



**TOWN OF LAUDERDALE-BY-THE-SEA
TOWN COMMISSION
SPECIAL MEETING MINUTES
Jarvis Hall
4505 Ocean Drive
Tuesday, October 24, 2017
5:30 PM**

1. CALL TO ORDER, MAYOR SASSER

Mayor Sasser called the meeting to order at 5:30 p.m. Also present were Vice Mayor Mark Brown, Commissioner Alfred "Buz" Oldaker, Commissioner Elliot Sokolow, Commissioner Chris Vincent, Town Manager Bud Bentley, Deputy Town Manager Tony Bryan, Assistant Town Manager Sharon Ragoonan, Development Services Director Linda Connors, Town Attorney Kathryn Mehaffey, Municipal Services Director Don Prince, Public Information Officer Steve d'Oliveira, Special Projects Coordinator Debbie Hime, and Town Clerk Tedra Allen.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. PUBLIC COMMENTS

At this time Mayor Sasser opened public comment, which he closed upon receiving no input.

4. FAU VISION PRESENTATION

Mayor Sasser explained that tonight's meeting would review the Town's visioning study so they will have a baseline determining how best to proceed in the future. The project has been led by Francis Lyn of Florida Atlantic University (FAU), Associate Professor with the School of Architecture and Director of the MetroLab Collaborative, which is the community engagement arm of the architecture program.

Professor Lyn showed a PowerPoint presentation to the Commission, recalling that in September 2016, the visioning project began with a community workshop. A number of issues important to the project were identified at this workshop, including:

- Character and scale of the community
- Architectural expression
- Green space and shade
- The role of the Community Center
- Views and connections to the landscape, beach, park, and other features

- Transportation and parking issues
- Signage

Professor Lyn continued that key considerations included maintaining view corridors and ensuring that major components of the building capture these views. The FAU students assisting with the project looked closely at context, often walking through the Town with Staff to better understand its environment. They also focused on regulatory issues, the existing landscape and parking systems, and the current building program. These considerations led to an urban design framework which promotes the understanding of how the Lauderdale-By-The-Sea community lives and works.

The area with the most significant development in the urban design framework was the re-conceptualization of Friedt Park. Professor Lyn advised that there was a desire to ensure the view corridor through El Prado Park to the beach was maintained. Another important consideration was the hotel site(s) to the north, which the students imagined were acquired for future development by the Town.

The students also considered programming for the community center building. They met with Staff from multiple Departments and established a program for the building, which would be roughly 58,000 sq. ft. (net). This would nearly double the 30,000 to 33,000 sq. ft. of the current facility.

Design opportunities were created by individual students. Professor Lyn advised that at this point in the process, it is more appropriate to review the main themes within the project to determine how they might be engaged in the future. Potential features include resilient design, including preparation for and response to storm surge. This plan proposes an elevated building program and minimal programming at the ground level.

Another consideration is response to urban context, which allows for a building pattern that promotes natural lighting and air while creating exterior public spaces. This scheme uses plant material and ground covers such as sand to bring the beach theme into the central plaza.

Connectivity addresses not only view corridors to the beach, but incorporation of features such as bus stops or bicycle racks to serve as part of the architecture, contributing to shade structures.

Students were asked to consider the Town's preferred architectural theme of Midcentury Modern, although they were not asked to mimic existing architecture. Components such

as screen walls or trellis structures, which are typically seen in Midcentury Modern buildings, were applied in a different manner to the proposed buildings.

The final major category of the project was parking. Some considerations included a multi-level parking garage, while others included ground-floor or below-grade parking, as well as parking embedded in the center of the building.

Potential next steps include:

- Engaging in a contract with a design professional who will work with Commissioners and Staff to discuss the process
- Selecting a project delivery method, such as “design/bid/build” or a public-private partnership
- Advertising a request for qualifications (RFQ) to select a criteria architect or other programming professional
- Additional community workshops to involve the community in the conversation

Professor Lyn concluded that he has submitted a summary booklet providing greater detail about all the information covered in the presentation, as well as estimated timelines.

Mayor Sasser asked what the process involving a design professional might entail, including potential costs and a prospective time frame. Professor Lyn replied that the first step of the process would be to educate Commissioners and Staff about what would follow. While FAU participants worked on the project from both an academic and a community engagement standpoint, he felt professionals who have experience in beginning these projects would be more useful to the Town.

With regard to phasing, Professor Lyn urged the Commission to consider this very carefully, as it may seem attractive from a financial standpoint but can lead to stumbling blocks in the process. He recommended that the Commissioners consider liability, the age of the building, and the possibility of hazardous materials. Some of the proposed schemes are based on a campus strategy, which would lend itself to phasing.

Vice Mayor Brown asked if there were particular student designs that Professor Lyn felt would be best for the Town. Professor Lyn noted two designs that could be appropriate from a functional standpoint, as they create interesting public spaces and view corridors. He reiterated that the elevated public plaza allows for parking to be hidden while creating views on the second level. With respect to the number of floors, he recommended that the scale of the rooms be kept in mind, with higher ceilings suggested for event spaces. He did not recommend a building with more than three floors.

The second proposed design that Professor Lyn felt would be appropriate responds to existing architectural conditions and reinterprets them. He also noted a design that elevates all activity from the ground level, emphasizing the need for resiliency and functionality, particularly following a storm event.

Professor Lyn continued that it may be necessary during the process to consider an offsite location for Town Staff. Commissioner Vincent noted that an offsite municipal services facility currently used for storage could serve this purpose. Professor Lyn added that vacant commercial properties could also provide necessary space.

Commissioner Vincent asked if it would be wise for the Commission and the Town to make a decision on how to proceed and establish a budget and timeline. Professor Lyn recommended caution before the Commission arrives at this decision.

Town Manager Bud Bentley advised that the regular meeting Agenda includes an Item dealing with the policy document for fiscal year (FY) 2018, which includes the proposed vision project. The Commission will make a decision on whether to continue this process or place the project on hold for some time. If they elect to proceed, discussion on next steps, costs, public input, and other aspects will be part of a public bond decision. He recalled that Town residents were not in favor of the infrastructure tax proposed in 2016, as they had not been certain of the benefits it might bring them.

Town Manager Bentley also recalled the community input process regarding projects on Commercial Boulevard, in which the community elected to set aside funds for a conceptual plan and Master Plan for these improvements. The vision project would involve a similar community input process.

Commissioner Sokolow commented that the process could cost between \$20 million and \$40 million over an extended period of time on land already owned by the Town, which may not be desirable to all residents. He strongly recommended quantifying the project's costs before committing time or funds, including the potential costs to each resident or property in the Town.

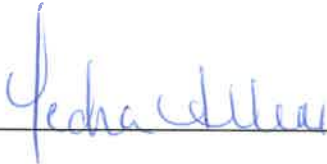
With no further business to come before the Commission at this time, the meeting was adjourned at 6:19 p.m.

Town of Lauderdale-By-The-Sea
Special Town Commission Meeting
October 24, 2017



Mayor Scot Sasser

ATTEST:



Town Clerk Tedra Allen

11-15-17

Date