

**APPROVED**  
**MINUTES OF THE**  
**BEACH REDEVELOPMENT ADVISORY BOARD MEETING**  
**Monday, September 18, 2006– 2:30 P.M.**  
**Fort Lauderdale, Florida**  
**100 North Andrews Avenue**  
**8th Floor Conference Room**

<u>Board Members</u>	<u>Attendance</u>	<b>2006 Cumulative</b>	
		<u>Present</u>	<u>Absent</u>
Brad Fitzgerald, Vice Chair	P	5	3
Eileen Helfer	P	8	0
Ina Lee, Chair	P	7	1
Miranda Lopez	P	7	1
Al Miniaci	P	5	3
Carlos Molinet	P	4	0
Amauray Piedra	P	4	4
Judy Scher	P	8	0
Shirley Smith	P	8	1
Henry Sniezek	P	6	2

**Staff**

Bob LaMattina, Beach CRA Manager  
Commissioner Charlotte Rodstrom  
Earl Prizlee, CRA Engineering Design Manager  
Attorney Courtney Crush  
A.J. Yaari  
Diana Alarcon, Parking Services  
Silver Lee-Hodge, Board Secretary  
Lavya Vassor, Recording Secretary

**1. Call to Order/Roll Call**

Chair Lee called the meeting to order at 2:30 p.m.

**2. Approval of July 2006 Minutes**

**Motion** made by Ms. Helfer and seconded by Mr. Piedra to approve the minutes of the July 2006 meeting. Board unanimously approved.

**3. Restroom Discussion Update**

Bob LaMattina, CRA Manager,  
Earl Prizlee, CRA Engineering Design Manager

Mr. LaMattina said they were currently understaffed, but they would return to this project after the streetscape project was under way. They were considering two locations in the CRA: the Oceanside parking lot area and the Alhambra area pocket park. A third site at the end of the beach was under consideration as well. They were also comparing the automated and conventional restrooms.

Mr. LaMattina explained that in the Atlanta transit system, the usage of the bathroom facilities had increased dramatically since the automated units were installed, so they were planning to install many more. He wondered what sort of usage increase they would experience after their units were installed, and whether four units would be enough. Mr. LaMattina reported that other municipalities were extremely pleased with the automated units.

Chair Lee remembered that some municipalities allowed advertising on the automated units to cover their cost and felt they should investigate this after they determined if advertising was prohibited at the beach.

**4. Update Streetscape Phase 1A & 1B**

Earl Prizlee, CRA Engineering Design Manager

Phase 1A

Mr. Prizlee reported that they were still awaiting an FDOT permit for the roadway. He explained that the contractor intended to close down A1A from Sea Breeze Boulevard to Las Olas. During the boat show, the contractor would pull back, and one lane would be open in each direction. Mr. Prizlee reported that the Public Information Office would create a brochure explaining the road closures. Mr. Prizlee confirmed that the road would be closed for "no less than eight weeks."

Chair Lee and Commissioner Rodstrom wanted to be sure there was sufficient public signage depicting the end result of the project. Mr. Prizlee confirmed that the sign had a project rendering.

#### Phase 1B

Mr. Prizlee reported that they had selected a consultant. Next, the City Commission would approve negotiations with the consultant. The scope of the project would include revisiting the Master Plan and developing renderings, design and construction.

#### 5. Update 3 Plus 2

Earl Prizlee, CRA Engineering Design Manager,  
Bob LaMattina, CRA Manager

Mr. LaMattina announced that there was no consensus at the Commission level to move this project forward. Commissioner Rodstrom presented the Board with copies of the Commission agenda page and DOT letters for backup.

Chair Lee explained that this plan was first recommended by the first ULI Report to alleviate beach traffic and had been approved. The approval had taken quite a while, and by the time the costs were assessed, they exceeded the budgeted amount by \$16 million.

Commissioner Rodstrom explained that she had met with Kathleen Dunn from the City Manager's office regarding options for this project. Commissioner Rodstrom had suggested finding other funding, creating a new conceptual drawing in-house and providing FDOT with a report. When the item came up on the Commission's agenda, Commissioner Rodstrom said, "it was totally blown up, we never got to give a drawing or presentation or anything and it just died and we just went on with the rest of the agenda." She had then done her own research and found the FDOT letters. Commissioner Rodstrom felt it unfortunate that it had taken so long that they had lost the funding.

Chair Lee said a study had concluded that only 22 seconds would be saved using the new route, so the question was, was a savings of 22 seconds worth an additional \$16 million? Commissioner Rodstrom said this was brought up at the Commission meeting, and she was insulted that this had become the issue. She felt the process was the issue.

Chair Lee felt there was still a need for some traffic control plan on the beach, and wondered what their alternatives were. Commissioner Rodstrom said they would lose the funding on September 29. She did not know what happened to her suggestion to create a new plan to submit for the funding. Commissioner Rodstrom remarked that the loss of the funding was due to "the continued lack of progress and inability to maintain a reasonable schedule." She felt they should determine if they could request an extension.

Mr. Prizlee suggested they determine if there were any ways to alter the design to save costs, and apply for an extension to allow time to do this. Commissioner Rodstrom said she would discuss this with City Manager Gretsas. She would also bring the matter up at the Commission's next conference meeting.

**Motion** made by Ms. Scher and seconded by Ms. Smith to authorize Chair Lee to attend the City Commission's conference meeting and recommend that per the August 31 letter, prior to September 29 the City should apply to FDOT in writing, requesting an extension for the 3 Plus 2 project funding. Board unanimously approved.

6.     **Disaster Plan Hotels and Condos**                             Bob LaMattina, CRA Manager

Mr. LaMattina reported that a "repeater" had been installed at Pier 66 and was operational and they planned an update meeting at the Yankee Clipper on September 21. Mr. LaMattina thanked Mr. Molinet and Mr. Piedra for their help.

Chair Lee felt they must get the condo managers to go to the website, retrieve the forms and complete them.

7.     **Five-Year Budget Projection**                             Bob LaMattina, CRA Manager

Mr. LaMattina explained that the \$2.9 million carry forward funds from the previous year would stay with the CRA, they would not go to the general fund. Total sources for the year were \$6.4 million.

Chair Lee remarked that the Trump project and Bahia Mar were not included in the projected budget, but would be added at some point in the next five years and would provide an additional source of significant funding.

Mr. LaMattina drew the Board's attention to the Capital Outlay – Projects section and noted that the Streetscape project was budgeted at \$3.1 million and the actual costs this year were \$4.05 million. After debt services were transferred out, Mr. LaMattina said they would have \$757,529 to carry over to next year.

Mr. LaMattina continued that for 2006/2007, total sources were projected at \$4.8 million. The Streetscape, public toilets and Parks and Recreation CIP contribution totaled \$2.6 million, added to the debt service transfers, total uses were \$5.3 million. A \$1 million carry forward was projected for 2006/2007.

In 2007/2008, tax revenue was projected at \$54 million; with total transfers in, the total sources were estimated to be \$57 million. Capital Outlay – Projects were estimated at \$5.5 million, plus debt transfers, for a total uses of \$6.7 million. Mr. LaMattina said the carry over for the next year was estimated at 322,434.

Mr. LaMattina noted that as more hotels opened, the TIFF revenue would increase. Mr. LaMattina said they were examining the capital improvement project budget for the City and were considering bonding the median project, the restrooms and some other items, which would free up more TIFF revenue for use within the CRA.

Ms. Smith had some questions about the Oceanside and Hall of Fame parking lots, and Mr. LaMattina agreed to get additional information for the Board’s next meeting. Mr. Fitzgerald pointed out a few errors on the budget spreadsheet, and Mr. LaMattina agreed to make corrections and email it to Board members.

**Motion** made by Mr. Molinet and seconded by Ms. Helfer to approve the budget with the corrections Mr. LaMattina would make. Board unanimously approved.

**8. Old/New Business**

BRAB Members

Old Business:

Chair Lee said Paul Costanza and Staff had researched ways to enhance the NBRA and Sunrise Lane areas, which were outside the CRA’s jurisdiction. They had determined the best way to go about this would be to create an overlay district. This allowed for relaxing some zoning codes to ease redevelopment and reuse. Chair Lee said the whole idea had gone by the wayside over time, but she wanted to make the research available to interested parties.

New Business:

Ms. Courtney Crush, attorney, described a project that her client, A.J. Yaari, was working on to redevelop a T-shirt shop he owned on the beach into a restaurant. She anticipated the Planning and Zoning Board would approve their request for a change of use on Wednesday. Mr. Yaari wanted to create an “upscale Italian steakhouse” restaurant. She presented a rendering of the proposed project.

Ms. Crush said the City had requested that they plan as if the property were vacant. In that case, a restaurant with 54 tables required 136 parking spaces. Since there were only a few spaces available, they would need a parking reduction. Mr. Yaari had hired a traffic consultant who had determined that at peak hours, there was still plenty of parking.

Mr. Yaari described the project to the Board. Ms. Scher said she loved the project. Chair Lee felt it was “fabulous.”

**Motion** made by Mr. Miniaci and seconded by Ms. Smith to approve the project concept. Board unanimously approved.

9. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 4:00 p.m.