Channel Square, as it is important to the linkage to the beach.

Mr. Morris noted that they have applied for a grant to pay for what is being done on A1A, north of the CRA.

Chair Abbate opened the floor to the public at 11:04 a.m.

Frank Herhold spoke as a member of the Marine Advisory Board and a former director of the Marine Industries Association of South Florida. Mr. Herhold stated that boats are the big draw to Fort Lauderdale, but the marina is obsolete with aging infrastructure. He said the boat show is one of the City's major economic engines. He urged the Board to include Las Olas Marina redevelopment in their plans.

Brian Galton, Sunrise Paddleboards, said he had a struggle with the City getting his business open; he added that many other businesses will agree that the City is hard to work with. Mr. Galton relayed his difficulties dealing with the City, and pleaded with the City to make it easier for businesses to make money.

Ramola Motwani praised the Board for their efforts in decision-making. Ms. Motwani said the waterways are extremely important to the future of Fort Lauderdale, and they must not hold up the projects at the marina. She also emphasized the necessity for an amphitheatre for events and then building up around it for visitors.

Ed Smoker, part of the Polo Group that is the property owner of Las Olas, wanted to coordinate vistas of landscaping and median improvements to give visitors and residents the same visual impact going into the retail on Las Olas as they get going into the downtown area. Mr. Smoker advocated for parking garages. He also mentioned that the City is the yachting capital of the world and needs to accommodate the mega-yachts. Mr. Smoker hoped that the projects would get done in his lifetime.

Chair Abbate closed the floor to public comments at 11:22 a.m.

Chair Abbate emphasized the need to consider the projects in light of the issue of sea level rise and environmental sustainability. He advocated looking at garage infrastructures to see if there are ways to use renewable beach infrastructure resources that can sustain changes and maintain the economic viability of the beach.

III. Communications to the City Commission - None.

IV. Old/New Business - None.

Upon motion duly made and seconded, Chair Abbate adjourned the meeting at 11:24 a.m.

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

Attachments:

PowerPoint Presentation - Jeff Suiter/Marwan Mufleh