



**TOWN OF LAUDERDALE-BY-THE-SEA
TOWN COMMISSION
SPECIAL MEETING MINUTES
Jarvis Hall
4505 Ocean Drive
Thursday, February 2, 2023
5:00 PM**

1. CALL TO ORDER, MAYOR CHRIS VINCENT

Mayor Chris Vincent called the meeting to order at 5:15 p.m. Also present were Vice Mayor Edmund Malkoon, Commissioner Alfred “Buz” Oldaker, Commissioner Theo Pouloupoulos, Commissioner Randy Strauss, Town Manager Linda Connors, Acting Town Attorney James White, Deputy Town Manager/Public Works Director Ken Rubach, Assistant to the Town Manager Courtney Easley, Director of Budget and Finance Lucila Lang, Development Services Director Jhanelle Campbell, Special Events and Marketing Manager Debbie Hime, and Town Clerk Katrina Adler.

2. PLEDGE OF ALLEGIANCE

3. RESOLUTIONS

- a. RESOLUTION 2023-07 – A RESOLUTION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, WAIVING THE TOWN’S PURCHASING MANUAL; AUTHORIZING THE TOWN MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH CIVICPLUS, LLC FOR AGENDA MANAGEMENT SERVICES; PROVIDING FOR IMPLEMENTATION AND FOR AN EFFECTIVE DATE.**

Town Manager Linda Connors explained that the Town has a current contract with CivicPlus for management of its website. CivicPlus has also purchased MuniCode, which codifies the Town’s Ordinances. Staff is pleased with the services of both providers.

Town Manager Connors concluded that some patience will be required, as CivicPlus will have to build a system into which they can integrate all their services. CivicPlus also provides closed captioning options, of which the Town has selected the mid-level option. This option has a reported accuracy rate of over 80% and comes at substantial savings when compared to current costs and top offers.

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Mayor Vincent asked if the company, which is based in Kansas, will offer local support or online support only. It was clarified that there will be online support, which is what the Town has through its current provider.

Commissioner Pouloupoulos made a motion, seconded by Commissioner Oldaker, to approve. Motion carried 5-0.

b. RESOLUTION 2023-08 – A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, APPROVING THE FIFTY PERCENT (50%) DESIGN PLANS FOR THE DOWNTOWN ENHANCEMENTS PROJECT; AUTHORIZING THE TOWN MANAGER TO ISSUE A REQUEST FOR PROPOSALS FOR THE PROJECT PROVIDING FOR IMPLEMENTATION; AND FOR AN EFFECTIVE DATE

Deputy Town Manager/Public Works Director Ken Rubach advised that the 50% design for the Downtown area is before the Commission and the public tonight. There have been some changes to this proposal since its first iteration.

The original plan proposed entrances at the east and west ends off Commercial Boulevard to the restaurants; however, it was determined this may not be the best arrangement to allow pedestrian traffic to circulate. The solution was to add a third entrance in the center. Each entranceway is 9 ft. wide. Restaurants may also leave a path within their sidewalk cafés if they choose.

Deputy Town Manager/Public Works Director Rubach continued that the four traffic islands on El Mar Drive can contribute to congestion, particularly during events. The proposal would shrink these islands by 2.5 ft. to provide better circulation. The length between the ends of both islands is approximately 200 ft.

Four Americans with Disabilities Act (ADA) -compliant parking spaces are proposed in front of Mulligan's, the Village Grille, and the El Mar Café, and the ride sharing or delivery pickup/drop-off space, which would also help manage congestion.

There will be 15 ft. to 17 ft. of outdoor dining space on Commercial Boulevard, with a 3 ft. to 5 ft. landscape buffer and an 11 ft. sidewalk. This is more than twice the width of a conventional sidewalk. Travel lanes were decreased by 1 ft., which would match the configuration of the 10 ft. travel lanes on Commercial Boulevard west of A1A. This will

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also address concerns regarding the speed at which traffic moves through the area, as shrinking lanes typically results in slower speed.

One concern previously raised was the architectural detail of a landscape buffer between outdoor dining tables and the landscaping itself. Deputy Town Manager/Public Works Director Rubach noted that photos of how this might look are provided at tonight's meeting. He added that the buffer will be lighted at the bottom, which will provide additional light in seated areas in the evening and protect the plantings in the buffer itself.

The proposed paving material is an aggregate bonded material which will surround the bases of trees and allow for water to flow through. It is a "pour-in-place" product that can be cut and modified if necessary. No mulch will be used, as it could result in runoff onto the sidewalk and storm sewer.

Deputy Town Manager/Public Works Director Rubach showed examples of the proposed pavers to be used on the pedestrian path between the landscaping and the roadway. The pavers proposed for the outdoor dining area would be 8 ft. x 12 ft. and are made out of high-strength concrete. These will require new maintenance procedures to be followed by Staff and contractors. The pavers will be sealed on a regular basis to prolong their use and prevent staining. There will be a more aggressive cleaning program to maintain them.

The main focus of tonight's meeting will be on the pavers and the outlay of the landscaped area so the pavers can be ordered in time for the next season. Staff will hold a separate meeting to discuss lighting, planters, signage, and other finer details.

Bollards proposed for the area are traffic-rated and will be lit. While there was previous discussion of providing bollards on the entire length of Commercial Boulevard, Staff feels comfortable providing three bollards each at the northwest, southwest, northeast, and southeast corners, where most vehicle turning motions occur. The same bollards will be used inside Dunes Plaza.

Deputy Town Manager/Public Works Director Rubach showed an example of in-pavement lighting, which was previously discussed. Staff feels this type of lighting is not likely to be necessary due to the new proposed lighting as well as the bollards, and recommends that it not be used. The new lights proposed for Downtown have two colors in order to remain compliant during turtle season.

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Staff is considering the addition of palm trees, and is also looking into the removal of existing buttonwoods in Dunes Plaza. The City's Building and Grounds Supervisor was able to identify areas in town to which the buttonwoods can be moved.

No property tax funding will be used toward the Downtown project: it will be fully paid for through American Rescue Plan Act (ARPA) funding, which can be used for certain COVID-19-related projects. Staff also recommends the use of funds from the Pierpoint settlement, which can be leveraged for the El Mar Drive portion of the project. The initial cost of the project was estimated at \$1.35 million, but has recently increased to \$1.45 million.

Mayor Vincent reminded all present that the purpose of tonight's meeting is to consider whether the Commission will approve the current design layout, including implementation of a buffer, landscaping, dimensions, pavers, and other features reviewed by Deputy Town Manager/Public Works Director Rubach. He cautioned against taking a more granular approach at this time, as the intent is to get the project out for request for proposal (RFP) for design and construction.

Mayor Vincent asked if the Town is able to work with Uber, Lyft, and other ride-sharing services to ensure they are aware of the pickup/drop-off location and can use it safely and efficiently. Deputy Town Manager/Public Works Director Rubach replied that while this location is available, drivers cannot be forced to use the designated space.

Mayor Vincent also addressed the proposed wall, asking if there is any type of substrate or finish that can be applied to minimize the need for maintenance. It was clarified that the finish applied to the wall will improve its maintenance, and a sealant can be applied to the finish to provide some water resistance.

Mayor Vincent continued that he would like the RFP budget to identify the locations where lighting is planned. He also suggested a potential budget be estimated to include the cost of installation of light fixtures without specifying the type of fixtures that would be used.

Deputy Town Manager/Public Works Director Rubach replied that he anticipated the Town would order the materials, including rough-ins for electric, irrigation, and other fixtures. This means these materials would not be included in the bid. The project's budget includes a line item for the installation of fixtures.

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Commissioner Strauss also requested additional information regarding the wall, including whether it will be permanent or portable. It was confirmed that the wall will be permanent and will stand 14 in. in height. It can be very simply constructed, with an angled rough-cast concrete piece at the top.

Commissioner Strauss continued that while he had previously been concerned the wall could create a trip hazard, its proximity to landscaping should make it open and obvious. He also agreed that bollards should be placed in higher-traffic areas, and asked if they could be implemented in a way that would allow for the addition of more bollards later on. Deputy Town Manager/Public Works Director replied that a conduit can be placed beneath the bollards.

Vice Mayor Malkoon asked if LED lighting will be on both sides of the proposed landscaping or the inside only. It was clarified that street lighting in the subject area will be improved upon, as the current lighting is inadequate. The bollards at each end will also be lighted.

Vice Mayor Malkoon also asked if removable bollards have been considered. Deputy Town Manager/Public Works Director advised that Staff is looking at bollards that can be retracted into the ground, although this will be determined by utility placement.

Commissioner Oldaker addressed the pavers, stating that he would like to look at the available patterns, as residents and businesses are not happy with the existing pavers. He asked how the patterning would be placed on the block. It was clarified that the pattern will run parallel to the curbs. Pavers will be 8 ft. x 8 ft.

Commissioner Oldaker also expressed concern that the proposed wall could attract skateboarders after hours. Deputy Town Manager/Public Works Director Rubach replied that this has also been an issue in Dunes Plaza, and pointed out that tables in this area are likely to serve as deterrents. The layout of the wall is also intended to discourage this activity.

Commissioner Oldaker recalled that there had been discussion of raising a crosswalk between two restaurants. Deputy Town Manager/Public Works Director Rubach advised that this would most likely be addressed during Phase 2 of the project, as Phase 1 does not include re-paving the roadway.

Commissioner Pouloupoulos requested clarification of the project's timeline if the 50% design plans are approved today. Deputy Town Manager/Public Works Director Rubach

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replied that if the project is started in June 2023, the goal would be for it to be complete in time for the Christmas-By-The-Sea event. He acknowledged, however, that weather will most likely be a factor in the timeline.

Deputy Town Manager/Public Works Director Rubach added that Staff will also ask the project's contractor to stage it in a way that completes the El Mar Drive portion first.

At this time Mayor Vincent opened public comment.

Ina Marjakangas, resident, stated that she owns Coast Boutique, which is located Downtown. She noted that the proposed sidewalk on A1A is 8 ft. wide, or 1 ft. smaller than the 9 ft. sidewalk proposed for Commercial Boulevard. She also asked if outdoor dining tables might block the pedestrian pathway alongside businesses on A1A.

Ms. Marjakangas also requested clarification of the height of trees to be placed Downtown, and whether or not they will be placed in front of retail stores, where they might block visibility. She expressed similar concerns for visibility regarding umbrellas for outdoor dining. She concluded that there may be a need for bicycle racks in some portions of Downtown.

Hugh Johnson, representing Architectural Alliance Landscape, advised that at present, A1A has a 5 ft. sidewalk, which will be replaced by an 8 ft. sidewalk. He indicated where there would be breaks in the wall so pedestrians can access Downtown stores and restaurants. Outdoor dining tables should be set up to accommodate these breaks. All trees along A1A will be coconut palms, so no blockages are expected. He noted that the palm fronds will be over the buildings' height, as they are now.

Mayor Vincent pointed out that there are already umbrellas in place at outdoor dining tables. Deputy Town Manager/Public Works Director Rubach confirmed that these will continue to be subject to standard sidewalk café regulations. Umbrellas are allowed, and the density of tables is determined by the restaurants' sidewalk café permits.

Mayor Vincent recommended that once the design has reached the appropriate phase, the Town should consider providing a bike rack in the space Ms. Marjakangas had mentioned. He noted that this will be a later phase of the project.

Mr. Johnson noted that there will be accent lighting beside the outdoor dining area, as well as lights on the street side to improve safety for pedestrians.

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Ann Marchetti, resident, stated that she spoke on behalf of several Downtown businesses. She advised that three restaurants on El Mar Drive would like to extend their outdoor dining, using two spaces apiece. If these spaces are provided, there would still be 17 parking spaces left on El Mar Drive, which could accommodate four ADA-compliant spaces and one temporary pickup/drop-off space. She requested that this be considered earlier in the project than other changes slated for El Mar Drive.

Deputy Town Manager/Public Works Director Rubach recalled that when the initial configuration of the Downtown redesign was considered, the Commission had evaluated the possibility of opening all parking spots for use by restaurants. The current variation, which leaves parking on El Mar Drive, is the option they chose. Changing the plans at this point would require changing the scope of the project, with additional engineering and landscape architecture.

Mayor Vincent advised that the Commission has entertained several design options for the project, arriving at the final design because it accommodates legally required ADA-compliant parking spaces. He felt Town Staff has worked to determine the best possible design for the project, and is using the space available to the best of its ability.

It was noted that ADA-compliant parking spaces must be located beside a curb in order to meet requirements. This creates a barrier to filling in existing parking spaces.

Bill Ciani, resident, stated that he represents five Downtown storefronts. He was in favor of the proposed design, and suggested that when barriers are constructed, the planted area should reach the same height as the wall.

Barbara Cole, resident, asked for the time frame required to narrow lanes on Commercial Boulevard. Deputy Town Manager/Public Works Director Rubach replied that the portion of Commercial Boulevard between A1A and El Mar Drive is a local roadway, which requires Broward County and Florida Department of Transportation (FDOT) approvals.

Ms. Cole also noted that the pavers on another portion of A1A are different from those proposed as part of the Downtown redesign, as are the pavers closer to the Plaza. She recommended greater continuity between these sections. She concluded that the Town should take greater steps to keep the public informed of the ongoing discussion, including funding sources.

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With respect to the different paver patterns and colors, it was explained that most of the selected color palette matches closely with pavers on the west side of A1A and in other parts of the Downtown area. The intent is to keep a simple palette. The pavers selected for outdoor dining areas will be made of very forgiving material that is easily cleaned.

Deputy Town Manager/Public Works Director Rubach advised that discussion of street lighting will be discussed in greater depth at a subsequent meeting.

Mayor Vincent pointed out that the east and west sides of Downtown are already significantly different, with more features on the west side than the east at present. He felt it was appropriate to continue to differentiate between these areas.

Peggy Mohler, resident, asked if one of the Downtown lanes of A1A is currently 10 ft. wide. Deputy Town Manager/Public Works Director Rubach replied that this would not make a difference for construction, as both curbs will have to be adjusted to create two 10 ft. lanes. In total, the Town will reclaim 4 ft. to 5 ft. from all the lanes on the roadway. He added that this portion of the project is estimated at six months for completion, although he felt it may not take all of this time.

Mayor Vincent recalled that when the first Downtown project took place in 2013, there was greater accessibility of materials and labor, which is not the case at present. Current conditions are likely to have an effect on the time frame.

Town Manager Connors advised that Staff would clarify Ms. Mohler's question regarding the width of existing traffic lanes when they have access to a survey. She reiterated that by the end of the project, each traffic lane will be 10 ft. wide.

Spiro Marchellos, resident, stated that his Downtown business tenants have complained that their signs are blocked by trees, and asked if the existing trees would be removed and replaced with palms. Deputy Town Manager/Public Works Director Rubach replied that the only trees to be replaced are the ones in Dunes Plaza. He reminded all present of Broward County's policies and restrictions regarding the removal of existing trees.

Mayor Vincent asked if the replacement of trees in Dunes Plaza with palms would serve to increase or impede visibility of stores. Deputy Town Manager/Public Works Director noted that the plan would remove six shade trees and install six palm trees.

Vice Mayor Malkoon observed that there are no trees on the north side of the subject street, and asked if a buffer area will be installed there. Deputy Town Manager/Public

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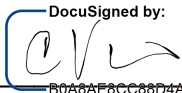
Works Director Rubach advised that there is an existing buffer there, and the profile will not be significantly changed due to a lack of space.

Deputy Town Manager/Public Works Director Rubach stated that Staff is requesting approval of the 50% plan, which would move forward at a cost of \$1.45 million. Additional details, such as lighting, planters, and landscaping, will be brought back to the Commission at a later date.

Commissioner Oldaker made a motion, seconded by Vice Mayor Malkoon, to approve. Motion carried 5-0.

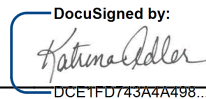
4. ADJOURNMENT

With no other business to come before the Commission at this time, the meeting was adjourned at 6:20 p.m.

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Mayor Chris Vincent

ATTEST:

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Town Clerk

3/6/2023

Date