

**MINUTES OF THE
BEACH REDEVELOPMENT ADVISORY BOARD MEETING
MONDAY, MAY 16, 2005 - 3:00 P.M.
THE VENETIAN CONDOMINIUM
CONFERENCE ROOM
ONE EAST LAS OLAS CIRCLE
FORT LAUDERDALE, FLORIDA**

BOARD MEMBERS

	Absent/ Present	(P)	Cumulative from 2/16/05 (A)
Pamela Adams	P	2	1 (arrived at 3:15)
Brad Fitzgerald	A	2	1
Steve Glassman	P	3	0
Eileen Helfer	A	2	1
Ina Lee	P	3	0
Al Miniaci	A	2	1
Judy Scher	P	3	0
Linda Gill	A	1	2
Henry Sniezek	P	3	0
Mel Rubinstein	P	3	0

STAFF

Paul Costanzo, Beach Redevelopment Projects Manager/Principal Planner
 Peter Partington, City Engineer
 Earl Prizlee, Project Engineer
 Patricia Smith, Secretary

GUESTS

Pete Witschen, Poole ~ McKinley & Blosser
 Paul Kissinger, EDSA
 Shirley Smith, Resident

WORKSHOP UPDATE

Chair Ina Lee asked what opinions the Board had after touring the subject site.

Steve Glassman stated that originally he had thought the entire parking lot was involved, but now it appeared there was only a wedge of the parking lot. In looking at the entire intersection, he stated that he would like to see the sidewalk on the north and south sides of Las Olas done in paver blocks and felt this would provide a more enhanced look to the area. He further stated that this was a compromise, but his first choice would be to install paver blocks in the entire area.

Chair Ina Lee stated that the area driving down Seabreeze was very visible.

Mel Rubenstein stated that he preferred the sidewalks for the area, and he felt the maintenance of the lot would be expensive if paver blocks were installed. He asked if the sidewalks were done instead of the parking lot, how much money would be saved. The area involved was shown on the map. Henry Sniezek stated that he felt a sidewalk treatment would also serve the purpose of enhancing the view and possibly save money.

Paul Kissinger stated there would not be a significant amount of savings involved, so that type of treatment should not be done as a cost saving measure. He stated that such treatment would improve the area and could be considered.

OLD/NEW BUSINESS

Post-Disaster Redevelopment

Paul Costanzo stated that regarding the Post-Disaster Redevelopment Plan, various individuals met with the City Manager after last month's meeting, and another meeting was scheduled for this Wednesday. He further stated that the City Manager took the position that they were to gather additional information on this matter, and then the group would reconvene.

Paul Costanzo further stated that he had distributed his notes from a conversation he had with Charlotte County regarding this type of process. Essentially, no process had been in place and Charlotte County had been caught off-guard and was in total chaos for weeks after the disaster. He stated they were now grandfathering everything as it pre-existed for all. He added they were still facing their problems because it was an ongoing and lengthy process. He stated that Lee County had a plan in place since 1995 which had been used, and it worked beautifully. He stated that a copy of their language known as the County Build-Back Policy essentially grandfathered everything as it was.

Paul Costanzo continued stating that Escambia County also had a plan in place since 1995 and essentially mimicked the same language as Lee County, but the process was different. The concept and philosophy were the same. He stated that Hillsboro County had a plan since 1993 which mimicked the build-back policy language, but with a different process. He added that Pinellas County had the same type of policy. He stated that he had copies of some of the language of such plans available and proceeded to provide a copy to Board members.

Chair Ina Lee stated that she felt the City Manager's opinion was to wait until a hurricane occurred, and then call the Commission for a meeting and pass such a plan through. She said the he stated that if it was done beforehand, with it being an election year he believed that the issue would become clouded with other development matters. She added that Commissioner Trantalis was not going to run for re-election and she had reminded him that two of his issues had not yet been resolved, which were the overlay districts and the post-disaster redevelopment plan.

Judith Scher stated that she was concerned and felt it was ridiculous to wait until a disaster occurred. She stated anyone of the buildings that had been changed would give the insurance companies an open-end, and there would be nothing for the property owners to hold onto. She further stated that to wait due to political reasons was irresponsible.

Mel Rubenstein added that if a disaster occurred, the last thing on everyone's agenda would be the passing of legislature. He felt there would not be resistance to this.

Steve Glassman added that this plan had to be for the entire City.

Mel Rubenstein stated that it could be done in two steps. A legislation could be passed now to encompass this year's hurricane season, and Phase II could be more comprehensive containing legislation using the Beach as a pilot program.

Chair Ina Lee stated that a Board Member should attend the next scheduled meeting so staff could understand the politics of the alignment. It was suggested that Steve Glassman who is also the Central Beach Alliance President attend the meeting.

CALL TO ORDER

Chair Ina Lee called the meeting to order at approximately 3:20 p.m. and roll call was taken.

APPROVAL OF MINUTES

Motion made by Steve Glassman and seconded by Judith Scher to approve the minutes of the March 21, 2005 meeting of the Beach Redevelopment Advisory Board. Board unanimously approved.

Motion made by Steve Glassman and seconded by Judith Scher to approve the minutes of the April 18, 2005 meeting of the Beach Redevelopment Advisory Board. Board unanimously approved.

SEABREEZE BOULEVARD/LAS OLAS BOULEVARD: CITY'S NEED FOR ADDITIONAL RIGHT-OF-WAY NORTH OF LAS OLAS BOULEVARD

Paul Costanzo stated that Mr. Flanigan believed that the City would need additional right-of-way north of Las Olas on Seabreeze. The City Engineer reviewed the situation and had written a memorandum regarding the matter.

Peter Partington, City Engineer stated they would need additional right-of-way if the City ever had a policy to continue the 3+2 plan north of Las Olas on Seabreeze. However, at the present time no such policy exists. He further stated that there was no advantage at this time to make the trade for additional right-of-way that would not be the same advantage the City would have 5-10 years down the road with a change in the policy. He continued stating that the City should not put anything on Parcel E that would cost a substantial investment with any type of permanent structure. The schematic plan states that a passive park with landscaping would be constructed at the site.

RECONSIDERATION – OCEANSIDE PARKING LOT PAVER BLOCK

Chair Ina Lee stated that it is her understanding that they should not install paver blocks in the parking lot, but instead construct sidewalks on both sides.

Motion made by Judith Scher and seconded by Steve Glassman that the Board amend its previous recommendation that rather than paving a wedge portion of the parking lot at

Seabreeze Boulevard and Las Olas Boulevard, that paver blocks be installed on the sidewalks on both sides of Las Olas Boulevard from Seabreeze to A-1-A. Passed 6 -0.

OLD/NEW BUSINESS

Automatic Public Toilets

Paul Costanzo stated the automatic public toilets had been discussed at the Board's last meeting and locations were to be explored. He continued stating that staff had mixed sentiments regarding the advisability of using automatic public toilets along the Beach area. There was unanimous agreement that more restrooms were needed in the Central Beach Area, even more so than at the northern end of the Beach. It was decided that additional research would be done, including the sewer and water availability issues. He explained that there was a potential issue regarding locating anything new east of the coastal construction line. Therefore, Parks and Recreation was going to explore the matter.

Paul Costanzo further stated that he had a conversation with a sales representative from Exeloo East, LLC in Atlanta regarding this product. He was told that the automatic public toilets were used throughout New Zealand and Australia because it was an Australian based company. He further stated that they were used in about 75 cities and were located at beach locations, and there had been no major maintenance or operating issues. He explained they were hurricane certified to withstand winds up to 150 mph and were also ADA compliant. He stated the length-of-use time could be programmed, but they recommended no longer than 10 minutes. He stated that the units were structured so that there were motion sensors inside the units and at the end of 10 minutes the doors would automatically open regardless of whether the occupant opened the door or not.

Paul Costanzo stated that after every cycle the toilet seat and wash basin were cleaned, sanitized and dried. He explained that after every 10 uses, the system was set up for complete washing and sanitization. He explained there were two models and the range in cost ran \$120,000 to \$150,000 per unit. He stated that usually the municipalities did not want to be involved with the maintenance of the unit once the units were installed and located. The company can enter into a maintenance contract with the municipality which normally runs about \$1200 – \$1500 per month.

Paul Costanzo explained that the unit installed in the Atlanta subway had been an experiment and has been working for 1 ½ years, and was consistently used about 350-400 times per day and has only broken down twice. He stated that the single-unit models were 12' x 7' and could be used with credit cards, SMART cards, tokens, or can be used free of charge. He explained that Atlanta was now in the process of locating 12 additional units, and New York City has an experimental unit in Brooklyn, but has just recently signed a contract to install 5 units in Manhattan. He stated that there was also video surveillance supplied.

Paul Costanzo stated that staff did not want to isolate sites until the concept and philosophy was investigated further. He stated that they had discussed placing them in all 3 of the City's parking lots, and the potential of installing the units at the existing shower sites at the Beach. He explained that lease purchase agreements were also done in case the City was hesitant and wanted to have a trial period. He hoped the group would meet in the near future, and that possibly next month a more detailed report could be provided to the Board.

Judith Scher stated that in Europe people were aware of using coins to use the units, and asked if the units in Manhattan were free of charge.

Paul Costanzo stated that the units in Manhattan were part of a street furniture advertising exercise. He stated that most of the cities that used these units had a similar program. He added that in Atlanta and Washington, D.C. individuals were paying to use such units. He stated that especially in Atlanta, the units were located near the Convention Center and some of the hotels were supplying SMART Cards to conventioners for their convenience. Judith Scher further stated that placing the units by the showers would be a very good idea.

Mel Rubenstein stated that by charging a small fee, it might discourage individuals from using the units for other purposes, while still supplying some additional revenue. He asked why staff was having trouble with the concept of this.

Paul Costanzo stated that the issues mentioned involved vandalism, drug use, sex, and causing mechanical problems, and they were fearful of hurricanes. He felt the two biggest concerns involved illegal uses and maintenance issues.

Henry Sniezek stated that it appeared to him that such issues had been addressed in the examples given. Paul Costanzo confirmed. He stated that one model was made of concrete panels faced with a type of siding, and the other model was constructed of steel.

Mel Rubenstein asked if they could be closed at night. Paul Costanzo explained they could be turned on and off at designated times which could be done manually or through an off-site computer.

Judith Scher stated that she had never heard about the timing for use of the units, but it was a good idea and they would not want the units being used as dressing rooms. She further stated that it was not a bad idea to enter into a lease agreement and try one or more units on a trial basis.

Chair Ina Lee stated that it appeared the Board was in favor of trying the units on a trial basis, and such information should be forwarded to staff. She added that if there was an issue regarding placing the units next to the showers, then another alternative would be to install them in the parking lots.

Earl Prizlee stated that the turtles were an issue that had to be considered, along with the idea that sometimes temporary turns into permanent. He added that the sewer lines were also an issue to be considered.

Pamela Adams asked if they would have to dig for the sewer lines, than why install a trial unit and why not make it permanent.

Chair Ina Lee stated that everyone wanted something permanent, but since a lease option was provided, she felt that they should take advantage of it.

Pamela Adams asked why they were not going to build a permanent facility on the Beach since the sewer infrastructure had to be dug out anyway.

Paul Costanzo explained that the building at South Beach parking lot was very expensive to

build and operate, and that was a deterrent to the City. He also stated that more room was needed due to the size of the facility, as opposed to the proposed units.

Pamela Adams stated the structures did not have to be very large, and she did not really understand the thinking in regard to this matter. She remarked that this matter has been discussed since 1995.

Outdoor Seating

Chair Ina Lee stated that the owners in the first block of A-1-A and Las Olas met to discuss the outdoor tables.

Façade Program

Chair Ina Lee stated that some sort of Façade Program should be created for the Beach area. She stated that the business owners in the first block were going to seek a new design for the entire area that would incorporate changing some of the trees, along with a possible redesign of sidewalks. She asked for some further clarification of the program involving the County where they would contribute to this type of redesign.

Steve Glassman explained that it was a design arts grant which came from the Broward Cultural Division and was a \$15,000 planning grant. He stated it could be through partnerships, and the applicant was teamed with design architects. He stated that a fully executed plan was then put in place. He explained it was not a matching grant and an advisor from the FAU School of Architecture was assigned to the project.

Chair Ina Lee asked if a public/private partnership, such as the one associated with the wave wall could be created. Paul Costanzo confirmed and stated that was essentially how most façade programs were structured.

Beach Improvement Program

Chair Ina Lee stated that the City Manager was looking for funds to hire a consultant regarding the beach improvement program (Business Improvement District).

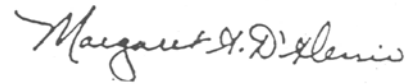
Greenway

Steve Glassman stated that previously they had discussed staff exploring the possibility of receiving some transportation money for the greenways. Paul Costanzo stated that the issue involved Parks and Recreation Department, along with DOT, and he explained it would be difficult for the City to find such monies. Steve Glassman stated it had been his understanding that DOT was involved for only the transportation issues. He asked if an update could be provided to the Board.

Motion made by Me. Rubenstein and seconded by Judy Scher to adjourn the meeting.

There being no further business to come before the Board, the meeting was 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