

**MINUTES OF THE
 BEACH REDEVELOPMENT ADVISORY BOARD MEETING
 TUESDAY, SEPTEMBER 20, 2004 – 3:00 P.M.
 CITY/COUNTY CREDIT UNION BUILDING – SECOND FLOOR
 634 NORTHEAST THIRD AVENUE
 FORT LAUDERDALE, FLORIDA**

BOARD MEMBERS

	<u>Absent/ Present</u>	<u>(P)</u>	<u>Cumulative from 2/16/04 (A)</u>
Pamela Adams	P	6	1
Brad Fitzgerald	P	6	1
Steve Glassman	P	7	0
Eileen Helfer	P	7	0
Ina Lee	P	7	0
Al Miniaci	P	7	0
Judy Scher	A	6	1
Linda Gill	P	6	1
Henry Sniezek	P	6	1
Mel Rubinstein	P	7	0

STAFF

Chuck Adams, Beach CRA Director
 Paul Costanzo, Beach Redevelopment Projects Manager/Principal Planner
 Paul Bohlander, Assistant City Engineer, Public Services
 Stu Marvin, Aquatics Manager, Parks and Recreation
 Sheila Aberin, CH2M Hill Project Manager

Margaret A. D'Alessio, Recording Secretary

GUESTS

Tim Schiavone
 Bob Bekoff
 Courtney Crush
 Jack Mancini

CALL TO ORDER

Chair Ina Lee called the meeting to order at approximately 3:00 p.m. and roll call was taken.

APPROVAL OF MINUTES

Motion made by Linda Gill and seconded by Eileen Helfer to approve the minutes of the August 16, 2004 meeting. Board unanimously approved.

WATER TAXI PRESENTATION

Bob Bekoff, Water Taxi, stated that they were discussing where to locate the new central terminal for Water Bus, which would be a floating terminal. He proceeded to show a model of the proposed terminal. He explained that it was to be located at the NW corner of the Las Olas Marina. He explained that he was going to show a presentation which had been done to scale as to what the facility would look like at this site from various angles. Mr. Bekoff stated that the important thing as to why the terminal should be located at that site was that it would be in the center of the route between the north and south boundaries. Also, he stated that monies were going to be allocated for a bus terminal, and he proceeded to show its location, for service going from 17th Street to Bahia Mar. He added that there were also monies in the fund to create a loop that would go to the Downtown.

Henry Sniezek entered the meeting at approximately 3:04 p.m.

Mr. Bekoff continued stating that the idea was to facilitate a way for people to go to and from the beach without using their cars. He stated they had been before the Central Beach Alliance and the presentation had been favorably received, and the biggest and most challenging issue appeared to be whether there was any seagrass in the area, and if it would have to be mitigated.

Linda Gill asked if there had been seagrass in the area when the other docks had been done. Mr. Bekoff stated that he believed there was, and they had checked the area but they had not found any. He added that the terminal would be ADA accessible.

Mel Rubinstein stated that some residents were concerned that the terminal would be located right behind some residences, such as the Portofino, and were worried about the potential of noise. He asked if the terminal was going to operate long hours and would lights from it affect the surrounding area. Mr. Bekoff stated there would not be any lights because they were bad things on boats because they obscured the vision of the operators. He explained there would be lighting on one side which would be indirect. In regard to noise, he stated that transfers happened simultaneously and they had never received any complaints. Mel Rubinstein asked about the hours of operation. Mr. Bekoff replied that now the last pick up point which was normally at the extreme ends was about 11:45 p.m. to 12:10 p.m. Mel Rubinstein asked if the noise would not have an impact on the residents at that hour. Mr. Bekoff stated that the terminal might be a drop-off point at that hour, but it would not be a pick-up location. He reiterated that he could not say that people would be silent, but this was to be a destination point. He stated further that people's habits have changed a lot, and they were contemplating taking off the last hour of service.

Steve Glassman stated that Portofino residents had been concerned about the height of the mast part of the terminal, and the mass of the structure along with the height in regard to their view corridors. Mr. Bekoff explained they had tried to make this a landmark design. He stated that the sails would be of a translucent material, but he would be willing to hear any suggestions or comments regarding the design. Steve Glassman further stated that the comments were favorable in regard to this being a people mover, and not having so many vehicles going across

the Las Olas Bridge. Mr. Bekoff further stated that within the next 10-11 months they were going to be converting to some new vessels that would go into operation in the southwest carrying about 110 passengers, and moving through the water at about 28 mph with no wake because they would be built with jet drives and automatic manatee warning devices, along with other features. He further stated that possibly in about 5 years they would have the ability to bring people from Palm Beach County to Miami-Dade County with limited stop service.

Mr. Bekoff advised that in 1999 they boarded about 176,000 people, and in 2004 so far they had boarded 724,000 people. He reiterated that people were using this service to get from place to place.

Linda Gill asked where the transfer station was presently located. Mr. Bekoff replied it was at Bahia Mar. He reiterated that they were not encouraging people to drive cars to get to their location as a destination.

Chair Ina Lee stated that this appeared to be the next stage of their evolution, and the County had used the water taxi/water bus as part of their ongoing advertising message about the uniqueness of this destination. She further stated this was an upscale version of what they had created and would be great for the City.

Al Miniaci entered the meeting at approximately 3:13 p.m.

MARBELLA PLACE

Chair Ina Lee announced that there would be an informational presentation.

Courtney Crush proceeded to introduce Jack Mancini, principal in the project. She stated that this was a new project for the beach, and it would be known as Marbella Place. She proceeded to show the site plan. She explained that it would be a 7 to 7 1/2 story building with one level of underground parking. She explained that it would consist of 37 units and it complied with all regulations of the Code. She continued stating that the project would consist of 2 buildings each 150' in length. She stated that the lot was 405'. She explained that presently there were 3 motel buildings on the lot which were not in very good shape.

Ms. Crush stated that the beach residents and the Commission felt this would be an appropriate scale of redevelopment for the beach. She explained it was in the NBRA zoning district which had a 120' height limitation. She stated the proposed buildings would be 87' in height, and 97' at their highest point. She explained that the Commission had changed the zoning height from 150' to 120' and density for the project would be 32 units per acre. She further stated that the project had been in the pipeline since last January. She stated that Mr. Mancini had met with the area residents, along with the Central Beach Alliance, and there had been some concern about how to make the project special. She reiterated that it was not a tower. She stated that even though there were two buildings, the residents appeared concerned about the connector making it appear as one building. She stated further that they had redesigned the building and now there were two separate buildings. She added that the architecture had also been a concern. She explained this was a clean style, but residents wanted more architecture features added.

Therefore, more detail had been added and the balcony railings had been changed, awnings added, and features over the roof had also been added. She stated that the project met all landscaping requirements, and advised that there would be a pool to the south.

Ms. Crush further stated that they were asking for yard modifications on 2 sides. She stated that they had to show they would be providing modulation and architectural detail, and landscaping consistent with the Beach Revitalization Plan. She stated they believed this project provided more improvements, including 7' sidewalks and met the setback requirements on the south and east. She further stated that in keeping with the existing development, and in keeping with what they felt would be an appropriate setback on the west and north sides, they were requesting setbacks of 25' and 27'. She stated they were consistent with the Code, and were providing a higher quality of architecture.

Mel Rubinstein stated that he had heard this presentation various times, and reiterated that this Board was not taking a formal vote, so therefore, he was only providing a personal opinion regarding the project. He stated that words were used such as "appropriate scale," and he reiterated that in the NBRA area the residents who had voted against this project had done so because they were concerned about the height of the project. He believed they had not been told at the time of the presentation that the highest point would be 97'. Steve Glassman reiterated that the height had been mentioned in the presentation. Mel Rubinstein continued stating that most buildings in the surrounding area consisted of 1-3 stories. He advised that 97' was equivalent to 9-10 stories, and only one building in the general area was about 7 stories, and another building consisted of 5 stories. He stated that he was concerned because he did not believe it was compatible to what existed in the area. He added that this was the last parcel on the Barrier Island which did not have highrises on it. He reiterated that he did not feel it was compatible with the area.

Ms. Crush stated that it was compatible and met the zoning district requirements. She reiterated that they were trying to balance the zoning code and an understanding of the sensitivity of the residents. She stated they were not trying to match the buildings. She stated that they felt doing two buildings of this scale and with such quality of architecture that this was better than coming in at 120' and doing a parking pedestal or some sort of surface parking.

Linda Gill asked about the location of the parking. Ms. Crush explained that there were two levels of parking. One would be underground and one above.

Al Miniaci stated that this project would be a great addition to the beach area and better than the buildings which existed on the property and even around it. He felt it was in line with the height and they had done a great job.

Mr. Mancini stated that the mass of the building was at 56', and only 3 apartments were above that level.

Eileen Helfer thanked the developer for the 7' sidewalks which had been a problem for the Central Beach.

Brad Fitzgerald stated that the project was great and he was glad they had not gone the full height of 120'. He asked if they would be able to incorporate this project with the streetscape plan to make sure that it would correlate with what they were attempting to do down on the Beach with EDSA. Ms. Crush stated that they would check the concept plan.

Chuck Adams announced that they had just received the schematic plan and it would be posted on the web site.

Chair Ina Lee stated that she appreciated how they respected and accepted input from the community, and had done great due diligence and were good partners for redevelopment on the beach.

Ms. Crush announced that this project would go before Planning and Zoning in October.

WATERWORKS 2011

Chuck Adams stated that Paul Bohlander would provide an update on the WaterWorks 2011 project, along with their current schedule.

Paul Bohlander stated that he was the City's Program Manager for the WaterWorks 2011 project. He explained that this was the City's water and wastewater capital improvement program, which was different than the City's historical approach to utilities. Historically, they had done utility master plans identifying needs of the City. He stated that in 2001, the City had adopted this program whereby they would accelerate and seek to implement most of the improvements included in the 2000 Master Plan. He stated they were looking at \$490 Million over a 10-year plan. He stated the total budget was \$608 Million over that same 10-year plan with completion scheduled by 2011. He reiterated that 2011 would be the City's 100th anniversary, and they were pushing the schedule.

Mr. Bohlander explained that an interesting aspect of this arrangement was that the City had partnered with a number of consultants, primarily CH2M Hill who were serving as the program's managers. He announced that other consultants who were engaged for design and construction services were Dressler McGee, Keith & Schnars, and Hazen & Sawyer. He explained that Hazen & Sawyer were working on the water issues, and Keith & Schnars were working on the civil and general work. Of particular interest to this Board would be the A1A Seabreeze project which was currently under way. He stated that Sheila Aberin, CH2M Hill, had been the project manager for the project and could provide more detail.

Sheila Aberin stated that she wanted to provide some update regarding two projects. One project was the Seabreeze project south of Las Olas Boulevard extending to Holiday Drive. She stated that the other project was the work north of Las Olas Boulevard, primarily on Birch Road. She explained that it was in the design phase at this time. She stated that this project had 3 components consisting of a 16" water main, a 24" force main for waste water, and an FPL duct bank. She explained they had coordinated with FPL and had agreed to construct the projects together in order to minimize the impacts to the community. Currently, she stated that regarding the force main project they were about 20% complete, the water main was about 40% complete,

and the duct bank work was about 60% complete. She explained that by having a single contractor they were minimizing conflicts between contractors. She further stated that the construction completion date was for the end of January. She explained there had been some delays due to the hurricanes and demobilization of equipment, and they had also encountered unforeseen conditions in the roadways because some of the utilities had not been documents in the drawings. She stated they would supply the Board with more accurate completion dates once they proceeded more with the work.

Sheila Aberin further stated that there was also a road realignment project planned for the future, and an expansion of the Seabreeze Corridor. She stated that this would have to be coordinated with FPL and the City.

Sheila Aberin want to briefly discuss other projects scheduled for the beach. She stated there would be an extension of the 24" force main to Vistamar which would improve wastewater capacity for the beach area. She added there would be rehabilitation of pump stations which were about 30% done, and final completion was scheduled for 2006.

Paul Bohlander stated that regarding the A1A Seabreeze project, they were working with FPL and had entered into a Joint Participation Agreement so all 3 of the work orders could be done at the same time. He explained that the contract also included provisions for the contractor to demobilize for special events, such as the Air & Sea Show and the Boat Show.

Linda Gill stated that the General Manager at the Yankee Clipper had been working with them on this project and he had reported great cooperation.

Steve Glassman asked if the work on Birch to Vistamar would be coordinated with the streetscape plan.

Chuck Adams stated that it would be coordinated, and the current implementation activity for that portion of Phase II would occur in about 2007.

Paul Bohlander stated that their challenge was that they could typically accelerate projects, but it was hard to push them back and they needed to hold down costs. Chuck Adams clarified that the target was 2006. Sheila Aberin stated they could begin as early as 2005.

Steve Glassman stated that everyone understood the magnitude and scope of the services which were going to be provided, but he had heard a lot of complaints about the staging area, especially its condition and appearance in relation to the entrance of the Venetian Condominium, both sides of Las Olas Circle coming over the Bridge towards the marina, and debris going into the street. He asked if in regard to aesthetics, if both sides of the street could be fenced better and debris hidden more from view. Sheila Aberin stated that they had received 2 complaints and had responded to them regarding loitering and drinking in the area. She stated they indicated that they would clean up the area, and the contractor had agreed to place trash receptacles in the area. She explained that the staging area had been damaged by the hurricane and they were going to reinstall screening and repair it. She stated further that they were to store the equipment in the rear of the site and would maintain it better.

Mr. Bohlander further stated that they were going to relocate some of the equipment to other lots. Steve Glassman stated that he believed they could better camouflage the area.

Linda Gill asked about the status of the FPL project. Mr. Bohlander announced that they were about 60% complete. Linda Gill stated they used to get a lot of power outages, especially during the Boat Show. Sheila Aberin stated that everything would be restored to normal with additional capacity.

Chair Ina Lee thanked everyone for the update.

HURRICANE PREPAREDNESS

Chair Ina Lee stated that she had asked for this item to be placed on today's agenda. She stated after the presentation regarding the NBRA overlay district, it was obvious about the difficulties of people rebuilding on the beach due to the current Code. She stated that the hurricane situation had put them in the forefront as to how the area would recover if such a disaster had occurred. She stated that she wanted them to be in a more proactive mode, than a reactive mode.

Paul Costanzo stated that from a generalized standpoint, the rest of the zoning districts on the beach were not as problematic as the NBRA and SLA areas. He reiterated that each district had their own problems.

Paul Costanzo indicated that he would give a broad overview from available information. He stated that back-out parking was not permitted at this time which was a problem. Therefore, any existing operation or building with such parking would have problems if there were be damaged in excess of 50% of the existing structure because they would then have to comply with the present Code requirements. He explained there were avenues to address problems, such as application for variances, built-in processes in the ULDR for developments of significant impact, which was about a 90-120 day minimum length process with no guarantees. He further stated that there were side yard requirements in the ABA and PRD districts that would prevent existing buildings from being rebuilt.

Mr. Costanzo further stated that there were some rather significantly tall buildings which exceeded the new maximum heights. He reiterated that the broad overview was that there were problems with the ULDR recognizing existing situations.

Chair Ina Lee clarified that if the Beach were hit as some of the other areas north of us had been hit, it would be virtually impossible for people to rebuild. Mr. Costanzo explained it would be difficult to rebuild. Chair Ina Lee stated that the question was what could be done about the situation. She reiterated that this was a tourist and resort destination, along with the area being their homes and location of their businesses. She felt they needed to look at the situation now. She asked how quickly could the overlay be done so these issues could be addressed. She felt this had to be on the "front burner" because they were not presently prepared to deal with this situation. She stated that it would virtually stop rebuilding.

Steve Glassman asked if they could recommend some type of grandfathering of existing structures for the entire beach area.

Chair Ina Lee stated that was the reason for this conversation at this time.

Henry Sniezek asked if the City had a post-disaster plan in place at this time. Paul Costanzo replied that he was sure if they did, but he thought that they likely did have one. However, he had not seen it, and therefore, he did not know if it addressed zoning issues. Henry Sniezek reiterated that such a plan could address these issues. Chair Ina Lee stated that it appeared that possibly the City did not have one. Henry Sniezek replied that he did not think that the County even had one.

Eileen Helfer stated that about 5 years ago, she and Alyson Childs had done a presentation before the Commission, particularly about the NBRA and SLA districts. At that time, the Mayor stated they would try and grandfather those areas in, but she was not sure if anything ever really happened.

Brad Fitzgerald stated that he felt they should have a hurricane plan, but he was not in favor of grandfathering in everything on the beach as a coverall. He stated that his company did a lot of property management, and advised that they managed about 1.8 million square feet of property. He stated that at the Executive Airport they had lost a roof on a 78,000 sq. ft. building, and if they did not take care of such problems immediately, the mold and mildew would create worse damage. He stated further that a neighbor of his who owned a mom-and-pop hotel had lost a tiki hut, and was informed that he could not rebuild it. He stated this was going to hurt his business because the tourists like to sit underneath it and congregate and have evening cocktails. Now, he was told it did not meet the present Code requirements, and therefore, he could not rebuild it. He felt they should be permitted to put things back the way they were before the damage occurred. He stated that getting a variance through the City within 90 days was not a reality. He felt they needed to put something in place. He further stated that the City needed to have a plan in place that would let property owners move ahead and rebuild and not have to wait on permits in such situations.

Chair Ina Lee suggested that this Board recommend to the City Commission that a Task Force be created immediately to address these problems before the next hurricane season would occur, and that possibly it could be in conjunction with this Board. She asked what would be the anticipated time frame for the overlay district going before the City Commission.

Paul Costanzo replied that the first draft should be ready within 60 days, and then they could begin discussing it with planning, and hopefully be in front of the Commission by late fall or early winter.

Chair Ina Lee stated that they were talking about an extensive matter, and she felt both things needed to occur simultaneously.

Steve Glassman stated that regarding grandfathering, he was referring to certain places on the

beach and not the entire area.

Linda Gill stated that the Yankee Clipper was not in the Central Beach and they would not be able to rebuild it if something happened.

Motion made by Steve Glassman and seconded by Linda Gill that the Beach Redevelopment Advisory Board should work with staff who would prepare a motion for the City Commission dealing with the rebuilding capabilities in case of a major disaster on the beach. There was further Board discussion.

Chair Ina Lee asked if the creation of the task force could be included in the motion as their main priority.

Linda Gill stated they needed to see what other communities had done after such disasters and see what worked, and then get something in place.

Chair Ina Lee stated that she was hearing a recommendation for a task force plan for redevelopment for the Barrier Island and the entire City.

Chuck Adams stated that the motion would be all right, but the alternative was to defer action so it could be further researched and discussed at the Board's next meeting. He advised that the City had a new emergency management coordinator, and they could also discuss the issue with the Building Department and see if there was some precedence, along with the City Attorney's office to see if there was a mechanism that could be incorporated in place of a disaster. He stated another month would provide them extra time to do more research on the matter.

Steve Glassman stated that what concerned him was when the Commission reduced the height throughout the Barrier Island by 20%, he felt it was strange that the legislation did not allow for such structures to rebuild to their present status.

Linda Gill stated that she had spoken with the Mayor after that had been done, and she had been informed that they did not really vote on that. Linda Gill stated that it needed to be further clarified because it was their impression they could not rebuild. She felt that information should be researched and see what was stated at the meeting, and also find out what other areas were doing.

Chair Ina Lee stated that the motion would not be necessary, and they would wait until the next meeting and see what staff's research would uncover. Then, they could form a recommendation to the City Commission.

Brad Fitzgerald asked what would happen to the upper stories, if a building was over the height limit for rebuilding. He reiterated that individuals had paid for their units which could not be rebuilt after a disaster. He stated they would have to be paid for their property, and he did not think the City Commission had given enough thought to the matter.

Chair Ina Lee reiterated that the motion was withdrawn and that staff would report back next

month regarding this matter. She felt that the Board needed to be more proactive so if a disaster occurred, they would have a plan in place.

ALHAMBRA/SEBASTION LOT

Chuck Adams stated that Mel Rubinstein had requested this item be placed on the agenda, but he had also heard from Commissioner Trantalis regarding the issue. He stated further discussion was being required probably due to what had almost happened in conjunction with the Hyde Park settlement. He explained several discussions had taken place last year regarding this lot in conjunction with the ULI Report. He stated that he had provided in the Board's backup the recommendation made by this Board.

Brad Fitzgerald stated that it was his opinion that most members of this Board wanted this property to remain a parking lot, and if additional parking was needed in the future a structure could be constructed. He asked how they could keep the property from being in play in regard to deals with developers.

Chuck Adams stated that the historical concept for that block had been that it would be retained in some fashion for public parking. He further stated that 10-12 years ago, it had been earmarked to possibly be a satellite site so as to remove parking from the Las Olas lot. He explained that in the early '90's there had been some plans envisioning up to a 400 space garage for the site. He stated that was the impetus for the City to move forward in acquiring the rest of the property through acquisitions from remaining 1986 bond monies. He stated that parking system monies had been used to complete the acquisitions. It had always been looked at as a future resource for public parking. He explained that in the mid '90's they had entertained some discussions and ideas for a future hotel, if the market returned. He stated that such ideas would have involved retention and expansion of public parking at the facility. He further stated that last year the ideas for that property had again been researched, and they had looked at possibly incorporating the property into the streetscape plan so as to improve what existed. He stated that Michael Grimme had some majority interest in some of the units in the Maynard, and had options with some of the remaining property owners.

Chuck Adams stated further that in regard to Hyde Park from what he read in the paper and the discussions held with this Board was an unusual situation regarding a settlement. He explained that the proposal was inconsistent with the zoning, and therefore, there was an agreement that if it had taken place a zoning change would be done. He stated it also involved the use of the site because residential was not permitted in the ABA district. He explained what was permitted was commercial and hotel. He stated that under the current situation, the zoning issue still existed. He stated that the market appeared to be coming back in regard to new hotel construction, but the reality was that as long as there was private response, why would they want to put in place public property. He felt the property should be used for public parking.

Linda Gill asked about the present status of the matter. Chuck Adams stated there had not been 3 votes to accept the recommendation, and evidently Hyde Park was in the final stages of litigation. Brad Fitzgerald advised that it was going to jury trial in November 2004.

Chair Ina Lee stated that this Board had previously stated they wanted public parking at the site, and they should reaffirm their position, and that they did not want anything to take away from the potential parking at the site. She stated further that they had discussed beautifying the site. Chuck Adams stated they would incorporate that into the streetscape plan.

Mel Rubinstein asked who owned the Maynard Condominium. Chuck Adams stated that Michael Grimme owned a majority of the units. He explained that it consisted of about 21 units and was private ownership. Mel Rubinstein stated that the building was an eyesore, and he believed that the Commissioner's birthday money was to be used to possibly buy the strip of land facing A1A, and create a park. He stated the remaining portion of the site would be for public parking. He reiterated that possibly they could encourage the City to buy the remaining land and create the park.

Linda Gill stated that probably some of the units would have to be condemned because the owners would not sell.

Eileen Helfer stated that Michael Grimme had done a good job in cleaning up the area. Linda Gill agreed and stated that some of the owners could not be dealt with, and therefore, the units would probably have to be condemned.

Chuck Adams further stated that he had not had any recent discussions with Michael Grimme, and each time they talked the numbers appeared to change. He stated the main piece of property fronting A1A consisted of 13,500 square feet, and 2-3 lots down were paid parking lots. He stated they wanted to base the buy-out on unit prices and not land prices, but land prices were at \$100-\$200 a square foot.

Mel Rubinstein stated that this Board was concerned about the beach, and he felt they should make a recommendation to the Commission, and then it would be their responsibility to address the issue. He felt that one of their concerns was that they almost lost the property, and parking was needed in that area. He did not think anyone would object to a park in the area. He felt that today or in the near future, the Board should make a recommendation to the Commission stating their position, and then possibly staff could address the issue and see what possibilities existed.

Linda Gill asked if Mr. Rubinstein was referring to purchasing more property. She reiterated that she did not think that was a good idea at this time, and they should keep the Alhambra lot, but people were screaming about taxes at this time. Chuck Adams stated that the ULI had suggested a mid-rise parking garage for the site. Linda Gill stated that she believed they had referred to a 4-5 story structure. Chuck Adams stated that back in 1991 and 1992 when staff had reviewed the situation, they had discussed a 4- story structure.

Eileen Helfer stated that it had been their goal to have a park in front of the parking lot and from the ocean they would see a greenway. Chair Ina Lee stated that she did not think that had been talked about because they had realized this was one of the last pieces available for redevelopment, and they wanted to make sure the option was not taken away to see how best to utilize the site. She felt they needed to keep their options open, but meantime attempt to

beautify and clean-up the area. She stated they needed to reaffirm their position about retaining public parking at the site.

Linda Gill asked if any money from the County for the parks could be used at the site. Chuck Adams felt the monies were tapped out. Steve Glassman stated that he believed there were still some funds available, and he did not think the City had received much out of the \$400 Million bond.

Chuck Adams further stated that they were looking at updating the Master Plan for Parks on the beach. If this was done, the Board agreed they would participate in the funding of such a plan on a fair share basis. He stated the opportunities were now present, but they did not have an updated plan.

Steve Glassman further stated that at that site, a 2-3 story garage would be reasonable, but he did not want it to go much higher. Chuck Adams stated if they retained the entire site with large setbacks in the front, it could be done and shops placed on the ground floor. He explained that 400 spaces would be the issue for the entire site. In the past, he offered they could consider merging with the surrounding property, and the piece adjacent to the site would have a higher property value, but for some reason the offer was not accepted thinking the City would have an advantage over them in the future.

Chair Ina Lee stated that she was hearing that whatever they would do at the site, public parking was to be retained, and that they should beautify the site, and investigate a parking facility consisting of 2-3 stories with retail on the ground floor. She asked what would be the next step.

Chuck Adams stated that they were doing what had been suggested and the area would be addressed in the streetscape plan. He stated that the monies collected at the Birthday celebration had been \$30,000 in cash, and they had recommended that the money be used to do the island area, but the rest of the area would be picked up in the streetscape plan. Outside of the streetscape plan, EDSA would accelerate a small project that could be done immediately.

Chuck Adams further stated that the Board's motions were passed on to the City Commission, and reiterated that the Board had met with the Commission in September, 2003, and the Board could schedule another meeting. Eileen Helfer stated that the Commission read the Board's minutes. Chuck Adams confirmed.

Motion made by Steve Glassman and seconded by Eileen Helfer that the Alhambra/Sebastian lot be saved for public parking and enhanced parking and that green space be retained as they move forward with redevelopment; and, further that the Board be included in the discussion regarding the site. Motion unanimously adopted by the Board members present 8-0.

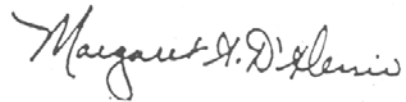
OLD/NEW BUSINESS

Chuck Adams advised that the meeting of the Board of Directors of the Fort Lauderdale Community Redevelopment Agency was scheduled for tomorrow at 2:00 p.m.

Motion made by Linda Gill and seconded by Eileen Helfer to adjourn the meeting. Board unanimously approved.

There being no further business to come before this Board, the meeting adjourned at approximately 4:20 p.m.

Respectfully submitted.

A handwritten signature in cursive script that reads "Margaret A. D'Alessio".

Margaret A. D'Alessio
Recording Secretary