

**MINUTES OF THE
BEACH REDEVELOPMENT ADVISORY BOARD SPECIAL MEETING
MONDAY, FEBRUARY 7, 2005 – 3:00 P.M
CITY HALL
CITY COMMISSION CONFERENCE ROOM - EIGHTH FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA**

BOARD MEMBERS

	<u>Absent/ Present</u>
Pamela Adams	P
Brad Fitzgerald	P
Steve Glassman	P
Eileen Helfer	P
Ina Lee	P
Al Miniaci	P
Judy Scher	P
Linda Gill	P
Henry Sniezek	A
Mel Rubinstein	P

STAFF

Paul Costanzo, Beach Redevelopment Projects Manager/Principal Planner
Lindwell Bradley, Community Inspections Supervisor
Patricia Smith, Secretary
Silver Lee, Clerk II

GUESTS

George Gretsas, City Manager
Steven Scott, Assistant City Manager
Paul Flanigan, Quarterdeck Restaurant & Resident
Pete Witschen, PBM&J
Vicki Mowrey, Resident
A.J. Yaari, Café Del Mar & Spazio Restaurants

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

Approval of meeting minutes would take place at the next scheduled Board meeting.

CRA UPDATE

Chair Ina Lee stated that there has been a major change in the CRA, and Chuck Adams is no longer with the City. She stated that George Gretsas, City Manager, would speak to the Board and inform them as to what was going to happen in the future.

Pamela Adams entered the meeting at approximately 3:05 p.m.

The City Manager stated that he had spoken with Chuck Adams a couple of weeks ago regarding taking an early retirement. He stated they were in the process of looking at this position because it appeared to him that Chuck Adams was spread out in different directions. He stated that in an "ideal world" they were not sure that this was the best way to do things, and therefore, were now in the process of seeing if there was a better way to handle the Beach operations. He stated if there was a better way to do things, then possibly this position would be dedicated exclusively to beach issues. He stated that he wanted to discuss the matter first with the City Commission and seek their support, and to also check out the numbers to make sure they made sense.

The City Manager stated they hoped to have this matter resolved by the end of this week so that recruiting could begin. He stated that resumes were received for the Northwest-Progresso CRA position, but he was not sure that any of those resumes fit what they were seeking for the Beach CRA. He advised they would have to determine what the most dominant skill was they were looking for regarding this position. He stated that he was interested in receiving feedback from this Board as to what dominant feature they felt was important for this position.

Chair Ina Lee stated that in the last ULI Report, the consultants stated that a "Beach Czar" was needed which would be someone providing the leadership to have the Beach really shine. She stated the consultants felt the Beach was at a "crossroads," and they needed to decide if they should continue with benign neglect or move forward and make the desired improvements to have a world-class beach destination. She stated a real leader was needed who would get the community excited about the Beach so it would not be the "step-child" but the "jewel" that it really was for the City. She stated there was about \$1 Billion of redevelopment occurring now on the Beach, and the infrastructure would be critical in moving forward.

Mel Rubenstein stated that he also felt they needed someone with vision who appreciated the environment and had a sense of balance between over-development and development, along with preserving the best features of the Beach. He continued that he wanted the things preserved which made them different from other cities. He stated that this person should also be able to attract individuals to the area.

Judith Scher stated that it should be someone who had a vision, but also a "wish list" that could bring things together so they could have a beautiful beach community. She continued that the person should be able to consider the residents, along with the occurring development, and look at having smaller buildings and be able to deal with the developers.

Linda Gill stated that it should be someone who was a consensus builder who could bring things together and have a vision, and let the public know what that vision was for the City. She stated that Fort Lauderdale Beach is the center of Broward County and as such is very important. She further stated that this person needed to understand the development and the different aspects of it. She continued that the selected person also needed to understand what would have to be done if a major disaster occurred. She stated this would have to be a very special person.

Steve Glassman stated they needed someone who could move things along quicker and have the properties maintained better during construction. He stated the streets were not maintained and crime was increasing in the area. He felt the look of the Beach contributed to the crime factor.

Brad Fitzgerald entered the meeting at approximately 3:20 p.m.

The City Manager stated that he agreed with Mr. Glassman's concepts. He stated that the City had to determine what they wanted to be, because powerful messages were being sent to the people. He agreed that they needed someone who would stand up to these things and provide feedback. He stated that he wanted to see this person not be confined to the CRA, but to have them more as a Beach person.

Chair Ina Lee further stated that this person needed the knowledge so as to be able to deal with the governmental CRA. She felt Chuck Adams had been good at that.

The City Manager asked how much of such work was done because he had been with the City six months and he had not seen paperwork pertaining to such matters. Chair Ina Lee stated that a lot of this type of work was done. He stated that he felt they needed to understand the CRA portion of such a position. He stated that he had not had any meetings with Chuck Adams regarding CRA matters.

Linda Gill stated that the matter of beach renourishment was going before the County Commission tomorrow, and asked if any of it pertained to the City of Fort Lauderdale. The City Manager stated that he was not aware of the matter, but he would check into it.

The City Manager asked if there was anything else the Board felt they needed to consider, and he thanked the Board for their understanding and patience.

Chair Ina Lee stated that Paul Costanzo was knowledgeable and had been part of this organization and was an extraordinary resource. She stated he was doing great work regarding the overlay districts and had done excellent work in regard to the technical issues involved.

Chair Ina Lee stated that she had gone on a tour with City staff, and she felt the City Manager had gained more familiarity of what was being done on the Beach.

INFORMATIONAL PRESENTATION – BEACH INTRACOASTAL WALK

Paul Flanigan proceeded to show a map regarding the site for this project. He explained that about one year ago he attempted to acquire a portion of property across from his restaurant because he did not think it was functional for the City as a park, and designed a building consisting of about 4,000 sq. ft. He stated a marina in the area was for sale and he had purchased it, along with some other smaller properties so as to develop the corner of the Beach. He went to EDSA and proposed a walk along the Intracoastal. He stated it would be one block from the Intracoastal and one block from the Beach.

Paul Flanigan stated that millions of dollars were spent on the Riverwalk project, but individuals had to walk 20 yards from the water's edge. He stated there were no tables or shade trees provided along the docks in some areas. He felt the vista was incredible and should be developed. He stated that staff wanted something built on Parcel B which had been part of

Palazzo, and was to be a City park with a 3,000 sq. ft. public use building. He stated that he had gone to ColdStone Creamery and Starbucks and asked about their moving to the location of the proposed project. They agreed it would be a good move. He stated that he then hired EDSA to work on the project. He proceeded to show a diagram of the site. He stated that he felt that this corner was the cornerstone of the Beach. He stated that coming over the bridge you could see a quick view of the ocean but then it was lost. EDSA proposed to remove the trees from the City parking lot so as to create a vista when coming over the bridge. He stated they wanted to install a paver system. He further stated that he was using the same size building as previously proposed, along with installing a fountain and wave wall for sitting purposes. He advised that the seawall would be redone and the area would be dredged, along with the construction of a dock. He stated there was a parking lot owned by the Doubletree who was willing to lease the property, and Pro-Dive was also interested in the area. He advised that lights and statues would also be installed. He felt the site was important and nothing was happening at this time. He stated this project would notify individuals that a high-rise was not going to be built, and therefore, they should improve their properties.

Paul Flanigan stated further that a gazebo could be constructed with columns depicting the history of the Beach and its development. He stated that he presented this project before the Central Beach Alliance and it was well received. He proceeded to explain the buildings proposed for the site. He stated the Beach was the place to be years ago, and he wanted to bring that back. He hoped this project would spur the property owners to improve their properties.

A.J. Yaari introduced himself and stated that he owned Café Del Mar and Spazio. He stated that they all had the same purpose for the Beach.

Paul Flanigan stated that individuals wanted to come to the Beach, but good places had to be provided in order to attract the public.

Mel Rubenstein stated that Paul Flanigan was dependent on others to do things in the area, and he wanted to narrow it down as to what he would actually be doing for the site.

Paul Flanigan stated that he owned the old marina and the 7-11 site. He stated that he was told that he needed to direct the City to include this concept in their Streetscape Plan. Mel Rubenstein asked about the immediate proposal for the site.

Pete Witschen stated that there were 3 projects involved, and this was going to be the first project. He hoped there would be a partnership with the City.

Paul Flanigan stated that he was not seeking approval for the project, and his goal is to integrate with what the City wanted to do.

Al Miniaci asked what Paul Flanigan was willing to give up to do some of these things and have an exchange with the City.

Paul Flanigan stated there was confusion on A-1-A north of Las Olas regarding the 3+2 plan. Pete Witschen further stated that the area north of Las Olas was not moving at all. Paul Flanigan stated that he believed a year ago this Board supported that plan, but the City Commission had not. He stated that last year he offered a trade, but nothing was done about it.

Linda Gill asked about the roadway south of Las Olas, and if any additional land was needed. Paul Flanigan advised the land had been taken from the parking lot.

Paul Costanzo explained that starting from the parking lot connecting to the existing 7-11, there would be takings along both sides of the street going further south. Pete Witschen stated that this project and the streetscape project should be coordinated.

Linda Gill asked if the marina was deep enough.

Paul Flanigan stated that it could be dredged and it was deep on his side, but the City's side shoaled off. The dredging would occur when the seawall was done. Pete Witschen further stated that the marina would have a nice face on both sides.

Linda Gill asked if ColdStone was going to be on City property. Pete Witschen advised that it would be on Parcel B within the Palazzo agreement which is currently in litigation.

Chair Ina Lee stated they appeared to be asking that the Streetscape project which was moving rapidly be adapted to this project.

Paul Costanzo stated that the project was scheduled for the March 15, 2005 City Commission agenda for final design drawings and contract signings. Chair Ina Lee asked if something was done regarding the proposed project would it delay the Streetscape project. Paul Costanzo advised that he would have to discuss the matter with EDSA, but he did not think it would delay it very much.

Chair Ina Lee further stated that they were asking that the Streetscape project be altered in order to emphasize the pedestrian portion of the project and that it be moved from one area to another. Paul Costanzo confirmed. Chair Ina Lee asked what cost would be entailed. Paul Flanigan stated that he spoke with EDSA and it was hard to break down. He stated that he was informed the design had to be matched, and he did not think there would be any additional cost. He stated that if this Board supported the project, then EDSA would be told to proceed with the design drawings.

Al Miniaci asked for some further explanation regarding the parking lot. Paul Flanigan stated there would be no changes in regard to the lot, and only visual enhancements would be made.

Chair Ina Lee stated that what was being proposed would be a change to EDSA's plans in order to coordinate both projects. Pete Witschen remarked that a gateway would be created. Paul Flanigan explained that his goal was twofold. He stated that he wanted to create a Beach/Intracoastal walkway to circumnavigate the Central Beach, and his other goal was to make Las Olas Boulevard over the bridge a gateway to the Beach.

Mel Rubenstein asked if the walkway along the Intracoastal would be opened to the public. Paul Flanigan stated that he was not giving the City an easement, but his thought was to create a narrow sidewalk for the public.

Pete Witschen explained that landscaping would also be done.

Judith Scher asked if the proposed project was going to be similar to where River House was located. Paul Flanigan confirmed.

Chair Ina Lee stated that the vision is brilliant and the project would be a catalyst for others. She further stated that her concern had revolved around the Las Olas portion. She continued that the Board needed further information from EDSA regarding the details and legal aspects of coordinating both projects. She asked if any time lag would be involved.

Mr. Yaari stated that Las Olas was one of the most beautiful streets in the world, and it was a shame that the beginning of it looked like it did and something needed to be done.

Al Miniaci asked if there was a possibility that the north part of Las Olas to Almond Street could be included in the Streetscape project, and enhancements be done to the area. Paul Costanzo stated that the matter could be discussed with EDSA. He explained that the Streetscape project involved public right-of-way, and they did not envision taking any property.

Chair Ina Lee asked if the work being done regarding the 3+2 project would impact what was going to take place in the area. Paul Costanzo stated that the proposed project should be done before the 3+2 project would begin. Paul Flanigan disagreed. Paul Costanzo stated that there was at least 1 ½ years of condemnation proceedings. Paul Flanigan remarked that the seawall would require a lot of work, and he felt the time frames would be similar.

Chair Ina Lee recommended that the Board have EDSA attend the next meeting and supply a more concrete base for the project. Paul Flanigan stated that he believed EDSA wanted to be paid for their work, and he felt they had to be engaged to do the work. The incorporation of the work would not be difficult. He stated that a detailed streetscape design would be needed to include this project.

Linda Gill asked how much money was EDSA requesting. Paul Flanigan stated they did not yet say. He stated that things were just being moved around. He further clarified on the map what the projects would incorporate. He stated that two different contracts would be involved.

Chair Ina Lee stated further that she did not know where they were in the budget. She stated that monies were not available for such a project, and therefore, a "swap deal" would have to take place. She further stated that it was her understanding that the attorneys were still reviewing the funding.

Paul Costanzo stated that this work was included in the CRA, but there was still a huge question mark with the City Attorney regarding whether the ability to exchange funds existed. He explained that would be for areas outside of the CRA, but from a funding level they did not know further detail until EDSA explained what the design could lead to as to whether or not CRA funds would be available for the project outside of the existing allocation.

Chair Ina Lee remarked that such a question needed to be answered.

Paul Flanigan stated that it was his understanding that funds were available to do such projects.

Chair Ina Lee asked if the Board agreed to the vision of the project. The Board agreed.

Brad Fitzgerald stated that he liked the design, but had a problem with the sidewalks because certain parameters had to be met.

Pete Witschen explained that DOT would have a minimum width for a sidewalk, and normally

the City would design an excess sidewalk to be more inviting.

Brad Fitzgerald stated that he did not have a problem with that, but he wanted to make sure the sidewalks would be a minimum of 4'. He stated that additional work needed to be done regarding the drawing. He felt more detail should be included in the next presentation of the project. He stated that he was in favor of the project because that area needed to be developed and cleaned up. He added that the parking lot was the City's No. 1 moneymaker and subsidized half of the other lots.

Eileen Helfer stated that when she was on the CBA Board, they had done presentations with various developers and sidewalks had to be a minimum of 6'. Paul Flanigan stated that he did not supply EDSA with any ideas, and wanted them to suggest what should be done for the area.

Linda Gill asked if money should be spent regarding the visual enhancement for that area. Paul Flanigan stated that he spoke with Tom Tapp, former Director of Parks & Recreation, who felt it was a great visual and functions could be held in the area. Pete Witschen stated the area could be used for various events, and there would be an elevation involved and a view provided.

Chair Ina Lee stated there was an alignment of this project with the overall vision for the Beach, but there was a definite concern about the sidewalks. She added they also had to be careful regarding funding a project that would not be open to the public. She stated that more information needed to be supplied to this Board regarding the cost of the project. She continued to state that a recommendation could then be provided at the Board's next meeting. She thanked Paul Flanigan for his vision, and added that this could be a major catalyst for the Beach.

Steve Glassman added that Paul Flanigan had made a presentation to the Central Beach Alliance, and the concept was overwhelmingly approved with the caveat that more detail should be done and provided. He stated that studies done in the past all show that a gateway to the Beach should be provided in the area.

Paul Flanigan stated that he was attempting to work with the City, but it was difficult since money came from various places. He stated that the Beach has not improved in the last 8 years, and someone needed to step up and get things rolling.

BEACH SIDEWALK CAFÉ CODE ENFORCEMENT UPDATE

Paul Costanzo stated that for the last 8 months, a task force which includes the Police Department, Code Enforcement, City Attorney, City Prosecutor, and Planning and Zoning, has worked on developing a code enforcement matrix for the two-block area of the Central Beach where the sidewalk cafés and outdoor dining existed. He stated that there had been complaints regarding the area in the past. He stated the matrix had been finalized and distributed to the Board. He explained it would be utilized by the Code Enforcement Officials, along with the Police Department. He stated there is a new Major, Steve Robitaille, assigned to the Beach, who they met with, and he was in favor of the new matrix.

Paul Costanzo explained to the Board how the chart would be utilized by City staff. He stated that on page 1 of the Exhibit, where it stated "St. Bart's Café," it also stated across the column the name of the establishment, its address, sidewalk café/outdoor dining, and Special Entertainment District. The chart would include whether approval had been granted for a

sidewalk café or outdoor dining, including case numbers, and what the parameters were for the approval. He added that another column would state whether the establishment was included in the entertainment district.

Paul Costanzo stated that from an enforcement standpoint, potential problems were hypothesized. He proceeded to read some examples to the Board and how things would be handled on the street. He stated that things would be explained on the chart, and then the police could write the NTA's on the spot citing the Code. He stated that Major Robitaille was very proactive and in accord with the matrix, along with Chief Roberts. He advised that the police would be the main enforcement body after hours. He stated that the police could then keep the City Manager informed on this matter in regard to what was being proposed. A public information form would be provided to the property owners in the area before active enforcement was to begin. He stated that Chief Roberts and Major Robitaille met briefly with the City Manager about 1 ½ weeks ago initiating the conversation on this matter. He stated that such discussion would continue later this week or next week. Then, the City Manager would discuss the issue with the City Commission, and the matter could then move forward. He felt they were close in beginning this effort.

ELECTION OF OFFICERS

Eileen Helfer nominated and Pamela Adams seconded Ina Lee as Chair of the Beach Redevelopment Advisory Board. There were no other nominations made, and the Board unanimously agreed.

Eileen Helfer nominated and Linda Gill seconded Brad Fitzgerald as Vice-Chair of the Beach Redevelopment Advisory Board. Steve Glassman nominated and Judith Scher seconded Mel Rubenstein as Vice-Chair of the Beach Redevelopment Advisory Board. A paper ballot was conducted, and Brad Fitzgerald was voted as Vice-Chair of the Beach Redevelopment Advisory Board.

OLD BUSINESS

Fiber Optic Wave Wall

Chair Ina Lee stated that on March 7, 2005, from 6:00 p.m. to 8:00 p.m., there would be an official lighting ceremony of the fiber optic wave wall. She also informed the Board that there was a problem at the Las Olas and A-1-A area, but the matter was being worked on. She stated that Beach Place is hosting the reception and some of the area restaurants would be participating in the event. She stated that this was a joint project between the Beach Redevelopment Advisory Board and the Beach Council of the Chamber of Commerce. Plaques will be presented to the contributors for the project. The City Commission and the Mayor are also being invited. Music will be provided and everyone is encouraged to attend the event. She stated that she was working with the City's Public Information Officer in an attempt to coordinate the event, and a Committee of the Beach Council was also meeting every Monday. She stated this had been a partnership between the public and private sectors. She suggested that the invitations to the event should read from: "The Beach Redevelopment Advisory Board, the City of Fort Lauderdale, and the Beach Council of the Greater Fort Lauderdale Chamber of Commerce." She stated that the contributors were to be recognized and acknowledged because a large amount of money had been collected to make this project happen.

Chair Ina Lee stated that John McDonald had been very instrumental in this project and had written a large check before he passed away.

Chair Ina Lee further stated that Chuck Adams had worked very hard to make this project happen, and she felt he should also be presented with a plaque for his hard work and efforts. She asked the Board for their input regarding this project.

Linda Gill stated that something in good taste should be done to honor John McDonald. Chair Ina Lee stated that all lighting in the area would be coordinated, and suggested that in John McDonald's honor that possibly his daughter could do the actual lighting.

Chair Ina Lee reiterated that this was a big deal that would not have happened without the hard work and efforts of this Board.

Paul Costanzo explained there were seven different feeds that came across A-1-A regarding the lighting for the wave wall, and due to weather and age, installation problems occurred but they were being worked on.

Chair Ina Lee suggested the Board review who they wanted to invite to this event, and added that Beach Place was paying for the design of the invitations. Brad Fitzgerald suggested that possibly all property owners along A-1-A be invited.

Several Board Members proceeded to offer names of individuals who should be invited to the event.

Overlay District Update

Paul Costanzo stated that the overlay district language was in final form. He explained the Planning Department was the vehicle to be utilized in having this approved, and therefore, they were attempting to meet with the Director of Planning. A memorandum was delivered regarding the update of this project to the City Attorney's Office. He advised that drafts should be presented to this Board at their next meeting.

Chair Ina Lee recommended that the back-up material for this Board be provided several days in advance so sufficient time would be provided for review of this matter.

Hurricane Preparedness Update

Chair Ina Lee asked about an update regarding hurricane preparedness because she felt this matter should be placed on the "front burner."

Mel Rubenstein stated that this matter could take years due to all the task forces having to meet. He felt that possibly there could be interim steps taken to prepare the Barrier Island with the understanding that further studies and adjustments would be made in the future. Otherwise, he felt years would pass and nothing would get accomplished.

Commissioner Trantalis Birthday Party

Steve Glassman stated that 1½ years had past since Commissioner Trantalis' birthday party and nothing appears to be taking place.

Paul Costanzo stated that as part of the tour conducted with the City Manager, the City Manager had asked Paul Kissinger, EDSA how were things proceeding. He explained that Paul Kissinger stated that within 30 days final design and documentations would be completed.

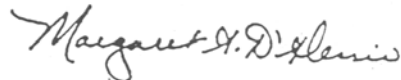
Mel Rubenstein asked who had gone on the tour. Chair Ina Lee replied that she, Paul Costanzo, Paul Kissinger of EDSA, Steven Scott, Assistant City Manager and George Gretsas, City Manager had gone on the tour.

NEW BUSINESS

Judith Scher asked for the date of the Board's next meeting. Chair Ina Lee stated that the next meeting would be scheduled for March 21, 2005.

There being no other business to come before this Board, the meeting adjourned at 4:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Margaret A. D'Alessio".

Margaret A. D'Alessio
Recording Secretary