



AGENDA ITEM MEMORADUM

Town Manager

Department

Connie Hoffmann

Department Director

COMMISSION MEETING DATE (*) - 7:00 PM	Deadline to Town Clerk
<input checked="" type="checkbox"/> Feb 28, 2012	Feb 17
<input type="checkbox"/> Mar 13, 2012	Mar 2
<input type="checkbox"/> Mar 27, 2012	Mar 16
<input type="checkbox"/> April 10, 2012 *	Mar 30
<input type="checkbox"/> April 24, 2012	Apr 13

*Subject to Change

- Presentation
 Reports
 Consent
 Ordinance
 Resolution
 Quasi-Judicial
 Old Business
 New Business

FY2012 DESIGNATED HIGH PRIORITY ITEM - PRIORITY
TOPIC: EAST COMMERCIAL STREETSCAPE PROJECT

SUBJECT TITLE: REVISIONS TO DESIGN CONCEPT FOR THE EAST COMMERCIAL STREETSCAPE PROJECT

Presentation will be made by Steven Fett. Molly Hughes will be present to respond to traffic and parking related issues and Michael Buick from Chen Moore will be present to respond to engineering issues.

EXPLANATION:

Background

Jaime Correa and his design team presented the design concept for the East Commercial streetscape project to the Commission and community at a special meeting on January 17th. The Commission asked that the team proceed with the schematic design, but come back with proposed revisions that addressed various issues identified at the meeting. Since the comments were wide ranging and covered all blocks, it really wasn't possible to proceed with the schematic design until the design concept is agreed upon.

The design team quickly made changes to the plan, members of the design team met with some affected businesses, and I met with others, to get clarification on issues and their reaction to design change suggestions. On February 2nd, Jaime Correa, Steven Fett and I met with a group of business owners to review with them the revised design concept and show them how it addressed issues that they had raised at the January 17th meeting. Present at that meeting were Guy Contrada and Peggy Mohler from Aruba and their lawyer, Nectaria Chakris; Louis and Spiro Marchelos of Athena, the Pier and other properties in the project area; Bill and Elayna Ciani, owners of several properties on Block 2; Anthony D'elia and Mike Batt of 101 Ocean; Tobert Pozyaszo of Lord's Realty; and Lucke Ricciti and Dave Gadsby of Village Grille. Other businesses and property owners were invited, but did not attend. Unfortunately, no one from Block 3 of the project came to the meeting. Very different opinions were expressed among the participants at the February 2nd meeting. Some business owners and property owners in the easternmost two blocks are very supportive of the project, some were not.



Further modifications were made to the design concept to respond to some issues raised at that meeting.

The design team also met with the Fire Chief that day, who asked for a bit more staging area in the first block, which Jaime and company accommodated in the redesign.

All agreed the revised design should not be on the February 14th agenda due to restaurant owners being busy on Valentine's Day, so we tried to set up a special Commission meeting, but were unsuccessful due to Commissioners' schedules. As a result, I advised all that the item would be on the agenda for the Commission's February 28th meeting. I sent the latest design concept to the business owners by email on Wednesday morning, February 22th (shortly after I received it) so that they would have a week to review it before the Commission meeting.

Changes Made to the Conceptual Design

Steven Fett will present the plan in detail to the Commission on Tuesday night and go over the changes in dimensions. The significant changes include:

1. They widened the east bound lane in Block 2 as requested.
2. They shaved a few feet off of the proposed sidewalk widths in Block 2 to accommodate widening of the eastbound lane.
3. They added back 12 parking spaces lost in the original plan by eliminating the suggestion to connect the alleys across El Mar (8 spaces), finding space for an additional spot on South El Mar (1), changing the parallel parking proposed on A1A to four angled spaces both north and south of Commercial (restores a net of 3 spaces).
4. They moved the roadway entrance to the Pier's parking lot eastward as requested by the Pier operator which reduced the size of the plaza directly in front of the Pavilion. Although the roadway entrance is not as wide as the Pier operator would like, it is wider than what they currently have.
5. They removed the proposed curb in front of that plaza to give emergency vehicles more flexibility.

At the meeting on February 2nd, the designers showed two handicapped parking spaces in block one, but the business owners were opposed to them because they reduced the width of the proposed sidewalks, so they were removed. The two parallel spots on the eastern side of El Mar closet to Commercial Boulevard are now designated as handicapped spaces in the revised design concept.



The issue of specific tree selection is not addressed at this stage of the design. We will make those decisions when the schematic design comes back to the Commission.

Water Main Issue

Commercial Boulevard west of Ocean Drive is served by a 10 inch water main, while Commercial east of Ocean Drive is served by a 6 inch line. This is the only underground utility on this section of east Commercial Boulevard.

As part of the Fire Chief's review of the conceptual plans for the East Commercial Boulevard's streetscape project, he recommends the 6 inch water line be upgraded to a 10 inch line and that additional water hydrants be added to improve fire safety in the Oceanfront Center. Chen Moore & Associates, the engineers on the East Commercial streetscape project, made the same observation as the Fire Chief when reviewing the utility lines for the project area and has estimated the cost for the upgrade at around \$200,000, if it is done at the same time we do the streetscape project.

Chen's engineer and Assistant Town Manager Bud Bentley met with Fort Lauderdale Utility Division employees to discuss this need and Fort Lauderdale's staff took the position that the Town should bear the expense. We have since reviewed the agreement between the Town and Fort Lauderdale regarding the sale of the water lines and don't agree with Fort Lauderdale's position of essentially treating the Town like a developer that must upgrade utilities in advance of proceeding with a development project. We are going to go back to Fort Lauderdale at the Department Head level (and to the City Manager, if necessary) to argue that they should pay for the water line upgrade. We will offer to include it in our project, do the work, and have Fort Lauderdale reimburse us for it and the design fees associated with it. (There will be additional design fees associated with this work, which we will be negotiating should we go forward.)

It is important to get this resolved in a timely manner with Fort Lauderdale so that the engineering design for the East Commercial drainage and streetscape project is not held up.

Block 3

The Commission did not give us direction on the treatment of Block 3 at the meeting in January. The designers had advised that the treatment of that block proposed by the University of Miami (remove the median, widen the sidewalks) could not be done within the \$2 million budget for the project. As a result, they showed a much less costly landscaping treatment. However, they have since told me that the less costly plan is problematic because FDOT tree distance requirements from the roadway will require that the trees be placed in the middle of the sidewalks.

Chen has provided a rough estimate of the cost to do the University of Miami plan at \$500,000 for that single block, not including any treatment to Bougainvillea between the two alleys.

Schedule

We are falling further behind on the design schedule because of difficulties scheduling meetings in December and again in February, the various meetings with the business owners, etc. At this point, we are almost two months behind schedule and it is clear that the project will not be under construction until after the tourist season in 2013.



RECOMMENDATION: 1) Remove Block 3 from the scope of this project and combine it with the Bougainvillea to Seagrape block in a different project.

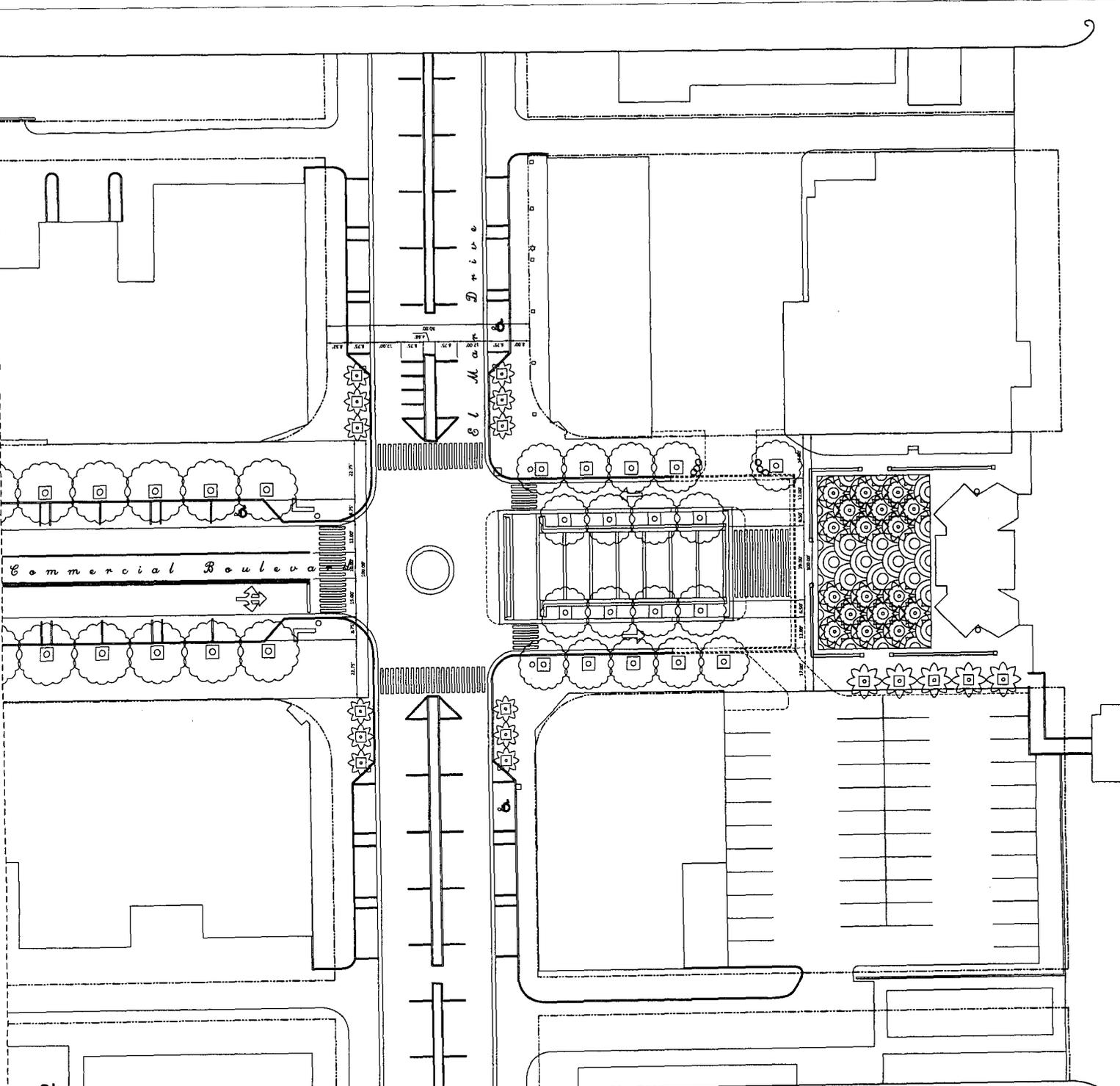
2) Make a decision on the design concept and move to the schematic design phase of the project.

EXHIBITS: Conceptual Design as of 2/22/2012 with dimensions (2 sheets)

Reviewed by Town Attorney

Yes No

Town Manager Initials CA



2-22-2012

2-22-2012

