

**MINUTES OF THE  
 BEACH REDEVELOPMENT ADVISORY BOARD MEETING  
 TUESDAY, OCTOBER 18, 2004 – 3:00 P.M.  
 CITY HALL  
 CITY COMMISSION CONFERENCE ROOM - EIGHTH FLOOR  
 100 NORTH ANDREWS AVENUE  
 FORT LAUDERDALE, FLORIDA**

**BOARD MEMBERS**

|                        | <b>Absent/<br/>Present</b> | <b>(P)</b> | <b>Cumulative from 2/16/04<br/>(A)</b> |
|------------------------|----------------------------|------------|--|
| <b>Pamela Adams</b>    | <b>P</b>                   | <b>7</b>   | <b>2</b>                               |
| <b>Brad Fitzgerald</b> | <b>P</b>                   | <b>7</b>   | <b>2</b>                               |
| <b>Steve Glassman</b>  | <b>P</b>                   | <b>9</b>   | <b>0</b>                               |
| <b>Eileen Helfer</b>   | <b>P</b>                   | <b>9</b>   | <b>0</b>                               |
| <b>Ina Lee</b>         | <b>P</b>                   | <b>9</b>   | <b>0</b>                               |
| <b>Al Miniaci</b>      | <b>P</b>                   | <b>8</b>   | <b>1</b>                               |
| <b>Judy Scher</b>      | <b>P</b>                   | <b>7</b>   | <b>2</b>                               |
| <b>Linda Gill</b>      | <b>P</b>                   | <b>8</b>   | <b>1</b>                               |
| <b>Henry Sniezek</b>   | <b>P</b>                   | <b>8</b>   | <b>1</b>                               |
| <b>Mel Rubinstein</b>  | <b>P</b>                   | <b>9</b>   | <b>0</b>                               |

**STAFF**

Chuck Adams, Beach CRA Director  
 Paul Costanzo, Beach Redevelopment Project Manager/Principal Planner  
 Margaret A. D'Alessio, Recording Secretary

**GUESTS**

Michelle LeVous-Shulman, Public Relations Director – Weston Diplomat

**CALL TO ORDER**

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

Pam Adams entered the meeting at approximately 3:01 p.m.

**APPROVAL OF MINUTES**

**Motion** made by Eileen Helfer and seconded by Judith Scher to approve the minutes of the September 14, 2004 meeting. Board unanimously approved.

**Motion** made by Eileen Helfer and seconded by Judith Scher to approve the minutes of the September 20, 2004 meeting. Board unanimously approved.

### **BEACH POST DISASTER PREPAREDNESS**

Paul Costanzo stated that he did not know if the City had specific regulations or a plan which addressed the concerns of this Board regarding disaster preparedness. He added that he was still in the process of gathering such information. He further stated that he had attended a workshop of the Florida APA Conference, sponsored by the State Department of Planning. He advised that they were in the final draft of preparing a document entitled Disaster Resistant Communities which would give a broad State-wide overview of post disaster planning. He stated that he was not able to find any community that grandfathered all existing uses in a post disaster redevelopment scenario. He continued stating that that did not mean that they did not exist or that it could not be done. He stated that the communities which had been present at the workshop and those which he had read about essentially dealt with post disaster redevelopment in a manner equivalent to dealing with non-conforming uses.

Paul Costanzo said that various scenarios existed, such as the transferring of developmental rights and the purchasing of land by municipalities for permanent open space to essentially eliminate disaster potential in various areas. He advised that he had just received a copy of the City's Emergency Management Plan, but he had not yet had the chance to review it. He stated that it was voluminous and that he was also attempting to obtain a copy of the County's plan. He also stated that there was another document mandated by FEMA known as the Local Mitigation Strategy, and Broward County needed to have one, but he had not yet been able to locate a copy.

Paul Costanzo stated further that his recommendation was to bring this item back on the Board's agenda for next month, and hopefully he would be able to provide everyone with a synopsis of the documents that were available.

Chair Ina Lee asked if Miami Beach had any type of plan in place. Paul Costanzo stated that he had not been able to contact the proper person as of this time which appeared to be the Emergency Management Coordinator. He stated that he was working with the City's EMS Department in an attempt to contact such person.

Linda Gill entered the meeting at approximately 3:07 p.m.

Chair Ina Lee suggested that the City Manager of Miami Beach be contacted because he would be aware if such a plan existed.

Henry Sniezek stated that he could provide a copy of the County's Local Mitigation Strategy. He felt that it could be improved. Paul Costanzo advised that most of the documents he had seen so far, other than the model, had been very broad and generic and did not deal with the specifics as the model had done or suggested be done.

Al Miniaci entered the meeting at approximately 3:08 p.m.

Chair Ina Lee stated if the documents were very generic, then they would not appear to deal with what the Board wanted addressed. Therefore, what would the next step involve. Paul Costanzo stated that if all the documents were generic, since the topic affected the entire City, the Board might want to suggest to the City Commission that they create a panel to create a more specific document from a building and planning standpoint.

Chair Ina Lee agreed and stated that she did not think they should wait to make such a request at this time because they knew it would require time to get things in place.

**Motion** made by Linda Gill and seconded by Judith Scher to request that the City Commission establish a task force to study and prepare recommendations on regulatory changes necessary to be made in response to a disaster and in order to facilitate and expedite redevelopment. Motion unanimously adopted 10 – 0.

Chair Ina Lee thanked Paul Costanzo for his hard work on this matter.

### **CENTRAL BEACH NBRA AND SLA PROPOSED OVERLAY ZONING DISTRICT UPDATE**

Paul Costanzo stated that the first drafts of both districts were complete, and he had met with the Assistant City Attorney last Friday before taking revised drafts to the Planning Department. He believed from a timing standpoint they were on track and would bring a draft to the Board in the fall and then proceed through the process. He advised that the City Attorney's office had suggested they do a property-by-property assessment of existing conditions which had begun, and they had established a use for each property, along with the number of units. He advised they also noted which properties had swimming pools. He further stated that they were slightly ahead of the time frame, and now was when slippage could occur with the uncovering of issues with other departments. He stated that the language and concept were fine, but terminology and exact issues could cause some slippage.

Linda Gill asked why they were checking as to how many units and which ones had swimming pools, and were they comparing this information to what had previously existed. Paul Costanzo stated this was part of the problem since they had begun. He explained that a base line study was done in 1989 regarding the number of units by use type, but in the interim there had been many changes in the use both from hotel to apartment and vice versa. He advised that such information had to be updated. He also stated that the number of units had always been an issue with the existing property owners. Linda Gill asked how such information would be determined. Paul Costanzo explained that he had spoken with the resort owners association and it had been decided that the most reliable source would be to obtain a copy of their State license, and that had been done for hotels, motels and resorts. He advised that for residential buildings, such as apartments and condominiums, they had gone building-to-building and counted units. Linda Gill asked how that would affect the property owners. Paul Costanzo explained further that was one of the issues being discussed with the City Attorney's Office. He stated that the reality was that there were not many instances where the City and State license differed regarding the number of units. What had not been done, and they were trying not to do, was to do a density calculation which could trigger other issues that would raise concerns. He felt the main issue of the number of units per property was not insurmountable and had to be addressed in order to accomplish what they wanted to do in the area.

Steve Glassman stated that in reading through the minutes of the July 26, 2004 workshop that City staff held with the property owners, he remembered that certain individuals had spoken about some of the issues regarding historic designation. Even though that was not the focus of the overlay district, none of the positive comments were mentioned in the minutes and report. For the sake of balance, he preferred that some of the comments be included. It was mentioned that the County was coming up with a 50% tax credit for commercial and historic properties, and other comments were made regarding the education of individuals on such topics. He stated that individuals would be surprised that it would not be a yoke on them from the government, but

could be of some assistance. Chuck Adams stated that he would have the Recording Secretary re-review that portion of the tapes to embellish the report.

Paul Costanzo stated that if no contentious issues arose within the next month or so, he felt that a final draft of the language could be presented to this Board in the fall or early winter.

Chair Ina Lee stated that if this was fast tracked and in place before the next Hurricane Season, then this could solve some of the Board's concerns. Paul Costanzo confirmed, but stated it would depend on how successful they were in having the language adopted. Chair Ina Lee reiterated that this needed to move forward as quickly as possible.

Chuck Adams explained that it would address the restoration of existing use that was a non-conforming building or use, but would not necessarily provide any fast tracking in terms of the permitting process or the approval process. He felt the Board needed to keep these two issues in mind.

Linda Gill suggested that the fast tracking issue be included in the discussion pertaining to the previous motion.

Chair Ina Lee stated they had been specifically talking about the NBRA and the SLA, but other properties and areas would be dealing with the same situation, and she asked why they were still limiting this to those two areas.

Chuck Adams stated that the charge had been concerning those two specific areas, and it would be good to work on those and get reactions. He explained when they would get into the other areas of specialized central beach zoning each area was unique, and the problem with the Gill hotel was that they were outside of the Regional Activity Center and the Beach CRA by a block or two, but they were now tackling RMH-60 zoning which was a City-wide zoning issue.

Judith Scher stated that Birch Crest had been zoned as hotel/condominium and if a disaster occurred, it was her understanding that it could not exist as it was today. She asked if such an issue was being addressed in the disaster plan. Chuck Adams explained that was the intent of the motion. Judith Scher reiterated that was very important.

#### **CENTRAL BEACH WAVE WALL FIBER OPTICS LIGHTING REPLACEMENT PROJECT UPDATE**

Chuck Adams stated that it looked like this project was scheduled for approval for the November 3, 2004 City Commission meeting. The good news was that the manufacturer had agreed to install the product, and they were going to train City personnel to be certified to do maintenance inspections.

Chair Ina Lee proceeded to welcome the City Manager, George Gretsas, to today's meeting.

Linda Gill asked when the installation would take place. Chuck Adams replied that it was scheduled for January, 2005. He added that there was about a 3-week time frame involved, and the real issue was that the conditions of the conduit boxes were worse than thought, and one of the components was that the conduit would be replaced where necessary which was a separate contract. He advised they were going to ask for quotations from companies that had an annual contract with the City which would incur about an additional \$25,000 of cost for the project. He

added that would be paid for from already budgeted funds.

Chair Ina Lee asked if the sandblasting of the wall would be included in next year's budget. Chuck Adams confirmed and stated this was an expensive proposition, and the actual square footage of the wall was equal to or exceeded the square footage of City Hall, and due to the location, along with the environmental permits associated with the wall, there was additional cost associated with the sandblasting process. He stated that the estimate had been \$600,000 and the Board had agreed to recommend that costs be split 50/50 since 50% of the wall was in the CRA.

Chair Ina Lee stated that in the new Convention and Visitors Bureau advertising campaign over 50% of the major shops had shown the wave wall in a very dramatic way. She remarked that there was over \$2 Million worth of advertising with the wave wall being very prominent. She added that this type of advertising was needed by the City.

Judith Scher added that on Sky Network (English Channel in Europe), they had shown some of the area and they had thanked Walter Banks of FOX for his hospitality.

Steve Glassman stated he was concerned about the lower portion of the wall located north, and asked if repairs were going to be made. The City Manager stated that they had requested FEMA funds for the repair work and they were due to inspect the wall.

#### **CENTRAL BEACH MASTER STREETScape PLAN AND SEABREEZE RE-WIDENING PROJECT UPDATE**

Chuck Adams stated that he did not have a lot more to report than what had been contained in his memorandum. He stated that since the Commission had approved the streetscape plan, they had not had much time to work on the details. He advised that he had just received the draft contract for the next phase of the design work, and hopefully at the next meeting they would provide a further report. He stated that they were beginning to focus on what had to be done to put together the consultants so they could move concurrently with the Seabreeze re-widening program. He stated that he was going to meet tomorrow with one of the potential attorneys involved to see how everything could come together. He advised that they were still exploring options which was whether they would move forward with the current alignment which was 90% complete, or due to eminent domain issues they would shift the alignment.

Chair Ina Lee proceeded to explain to the City Manager about the concern of the Board regarding an Emergency Disaster Plan and the rebuilding of the Beach. She added that the Board had made a motion for a task force to be created to address possible rebuilding and redevelopment if such a disaster would occur.

Brad Fitzgerald stated that it sounded like the Streetscape Plan was going to take some time and asked about the time frame involved.

Chuck Adams replied that the timetable was that the final phase of the contract for the portion within the CRA boundary was to be approved by the end of this calendar year. He added that they would then need about 6 months for completing the detailed design, and then the construction documents would be prepared. He stated they were hoping the packages could be presented for bid in the summer of 2005. He further stated that possibly an award could be given in September or October, 2005. He added that the actual timeframe for construction

would take less than one year, but they would have to jockey around the “winter season.”

Brad Fitzgerald stated further that he wanted to see the wave wall done first at the end of Sunrise Boulevard and A1A. He felt that would enhance the beauty of the Beach and would then match the Las Olas Boulevard entranceway to the Beach.

Chuck Adams stated that the fiber optics would extend from South Beach to Sunrise Boulevard. He continued stating that the location of such improvements was outside of the CRA, and generically that area was dependent on whether they could solidify the funding plan of the 3+2 project or the Seabreeze re-widening project. He stated that one of the biggest hurdles regarding the Sunrise improvements was the actual permitting because they would capture more of the sand, and everyone had been aware at the time of its presentation that would be the biggest obstacle. He stated that in negotiating the contract with Keith & Schnars, possibly they could advance the permitting issue. He remarked that there was not a significant amount of funding involved. He stated once the permitting issue was addressed, they could then see how to address the funding in a more expeditious manner.

Chair Ina Lee asked what did the Board need to be aware of regarding the 3+2 project because she believed the remaining part of the project was depending on that issue. Chuck Adams explained that the Commission clearly was supportive of the Streetscape Program, and understood the challenges facing the funding for the second phase. He added that the Commission had charged staff to work through the details to see if they could obtain the necessary approvals from FDOT. He stated that the Mayor had suggested that in the event there should be a funding problem, there was the possibility of assessments. He further stated that he wanted to bring this forward “clean,” and they just had to work through the details and make everyone comfortable.

Linda Gill asked if an update could be provided regarding beach renourishment. She stated that she was aware that a panel was formed and she realized due to the hurricanes various areas were being focused on for renourishment. She asked if the City’s funding would be affected.

Chuck Adams stated that he would place this item on the Board’s next agenda. He apologized that he did not have the specific timeframes available, but stated that he was not aware of the meeting due to take place and he would check into the issue.

Chair Ina Lee stated that it was her understanding that they were to be a research group regarding the impact of beach renourishment in connection with tourism. Chuck Adams stated that in concept the permits had been approved for the segment south of Dania which would be the first project, and they wanted to avoid the “winter season.” He added there was also an 18-month monitoring period imposed on the next segment which affected Fort Lauderdale, and they would be vulnerable and subject to challenge. He stated that once they got through the monitoring period, then Fort Lauderdale, along with the areas north of Dania Beach, would be addressed. He explained that the City’s commitment involved basic funding, and they were able to do that. He advised the cost of the project had increased, but he had not been approached regarding whether there would be additional participation from the City. He reiterated that the monies were in place.

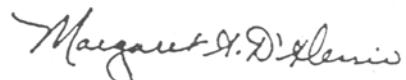
Linda Gill stated that she was concerned about the State and Federal funding, and asked if other projects appeared would they get pushed back on the agenda. Chuck Adams replied that he would talk with Steve Higgins and report back to the Board.

Eileen Helfer stated that in driving down A1A, she had noticed that next to Blondie's a Body Piercing and Tattoo Parlor had opened. She stated this was to be a world class destination, and she did not feel such businesses were appropriate.

**Motion** made by Eileen Helfer and seconded by Linda Gill to adjourn the meeting.

There being no further business to come before this Board, the meeting adjourned at approximately 3:45 p.m.

Respectfully submitted,

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

Margaret A. D'Alessio  
Recording Secretary