

Central Beach Alliance Board of Directors

Meeting Minutes

June 11, 2020 by Zoom

Meeting called to order at 6 PM by President Brown.

Roll Call

Present: Bill Brown, Jim Novick, Bob Golden, John Burns, Elizabeth King, Paula Yukna, Deborah Rosenbaum

Invited guests: Heidi Davis, Stephanie Toothaker, Kobi Karp & other team members for 3000 Alhambra

MOTION to approve agenda by Paula, seconded by Bob. APPROVED.

PUBLIX

Heidi Davis gave an update on the proposed Publix at 30th/A1A.

Schedule includes Board of Adjustment in July, P&Z in August/September & Commission in November.

The zoning change will require two readings by the Commission.

Heide stated that comments from neighborhood reach-out has been very positive. She has talked to five different associations, including Dolphin Isles, Lauderdale Beach, Galt Ocean and condos Berkley South & Vantage View. She believes that the low scale of building (27 feet high) & no blocking of views results in acceptance. She stated that Uber drop-off/pick-up has been moved inside the parking lot. No renderings were offered but she stated A1A street side view had been modified per City request.

3000 ALHAMBRA

Stephanie Toothaker and Kobi Karp gave an update on 3000 Alhambra.

3rd revision of the site plan was displayed. Includes focus on view corridors, linear park along Birch with no commercial, pocket park & corner plaza on corner of Birch/Sebastian, neighborhood can walk around the entire block with shade & trees.

Revised buildings are 25 stories, 299+ feet in height.

Public art will be installed by developer in the triangle. Developer is happy to pursue improvements to crosswalks and pay for the improvements if the State will allow them to upgrade. Disabled parking in the triangle area will never be built on but developer will improve the lot. No disabled parking spaces have been lost. It was suggested that this lot could also be marketed as an Uber/Lyft drop-off/pick-up location due.

Stephanie delivered an executive summary of project timeline to date:

Started as larger ABA project with 310+ units.

Redesigned to PDD and reduced in size by one-half to 159 units.

3rd design is high luxury but smaller and more units-215+.

Parking includes 120 public spaces controlled by City, 12 street, 5 ADA in park, 377 residents & retail.

Shadow study indicates that the project does not impact the beach in a negative way as defined by ULDR.

Have completed an updated traffic study. The trips were already allocated from previous usage of lots. Currently 141 new peak hour trips but may decrease since number of units has been reduced.

The Board questioned the strategy of having two active projects with different site plans for the same site. Original ABA project (which was not supported by CBA vote) received a 6-month extension & developer is requesting another 6-month extension. Developer would like to withdraw the original project but not before confirmation that a PDD project is approved.

DISCUSSION ON TIMING OF NEXT GENERAL MEMBERSHIP MEETING

Board decided on **July 9** membership meeting by Zoom. Agenda will include presentation & votes on both Publix & 3000 Alhambra. Process of voting to be determined.

John to send newsletter immediately to membership advising the group of the Public Participation Meeting on 3000 Alhambra hosted by developer on June 15th. Bill to confirm OK with Stephanie to send her letter to CBA members. He will also ask her to record the meeting for possible link access to members.

Jim and Bill reviewed membership voting issues experienced by Victoria Park. Bill will reach out to Keith Farrell & Deborah's son for potential assistance in managing meeting by Zoom. No expense was authorized.

OTHER BUSINESS

John updated the directors on the purchase of \$2M D&O liability insurance policy at a cost less than previous years.

MOTION to approve Board meeting minutes of February 13, 2020 & May 7, 2020 by John, seconded by Paula. Approved.

MOTION to approve Membership meeting minutes of February 20, 2020 by Deborah, seconded by Paula. Approved.

TABLED the discussion on Code of Ethics.

Meeting adjourned at 8:15 PM.