

APPROVED
MINUTES OF THE
BEACH REDEVELOPMENT ADVISORY BOARD MEETING
Monday, January 22, 2007– 2:30 P.M.
Fort Lauderdale, Florida
100 North Andrews Avenue
8th Floor Conference Room

<u>Board Members</u>	<u>Attendance</u>	<u>2007 Cumulative</u>	
		<u>Present</u>	<u>Absent</u>
Brad Fitzgerald, Vice Chair	P	1	0
Eileen Helfer	P	1	0
Ina Lee, Chair	P	1	0
Miranda Lopez	P	1	0
Al Miniaci	P	1	0
Carlos Molinet	P	0	1
Amauray Piedra	A	0	1
Judy Scher	A	0	1
Shirley Smith	P	1	0
Henry Sniezek	P	1	0
Aiton Yaari	P	1	0

Staff

Bob LaMattina, Beach CRA Manager
 Ron Hicks, Economic Development Director
 Marc LaFerrier, Planning & Zoning Director
 Eric Silva, Planner
 Ella Parker, Planner
 Silver Lee-Hodge, Board Secretary
 Earl Prizlee, Engineering Design Manager
 Commissioner Charlotte Rodstrom
 Commissioner Christine Teel
 Mona Laventure, Recording Secretary

Guests

Jiro Yates, Faulkinger Architects

1. Call to Order/Roll Call

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

Mr. Aiton Yaari, new Board member introduced himself to the Board.

2. Approval of December 2006 Minutes

Motion made by Ms. Smith and seconded by Ms. Helfer to approve the minutes of the December 2006 meeting. Board unanimously approved.

Chair Lee asked Mr. Hicks for an update on the Beach Improvement District

Mr. Hicks reported that the final assessment resolution and collection process would be on the February 20, 2007 City Commission agenda, and the establishment of the Advisory Committee would be on the March 6, 2007 City Commission agenda.

Chair Lee asked Mr. LaMattina for an Update on the 5-year budget

Mr. LaMattina distributed copies of the update and said they had increased the amount of available funds and updated the projects. The additional funds Mr. LaMattina had identified totaled approximately \$2.25 million. Mr. LaMattina explained the funding the CRA would receive from a property, which was based on the taxable value.

3. Presentation of Beach Master Plan

Marc LaFerrier, Planning & Zoning Director

Mr. LaFerrier explained that in November the City Commission had declared a Zoning in Progress for an area of the beach. This meant that projects completing the approval process prior to the completion of the Master Planning study were permitted under existing guidelines. This differed from a moratorium, when no applications were accepted. Mr. LaFerrier estimated that the Master Planning process would take a year and the Zoning in Progress would last approximately one year as well.

Mr. LaFerrier continued that they had received five responses to the RFP for the Master Planning Process that were currently being evaluated; he expected a consultant to be hired in 30 to 45 days. The process would utilize information obtained from previous studies, and Mr. LaFerrier said there would be significant public participation. He felt the BRAB could play an important role as moderator on some of the key issues.

Mr. LaFerrier said the study would address: setbacks, building heights, massing, FAR, landscaping, parking, how public places related to private investment, and historic preservation.

Ms. Smith remembered their work on the Vision 2020 Plan and how this and other Master Plans had never been implemented and she was concerned that the Beach Master Plan would suffer the same fate. Mr. LaFerrier said the administration, staff and City Commission were gearing their efforts toward implementation. Mr. Hicks said everyone was concerned about the future of the beach and protecting it and were therefore committed to implementing this.

Mr. LaFerrier explained that he wanted the Beach Master Plan to have the same components as the Downtown Master Plan: a vision, planning principles, plan framework and guidelines for building.

Chair Lee felt they should collect input from all stakeholders and use that to create the vision, as they had done with the Vision 2020 plan, rather than have a consultant create the vision and then invite input. Mr. LaFerrier said they would begin with stakeholder input. Chair Lee suggested a meeting to which all stakeholders were invited together. Mr. Hicks said some consultants felt it better to meet with individual groups to encourage their honest input.

Commissioner Rodstrom said she had already held a residents' meeting, and intended to work with the small hotel and business owners within the next week or so, and with the larger development community next month. They could then arrange a meeting such as Chair Lee suggested, with the consultant and stakeholders.

Mr. Fitzgerald said the main complaint from beach developers was that after purchasing property, the City refused to allow them to build what they planned, even though their plans were within the zoning guidelines. He felt the City must bear in mind through this process that what the Master Plan specified could be built was actually allowed.

Mr. Fitzgerald was also worried about the hotel/condo "shell game" and doubted that the hotels could be filled at the rate of \$500 to \$800 per night. He thought they must set guidelines for these units. Mr. LaFerrier agreed, and said this would be addressed in the Master Planning process. He also agreed that they must create realistic expectations for allowable redevelopment that was acceptable to both the community and the developers.

Mr. Yaari felt the Zoning in Progress was premature because they could not yet know the impact of all of the development currently taking place on the beach. Mr. LaFerrier felt this was the right time to check development, because the market had cooled slightly and ideas about what was possible were more realistic now.

Chair Lee felt they must "grapple with" the NBRA issues. Mr. LaFerrier said this would be part of the Master Plan, and this area could be considered separately.

Mr. Jiro Yates, Faulkinger Architects, felt the Master plan would help remove ambiguity for development, and asked if a development's compliance with the Master Plan would help assure approval, or if the neighborhood compatibility process would still apply. Mr. LaFerrier said the Downtown Master Plan had allowed for development to proceed in a "relatively effective and efficient fashion" because developers understood what the City's vision was for Downtown.

Chair Lee asked if the Master Planning could include contingencies for rebuilding the beach in the event of a disaster. Mr. LaFerrier agreed this was important, but felt it was a public policy issue more than a planning issue.

4. Streetscape Completion Ceremony

Prizlee, Engineering Design Manager
[This item was taken out of order]

Chair Lee felt they should create the group to plan the ceremony so they had sufficient time to prepare.

5. Update Restrooms Discussion

Earl Prizlee, Engineering Design Manager

Mr. Prizlee said once the CIP was accepted, he would update the Board on the status of the bathrooms. He expected the CIP would be on the City Commission's agenda sometime in February.

6. Update Beach Projects

Bob LaMattina, Beach CRA Manager

Mr. LaMattina reported that Streetscape Phase 1A was progressing, with paving and resurfacing taking place this week. Once this was complete, roadways would be open. Chair Lee was very concerned that the roads would be open by the date of the Super Bowl because this was such an important event.

Mr. LaMattina continued that Streetscape Phase 1B was being discussed to make sure the consultant's vision and the City's vision agreed prior to implementation.

Mr. LaMattina reported that the Parks and Recreation Department was trimming and feeding the trees. They had also ordered new playground equipment.

Mr. Hicks was excited about the new beach cleaning equipment and wanted to schedule a demonstration for the Board to attend.

Mr. Hicks said the wave wall was being repainted now and should be completed by the end of February.

7. Discussion Vision 2020

Chairperson Ina Lee

8. Old/New Business

BRAB Members

Old Business

Emergency Plan Update

Mr. LaMattina said he would work with Steve Glassman and Erin to perform effective community outreach. Chair Lee recommended that the CBA include this as an agenda item at their next meeting.

New Business

Mr. Hicks advised the Board they needed to officially adopt the budget.

Motion made by Ms. Helfer, seconded by Mr. Molinet, to approve the revised budget. Board unanimously approved.

9. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 3:40 p.m.