

**MINUTES OF THE SPECIAL  
BEACH REDEVELOPMENT ADVISORY BOARD MEETING  
MONDAY, JANUARY 23, 2006– 3:00 P.M.**

**FORT LAUDERDALE, FLORIDA**

**BOARD MEMBERS**

	<b>Absent/ Present</b>	<b>Cumulative from 2/21/05</b>	
		<b>(P)</b>	<b>(A)</b>
<b>Pamela Adams</b>	<b>A</b>	<b>3</b>	<b>4</b>
<b>Brad Fitzgerald</b>	<b>P (arrived at 3:10)</b>	<b>6</b>	<b>1</b>
<b>Shirley Smith</b>	<b>P</b>	<b>2</b>	<b>0</b>
<b>Eileen Helfer</b>	<b>P</b>	<b>6</b>	<b>1</b>
<b>Ina Lee</b>	<b>P</b>	<b>7</b>	<b>0</b>
<b>Al Miniaci</b>	<b>A</b>	<b>5</b>	<b>2</b>
<b>Judy Scher</b>	<b>P</b>	<b>3</b>	<b>4</b>
<b>Linda Gill</b>	<b>P</b>	<b>3</b>	<b>4</b>
<b>Henry Sniezek</b>	<b>A</b>	<b>7</b>	<b>0</b>
<b>Mel Rubinstein</b>	<b>A</b>	<b>6</b>	<b>1</b>

**STAFF**

Ronald Hicks, Economic Development Director  
 Bob LaMatina, Beach CRA Manager  
 Earl Prizlee, Project Engineer  
 Lindwell Bradley, Code Supervisor  
 Al Lovingshimer, Code Officer  
 Capt. Kevin Sheehan, Police Dept.  
 Major Russ Hanstein, Police Dept.  
 John Hoelzle, Parks and Recreation

Patricia Smith, Secretary  
 Margaret A. Muhl, Recording Secretary

**GUESTS**

Nones

**CALL TO ORDER**

Chair Ina Lee called the meeting to order at approximately 3:00 p.m.

**POLICE UPDATE**

**\*Tape began here**

Captain Kevin Sheehan, Police Department, stated that the Beach had improved from June to December, 2004 to June to December, 2005. Crime was down and major crimes involved larceny and retail theft. The second most serious crime was in regard to auto thefts which occurred in hotel parking lots, and in the area around Bayshore and Birch Drives. Overall the Beach looked good. He announced that the Spring Break season would begin February 28<sup>th</sup> through the second week in April, and manpower would be increased on the streets.

Earl Prizlee asked if the police presence was accomplished on foot or in patrol cars. Capt. Sheehan explained that they did a combination. There were always three units out there, along with traffic personnel, and horse units. Manpower is increased depending on circumstances.

### **CODE ENFORCEMENT UPDATE**

Lindwell Bradley, Community Inspections Supervisor, announced that Kate McCaffrey was going to be the new Code Manager. He explained that she was from New York and had been a police officer. She then received her law degree and had taught at one of the local colleges.

Mr. Bradley proceeded to introduce the Board to Al Lovingshimer who was the Code Officer for the Beach.

Al Lovingshimer stated that they were monitoring a few properties on the Beach. He listed them as follows:

- 2800 Vistamar Street which had been demolished, but complaints were being received regarding the conditions at the site. Fencing was not required, but the debris had been removed.
- 1500 Rio Mar Street which was the Tiffany House/Escape Hotel. He advised that he had met with Diane Smart who was concerned about the condition of the property. A letter was sent to the property owner advising that the property was to be boarded up, but they recently had been informed that the property had been sold again. Contact was made with the new owner who was going to review the condition of the property and bring it into compliance. The owner's intention was to convert the property into condominiums or townhouses.
- The Nanchez Resort which was owned by a Doctor in California. Three properties were involved with that site which was 734 Breakers Avenue, and 724/725 Lauderdale Isle Drive. He advised that there were serious problems at the site and actions would be taken.
- 3120 NE 9<sup>th</sup> Street which was a parking lot harboring various disabled vehicles. Notices were sent to the property owner.
- 900 Sunrise Lane, The Beach Bar, did not appear to have dumpster service and debris was piled up. He advised that the Health Department was now getting involved.
- 219/221 S. Fort Lauderdale Beach Boulevard which was owned by Mr. Toomey. The properties were Beach Bums and Del Mar which was a restaurant, but had recently been sold. The Atlantis and Blondie's had also been sold. They met with the new owners' attorneys and discussed the problems at the site.

Judy Scher stated that Howard Johnson's had been the biggest violator during spring break last year.

Chair Ina Lee stated that this Board was responsible for the area within the CRA boundaries, and many of the sites being discussed were outside of that area. She stated that some of the issues needed to be brought to the Beach Council and the Central Beach Alliance. She explained that this Board's job was to redevelop the CRA area. She further stated that the old Atlantis site was within the CRA boundary, and she felt the City Manager needed to meet with the new owner and explain about the \$56 Million project slated for that area.

Mr. Bradley stated that the attorney for the new owner believed that the structures were going to be demolished. Otherwise, renovations would have to be done to bring the property into compliance.

**BEACH STREETScape PROJECT UPDATE – PHASE IA**

Chair Ina Lee stated that the project had been presented to the City Commission acting as the Community Redevelopment Advisory Board.

Earl Prizlee explained that the master plan began addressing landscaping in the medians. He showed the area on the map that he was discussing. He explained further that 3' to 4' of sidewalk had been added in that area which permitted the planting of extra vegetation. Bike lanes were added and the traffic lanes would all be standard DOT lanes. He showed on the map where they were going to remove a three-car turn lane. A traffic study would be done to support that recommendation. He explained that it would encroach on the parking lot, and would eliminate about 20 parking spaces. He stated that this would build the infrastructure for future development. There would be repaving and re-striping in the area. He stated that possibly a façade program could be incorporated into the area.

Mr. Prizlee stated that conceptual lights were recommended for review.

Chair Ina Lee clarified that this would be considered Phase IA and funds were available for the project, and the City Manager wanted this project completed by next season. She reiterated that whatever work was being done at the time could not impact the traffic for the Boat Show. She stated that sidewalks would be expanded, aesthetics would be improved, and bike paths would be created. She stated that in the future they wanted to put some sort of entrance feature in this area.

Ron Hicks asked if clarification had been provided to the Board regarding the types of trees that were going to be used. EDSA designed with coconut palms that would be placed randomly which would help formalize an entranceway. Date palms would also be used, and irrigation would be installed.

Eileen Helfer asked if the Elbow Room would be permitted to have outdoor tables, and if so, would they spread onto the Beach. Mr. Hicks stated that minimum widths had to be maintained regarding outdoor tables, and permits still had to be issued.

Shirley Smith stated that the area had a real problem with debris, and she asked what was going to be done. She stated that debris was placed on sidewalks preventing individuals from walking in the area. She added that cars were also be parked on sidewalks in the area.

Chair Ina Lee reiterated that area was of great concern, and as the area was redevelopment and Code Enforcement monitored that area, things should improve. She stated that dialogue was to take place with the property owners so a revitalization could occur.

Bob LaMatina stated the area had been ignored for a while. He explained that the Master Plan showed what areas would be updated. He felt that by approaching the property owners a relationship could be established regarding the redevelopment.

Ron Hicks stated that this Board needed to carry this message to the property owners in the area because he felt that would carry more weight.

Shirley Smith showed on the map an area of vacant land that was in bad disrepair. She suggested that it needed to be cleaned up.

Due to late arrival of several members, a roll call was taken and a quorum was now present.

Eileen Helfer asked for further clarification regarding the right-turn in the area. Mr. Prizlee advised that a traffic study was going to be conducted.

**Motion** made by Judy Scher and seconded by Shirley Smith to approve the concept of the Beach Landscape Project, Phase I-A. Board unanimously approved.

### **APPROVAL OF MINUTES**

**Motion** made by Linda Gill and seconded by Shirley Smith to approve the minutes of the December 19, 2005 regular meeting of the Beach Redevelopment Advisory Board. Board unanimously approved.

### **EXPRESSION OF SYMPATHY**

Chair Ina Lee advised that Laura Ward, a former Board member who had been instrumental on the Beach, had recently passed away. She stated further that she had made enormous contributions regarding the Beach and the City of Fort Lauderdale. She had been a real advocate of the bond issue in the '80's. She asked if an expression of sympathy could be sent to her family on behalf of this Board.

### **CONTINUATION OF STREETScape UPDATE**

Chair Ina Lee asked what would occur after Phase I-A. Mr. Prizlee stated that an RFQ process would begin for the remainder of the work to implement the Master Plan within the boundaries.

Chair Ina Lee stated that she wanted to see this completed by next December or January.

### **BUDGET UPDATE**

Bob LaMatina proceeded to provide an update on the budget. Reference was made to the Capital Projects Summary and the Carry Over Summary. Concerns had been raised that funding not expended would be placed in the City's General Fund, but that was not the case. Various items were identified which were beach transportation, streetscape master plan, aquatic center, and DC Alexander Park. The Beach CRA Roll Over Fund consisted of unexpended funds to be used in the CRA. The total amount was \$2,907,166. Future projects were listed but had not been identified with project numbers.

The Board was informed that Streetscape Phase I-B was a design consideration and would be the second phase of the project, and \$300,000 was being allocated for consultant work. It was estimated that the magnitude of the work would be similar to that done in Phase I-A and \$3 Million was being budgeted, which was an estimated amount. The Board was further informed that \$100,000 was allocated for the design of automated public toilets.

Mr. Prizlee stated that he would review an RFQ from another government agency in regard to the public restrooms. He stated that they had to collectively agree on locations and the design of the structure. He stated that one restroom on the beach resembled the Bahama look, and suggested that possibly they follow that style keeping the look consistent. Costs would be discussed in more detail later on, but meantime \$1 Million had been budgeted for two locations containing approximately three units.

It was stated that the basic operational part of the system would be purchased, and then they could decide on the exterior design. The CRA contribution would go towards the capital portion and not maintenance of the system.

It was stated that regarding future projects, they had included a \$28 Million amount for the Fort Lauderdale Aquatic Center.

Chair Ina Lee stated that as they moved into the five-year aspect of this plan, even if they funded what had been allocated for the Aquatic Center, there would be no money left over for other projects. She further stated that this was work-in-progress, and the City was looking at other alternatives to see what could be built on that site, including the aquatic center. She stated that whatever might be done at the site, the bulk of their monies might not have to go into the project.

She stated they were presently going to approve or disapprove the figures supplied. She stated that unless other projects came into the mix and contributed monies to the CRA, then there would not be sufficient funds to do this. She reiterated that they needed to wait and see what the City was going to do with that piece of land.

Ron Hicks stated that an appropriation had been put into the State for the aquatic center and the streetscape project, and therefore, if such funds were received, than the previously allocated funds in the budget possibly could be applied to other projects.

Mr. Prizlee stated that it was interesting why the land at the aquatic center did not have any docks. Mr. Hicks stated that he had met with the Marine Industry Association, and docks were temporarily installed in the area during the Boat Show and other events. He added that consideration should be given to installing them permanently in order to generate additional funds.

Chair Ina Lee asked what happened to the funds which had been allocated for the 3 + 2 project since they did not appear in the current budget.

Mr. Prizlee stated that the project had been listed on previous budgets and they had looked to get reimbursed from DOT, and then the funds could be used outside of the CRA boundaries. He stated that the attorneys had advised that was not an appropriate route to take. However, if the City Manager decided to move forward with the project, then it was in the CRA's plan to assist with such construction.

Chair Ina Lee asked who was paying for the assessment of the property. Mr. Prizlee stated that it came from the 3 + 2 funds. The total amount of those funds had been \$15 Million, and \$200,000 had been deducted for appraisal work. He advised that such monies had not come out of the CRA budget.

Bob LaMatina further stated that when they moved to the aquatic center, the amount of rent to be paid would be less than what they previously had paid. He referred the Board to the bond fund listed in the budget for the aquatic center, and explained the breakdown provided. This was an estimate and once the tax revenue was assessed, a hard number would be presented.

Chair Ina Lee thanked everyone for their hard work and efforts in regard to the budget. She asked if major changes would be provided to the Board. She asked where the monies would come from for the remaining portion of the streetscape project that would be outside of the CRA boundaries.

Mr. Hicks advised the Board that Bruce Larkin was researching what commitments had been made during the last five years by the Commission officially regarding the aquatic center, and such information would be provided to this Board in February or March.

Brad Fitzgerald stated that more than two locations should be considered for restrooms. He felt that they should be spaced evenly, as well as at entrance points to the Beach. He said the tourists should be accommodated as much as possible.

Mr. Prizlee stated that in the RFQ, they could have professionals supply recommendations regarding locations. He further stated that an RFQ could also be done for locations outside of the CRA boundaries.

Chair Ina Lee stated that she wanted more detailed information provided as to what they could spend money on.

Mr. LaMatina further stated that four entry-level positions were included in the budget, and the amounts included could change due to ranges being considered.

#### **B.I.D. UPDATE**

Ron Hicks stated that they were waiting on the Legal Department to review the issues so such districts could be created. Then, the final report would then be reviewed with the City Manager, and presented to the City Commission. Afterwards, they would sell the idea to the public. He stated that it was important to know that the consultant had put information together to help the City make an educated decision. The Beach Council and Chamber of Commerce had requested this district. The benchmark of services had been identified for the City, and whatever was done by the B.I.D. would be over and above those services. He stated that nothing could be done until November when the assessments would go out.

#### **DISASTER RECOVERY PROGRAM**

Chair Ina Lee stated that a focus group regarding the condominium plan would meet at the Point of Americas, including police and fire personnel, this Friday at 10:00 a.m. She stated that a conference call had been held with most of the general managers of the hotels on the beach before the holidays. She advised that David Aebert was going to be in charge of an overall program.

Shirley Smith would provide a copy of the disaster plan for the Venetian Condominium.

#### **BOARD MEMBERSHIP**

Chair Ina Lee stated that this was Linda Gill's last meeting. She also stated that this was also Pamela Adams' last meeting. She advised that Mel Rubenstein had resigned from the Board, and a letter was submitted by him to the Board. Judith Scher proceeded to read his letter. She also thanked the Board for all their good wishes in her regard.

Chair Ina Lee stated that this Board was the "heart and soul" of the Beach. She stated that Mel Rubenstein had been a great addition to the Board.

Chair Ina Lee stated that Linda Gill was a great addition to this Board and had done a tremendous amount of work regarding the welfare of the Beach.

**Motion** made by Eileen Helfer and seconded by Shirley Smith to adjourn the meeting.

There being no further business to come before the Board, the meeting was adjourned at approximately 4:17 p.m.

Respectfully submitted,

Margaret A. Muhl,  
Recording Secretary