

CENTRAL BEACH ALLIANCE MEMBERSHIP MEETING MINUTES
Thursday, March 29, 2018
Ritz Carlton Hotel

Meeting convened at 7:05 p.m.

Invited guests: Dean Trantalis, Mayor of Fort Lauderdale and Steve Glassman, District II Commissioner; Courtney Crush, Jorge Garcia and Carlos Rivero, 527 Orton Avenue, "The Terrace;" Jeff Davis, Transportation & Mobility on safety issues for North Beach Village neighborhood; Stephanie Toothaker and Kobi Karp, presentation on 3000 Alhambra St. project and land swap with Natchez property.

Board Member attendance: Karen Turner, Debbie Rosenbaum and Barry Solomon; Absent: Monty Lalwani, Bob Golden and John Weaver

1. Dean Trantalis introduced himself and spoke about his vision for Fort Lauderdale as mayor. Wants to bring change of spirit and culture. No over development vs. responsible development. Membership was given time for Q & A.

2. Steve Glassman was introduced and spoke about his vision for District II. Spoke about concerns with look of beach and cleaning up what he considers a "shabby" appearance. Beach should be the Gem of Fort Lauderdale and look accordingly. Membership was given time for Q & A. Questions ranged from sidewalks on Birch Road, ESDA plans and implementation, blue umbrellas, Bahia Mar, Jackson Tower, Las Olas Beach Club and Marina, Las Olas Parking lot and traffic congestion.

3. Dev Motwani spoke about The Gale Residences and Four Seasons. The Gale Tower is sold out. Closings commence next week. The Four Seasons will break ground April 30th. Combo hotel and private residences. 2020 is projected completion. Spoke about LM Hospitality for the restaurant component of Paramount. Upscale Mediterranean.

4. Courtney Crush and Jorge Garcia – 524/527 Orton, “The Terrace.” Elegant building, 18 units and 5 floors over parking consumed with terraces. Internalized stacked parking. 75” roof top pool and lounge area. Green space extended from sidewalk into Orton. 25,000 sq. ft lot. Continuous pedestrian opportunity. 4 units per floor. Unique architecture. Units will range from 1700 to 2200 sq. ft. Setting the stage for wider swale areas. Will not add to flood criteria. Waste water will be addressed with City and will do our share. There will be 3 service parking spaces. Developer was asked to present the front of the building with some unique architecture.

Questions: Stacked parking concerns; not enough parking for service providers, positive impact for the area, nice improvement. William Kane read a letter expressing his dissent.

Vote was taken:

1. Individual Members: 27 yeas, 12 nays.
2. 40 yeas and 20 nays from Condominium Membership.
3. Project passes. 67 yeas- 32 nays. (Condominiums count as 10 votes per Building)
4. Of note: 471 trips

5. Jeff Davis from Transportation & Mobility Department, Presented an aerial view of the North Beach Village. Expressed City’s safety concerns and City’s plan to address them with 30’ striping and painting for “line of sight” intersections. Utility painting with consistency and unique striping. Will increase cross walks. No parking striping for utility areas. Parking sign arrows extend 200’ each direction.

Membership concerns: Enforcement, accident incidents, addition of 2 stop signs beneficial; execution of safety measures will take weeks vs. months.

6. Stephanie Toothaker and Kobi Karp presented 3000 Alhambra St.; (Land swap with Natchez property) for Alhambra St. property. Plans for 77 public parking spots, 43 spots for Casablanca and 6 handicap spots. City of Ft. Lauderdale will have total control of revenue for 77 public parking spots. Triangle space in front of project on A1A is recorded and deeded never to be developed. Will always remain upscale green space and 3000 Alhambra project will maintain property. Kobi Karp spoke about project encompassing two buildings, The One building “East & West” on the property will be 200 ft long and 20 stories high and the Second building behind it will be 200 ft long, 20 stories high going “North & South” on Birch Rd. “Entrance” for Residences will be on Sebastian St. Restaurants on ground level along A1A. South and north drop off for residences with loading docks separated from Hotel project on opposite side on Alhambra St. Public parking will be located on northwest side of building (Birch Road). Units will be 2/2 and 3/2 and 1500 sq. ft. Units will be combined as requested. 3 levels of parking with 2 dedicated to residents. Podium will be 40’ above street level. Kolter is the Developer.

Questions: Hotel across street will share loading zone with Casablanca with dedicated parking spaces for valet parking. Concern about loss of public parking during construction. Concern with adding more parking. Stephanie explained that project would need to go to 240’ to add additional parking. Concerns of Two Massive Buildings on land.

Karen announces next Membership Meeting will be held May 10th at The Sonesta Beach Hotel.

Adjourned at 9:27 p.m.