

APPROVED
MINUTES OF THE
BEACH REDEVELOPMENT ADVISORY BOARD MEETING
Fort Lauderdale, Florida
100 North Andrews Avenue
8th Floor Conference Room
MONDAY, OCTOBER 15, 2007 – 2:30 P.M.

Cumulative
Feb 2007 – Jan 2008

<u>Board Members</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Ina Lee, Chair	P	9	0
Eileen Helfer	P	8	1
Miranda Lopez (arrived 2:44 p.m.)	P	8	1
Carlos Molinet	P	8	1
Amaury Piedra (arrived 2:32 p.m.)	P	6	3
Judy Scher	P	7	2
Shirley Smith	P	9	0
Henry Sniezek (arrived 2:40 p.m.)	P	6	3
Aiton Yaari	P	6	3
Karen Turner	P	3	0

Staff and Guests

Jeff Modarelli, Director, Economic Development
Lindwell Bradley, Code Enforcement
Earl Prizlee, Engineering Design Manager
Silver Lee Hodge, Secretary, Beach CRA
Alexandra Grant, Recording Clerk, Prototype, Inc.

I. Call to Order/Roll Call

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

II. Approval of September 17, 2007 Minutes

Motion by Ms. Helfer, seconded by Mr. Molinet, to approve the September 17, 2007 minutes as corrected. In a voice vote, all voted unanimously in favor.

III. Turtle Lights Update

Earl Prizlee, Engineering Design Manager, reported that the City is working with a lighting vendor who is addressing this same issue in Delray Beach and working with FDOT to determine appropriate lighting levels. The City is hoping for a resolution soon.

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Chair Lee requested that the City make every effort to have lights turned on five days earlier than the scheduled November 1, 2007 date, given the economic importance of the upcoming Boat Show. She stressed that this be treated as a critical "front burner" issue. Chair Lee requested that the City contact individuals at the state level if necessary.

Mr. Yaari agreed and commented that if the goal is to brand the City as a world class destination, lighting needs to be addressed urgently as upscale visitors are coming to the Boat Show.

Ms. Turner asked why turtle lights have recently become such a major issue after all these years. Mr. Modarelli replied that the state put its foot down. He added that the City is working on both short and long term solutions to this issue.

IV. Fiber Optics Lights and Contract

Mr. Modarelli stated he had reviewed the contract and the warranty is not specific. He advised that Public Works was able to get the contractor to speed up time to repair the lights. As a result, the lights will be working again in half the time originally anticipated. The contractor also advised the City of a new wave wall lighting device that may work better for the City.

Chair Lee recalled that two years ago, the fiber optic lighting was a joint project supported by the public and private sectors, who had contributed about \$400,000 for this work. She stated that initially, no one advised that these lights would burn out so quickly. Chair Lee said the point of this project was never to replace the technology, yet almost 50 percent of the lights are currently out. She questioned why the Board was not advised of the likelihood of this much malfunction. In response, Mr. Modarelli said he is unsure if there is a manufacturing defect in the product itself. He is also unsure whether the City can go back to the vendor at this point to say the product does not work. Mr. Modarelli advised that Public Works is looking into the contract and also investigating newer technology.

Ms. Scher commented that she did not see why the company cannot be held to some type of warranty as the lighting was only installed about two years ago.

Chair Lee stressed that the City address this immediately. She commented that in her view, the company needs to be investigated legally as something is off concerning this company's initial deal with the City. Chair Lee asked what the Board will do for the long term to address this as members contributed half the funding for this project.

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Ms. Helfer commented that the Board was led to believe this product would not break, which is why this vendor was initially chosen.

Motion made by Mr. Snizek, seconded by Ms. Helfer, to request that staff conduct a legal review of the existing contract for fiber optic lights. In a voice vote, all voted unanimously in favor.

Ms. Lee requested that the City speed up lighting repairs in time for the Boat Show.

V. CIP Projects Update

Streetscape: Mr. Prizlee stated the City is wrapping up this project.

Chair Lee commented that it would be nice to send a letter to the Parks and Recreation department acknowledging how nice the new streetscape looks.

Mr. Prizlee added that uplights will be on in time for the Boat Show.

Aquatic Center: Mr. Prizlee stated the City is still working on this item and that the feasibility study is progressing.

AIA Medians: Mr. Prizlee stated the median at the Bahia Mar property will be improved in time for the Boat Show. Chair Lee stated that above the Hilton property, a webcam looks right down at this median. She requested that the City consider focusing the webcam at a more attractive area as this image is currently being viewed on the Convention and Visitors Bureau's international website.

Mr. Yaari asked if the City is making any progress on cleaning the area by the Elbo Room. In response, Mr. Modarelli stated staff is still looking into this. He explained that it is difficult to find a vendor as it is such a small area to clean. However, the City is working on addressing this quickly.

South Beach Wall Repairs: Mr. Prizlee reported that the City is currently at the survey stage for this work. Staff is working on a partnership with the Parking Department to do the wall repairs and make ADA improvements. He added that concepts are being worked on to dress up this lot and replace the wall.

South Beach Playground: Mr. Prizlee advised that Parks and Recreation is moving forward and will soon come to a meeting to address the Board on this item.

VI. Five-Year Budget Updates – St. Regis and New Projects

Mr. Modarelli referred to a map illustrating the Beach CRA and BID areas. With regard to revenue increases anticipated from new properties, Mr. Modarelli explained that if a property is CO'd as of January 1 of the calendar year, revenues generated will hit the tax roll on October 1 of the same year. With regard to revenue increases anticipated from new properties, Mr. Modarelli advised as follows:

- The St. Regis is scheduled to be CO'd completely in the 2008/2009 fiscal year.
- The Las Olas Beach Club is scheduled to be CO'd by January 1, 2008.
- The Marriott is scheduled to be CO'd by January 1, 2008.
- The Trump Las Olas and Bahia Mar properties are still difficult to predict.

Chair Lee asked if staff has any idea of the revenue stream to be generated from the three properties to be CO'd in 2008. In response, Mr. Modarelli stated that as a guess, revenues generated may be \$1-2 million.

VII. Holiday Lights Transformers Updates

Mr. Modarelli reported that this year, the City will have a new portion of Seabreeze Boulevard added to the holiday lights streetscape, along with the new Las Olas streetscape. Also, the City is trying to light up additional spots along the A1A median depending on feasibility with voltage.

Chair Lee asked when the City is lighting up its streetscapes. In response, Mr. Modarelli said lights will probably go on around Thanksgiving. He added that selection of the holiday lighting contractor will be on the Board's November meeting agenda.

VIII. Old/New Business

CRA Director: Mr. Modarelli advised that the City is still getting good responses from candidates and anticipates making a hiring decision soon.

Beach Walk Update: Mr. Modarelli advised that Parks and Recreation is working with the Beach CRA to get the basketball hoops replaced with new weather resistant ones. Also, the City is working with FDOT and Broward County on replacing and updating signage; however, the City has to wait until November to remove old signage poles. Mr. Modarelli added that a presentation on the playground complex will be forthcoming from Parks and Recreation.

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Chair Lee recalled that the Board had recommended another cleaning of men's bathrooms. Mr. Modarelli stated it may be difficult but staff can look into this. Mr. Prizlee advised that the men's bathrooms are cleaned four times daily, which is sufficient coverage.

Ms. Turner asked whether calls have been placed to Code Violations regarding the unsightly condition of lots left vacant by developers, such as the Trump Las Olas site. In response, Mr. Modarelli said Public Works staff is trying to maintain some of these properties.

Ms. Scher pointed out that by law, developers are supposed to plant grass on lots that are left vacant.

Lindwell Bradley of Code Enforcement was present and provided his contact information to the Board.

Ms. Turner asked for more information on the process of installing ground cover on vacant lots. Mr. Bradley explained that if a developer is not building on a site immediately, then ground cover is required. The City first asks the developer to install ground cover and if this is not done, the developer is cited. Mr. Bradley said he will work with Mr. Modarelli on this issue going forward.

Ms. Turner commented that the old Galleria Theater was torn down and that the lot is in good condition. Mr. Bradley pointed out that often, developers are not local so they have no idea how lots may appear after a building is demolished.

Ms. Scher commented that the Bermudian at 325 Birch Road and another building at 315 Birch Road are coming down by month end, yet to her knowledge, there are no demolition permits on the books.

Chair Lee requested that staff bring information to the next meeting concerning the process involved for developers to tear down properties.

Chair Lee recalled that she had previously requested a list of specific names of stakeholders concerning the Master Plan. Ms. Lee asked if anyone on the Board is being interviewed in connection to the Master Plan study. Ms. Smith advised she is being interviewed as a stakeholder.

Chair Lee advised that she given Commissioner Rodstrom names of stakeholders who she feels should be interviewed, especially because some of the money for the Master Plan study is being fronted by this Board.

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Mr. Sniezek commented that non beach residents are stakeholders in the Master Plan study as well.

Ms. Lee requested that the City bring a presentation to the Board before moving forward with public meetings on the master plan. Ms. Lee advised the she is being interviewed with regard to the Master Plan; however, she had to push to be included. Ms. Lee requested a quick response from staff on this request.

Ms. Smith commented that people are still walking dogs on the beach and not getting tickets. She questioned why the City makes a rule if it does not enforce it.

Ms. Smith commented that southbound lanes on Birch Road have been closed off for a long time, yet no work is being done. Ms. Helfer advised that these lanes have been reopened as she recently drove southbound on this road.

Mr. Yaari observed that Parks and Recreation appears to be closely connected to projects concerning the Board. He asked whether it is possible for a staff member from Parks and Recreation to start attending BRAB meetings to provide input. In response, Mr. Modarelli said this may be difficult because of the volume of meetings already scheduled for Parks and Recreation staff.

Ms. Lopez distributed a handout identifying native salt resistant trees that the City can consider for future streetscape projects along the beach. Ms. Lopez also distributed a *Sun-Sentinel* article on the importance of shade. Mr. Modarelli suggested forwarding this information to Gene Dempsey, the City Forester.

Ms. Lee commended Ms. Lopez on compiling the materials distributed. She requested that Parks and Recreation and the state be apprised of Ms. Lopez' recommendations as the City moves forward with Phase 1B work. Ms. Lee also suggested forwarding this information to developers and condominiums that are still doing work on plantings.

There being no further business to come before the Board, the meeting was adjourned at 3:15 p.m.