

Central Beach Alliance Board Meeting

Las Olas Beach Club

January 8, 2020, 6 PM

Board members present: Bill Brown, Jim Novick, Bob Golden, John Burns

Board member absent: Deborah Rosenbaum

Invited guests and applicants for Board Member positions: Dr. Elizabeth King, Paula Yukna

Meeting convened at 5:55 PM by President Brown.

Motion to approve agenda by John, 2nd by Bob. Approved.

Presentation on **Publix Supermarket at 2985 N Ocean Blvd** by Heidi Davis, Attorney & Randall Holihan, Project Manager with Pasadena Capital.

Here are some notes from the presentation:

- 1.3 acre site on five lots.
- Proposal requires site plan, rezoning & flex allocation.
- Developer has presented to DRC.
- States City wants to activate the corner at A1A.
- 12-13 parking spaces on ground level. The remaining parking spaces on the 2nd floor rooftop. Building will be 26 feet high. 170 parking spaces. 110 employees total, not all on site at the same time. Associates are allowed to park in parking lot but studies show most walk to work.
- All truck loading/unloading is enclosed with air conditioning. No dumpsters, only compactors. Self-contained within the building.
- 28,000 square foot store. 160 foot of frontage on A1A. A smaller store similar to the Galleria Publix. It will be a custom store.
- Potential timing: P&Z in April or May. City Commission end of June or July. Requires 2 hearings. End of November 2022 store estimated to be complete.
- Plan to return to CBA for 1st vote in January 2020 and 2nd vote in February 2020.
- Developer has met with Vantage View & Berkley South condo buildings.
- Pio Ieraci, President of Galt Mile Community Association delivered his community's support of the project.

Motions to approve **Board Meeting Minutes of November 14, 2019 and General Membership Meeting Minutes of November 21, 2019**. Motion by Jim and 2nd by Bob. Approved.

Motion by John, 2nd by Jim to approve & present the **Treasurer Report for year-end 2019** to membership. Report presented by Bob. Approved.

Brief Out by Board Members on meetings attended:

- Bill updated that City is purchasing four new lifeguard towers. He has met with city officials investigating the potential to custom design the towers and sell sponsorships. There could be an

opportunity for the CBA to consider funding the design. Bill will monitor more meetings with designers and city. Bill was commended for initiating the idea. No decisions were made and more information is needed. Initial design costs could be \$2500-\$4000.

- John reviewed meetings that he attended.
- No updates from Jim or Bob.

There is a proposal to install **speed bumps on NE 33rd Avenue**, north of NE 23rd St. Bill will confirm if this is within our boundaries and add to the CBA Membership Meeting agenda if appropriate.

It was discussed that we should **develop a list of key meetings**: Beach Redevelopment Advisory Board, CRA, CFLCA, etc.

Jim led a review & discussion of a draft **Confidentiality & Conflict of Interest Agreement** draft. We need samples from CFLCA. Dr. King will share sample volunteer board agreements. Discussion deferred to next meeting.

The **nomination application form** for a board member should be revised for the 2021 year so applicants can type on and submit the form.

The Board interviewed **applicants for 2020 board positions**: Dr. Elizabeth King & Paula Yukna. Both applicants were *unanimously* approved by the Board and the slate of Board members will be presented to Membership to be ratified at the January membership meeting.

Agenda items for the January 23, 2020 membership meeting were discussed. Items include:

- Commissioner Glassman
- Dr. Gassman on infrastructure, storm water, tides, sewer
- Publix development
- Alhambra 2nd vote

Dr. King & Ms. Yukna were excused from the meeting and a discussion of board member actions was discussed. No decisions were made.