

# Central Beach Alliance

## MINUTES

SEPTEMBER 13, 2012 7:00PM

WESTIN BEACH RESORT

<b>MEETING CALLED BY</b>	7:02PM
<b>TYPE OF MEETING</b>	Membership Meeting
<b>FACILITATOR</b>	John Weaver
<b>NOTE TAKER</b>	Abby Laughlin
<b>TIMEKEEPER</b>	
<b>ATTENDEES</b>	Board: John Weaver, Fred Carlson, Monti Lowani, Karen Turner – 13 Condo representatives, 42 individual CBA members, local community members and presenters

### Agenda topics

1. CALL MEETING TO ORDER JOHN WEAVER

<b>DISCUSSION</b>	John welcomed all and introduced three District 2 Commissioner candidates; Dean Trantalis, Chuck Black, Robert Walsh.	

2. BEACH UPDATE CHARLOTTE RODSTROM

<b>DISCUSSION</b>	Charlotte had a busy summer. Encouraged CBA members to attend Town Hall Meeting next week on September 19th at the Swimming Hall of Fame to talk about all the Beach Improvements that are in the works. 8 years left on the CRA money – need to move forward. Swimming Hall of Fame moving through the departments. Charlotte gave some history about the Budget Advisory Board and how they looked at the 13 Master plans and the Sazaki report and tried to put it all together by allocating CRA money towards implementing the “Public Realm” part of the Beach Vision.
<b>QUESTIONS</b>	John Weaver asked about the Indy Track. Problem is the funding. Charlotte talked about the Tourist Development board and how they are encouraging Hoteliers to get on board with the Indy Race. Cost factor is large because they want to make it safe. On board for 2014. Art Sikes talked about the lack of Bids for the ISHOF. Abby Laughlin asked who would represent the beach after Charlottes term ends and a special election happens in January. Charlotte will be active and available during this period but will not be a voting Commissioner. She said the courteous thing to do is have the Commission limit the amount of votes it has to take that will impact district 2 until after the special election.


3. CBA ELECTIONS JOHN WEAVER

<b>DISCUSSION</b>	CBA election is coming up. 7 spaces – 5 members – strict criteria –must attend 4 membership meetings. Deadline November 8 <sup>th</sup> meeting for application – last meeting before election meeting	
<b>CONCLUSIONS</b>		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>

3A POLICE OFFICERS RECOGNIZED FRED CARLSON

<b>DISCUSSION</b>	Hard to get consensus on things – but here is something we can get behind. Police officers went above and beyond organizing a major task force to eradicate chronic trespassing, vagrants and vandalism who were occupying “The Escape”. 2 Major raids, 5 arrests. CBA recognized Team Leaders, Officer Don Bollinger, Officer Sgt Andy Palin and presented them with a certificate.	
<b>CONCLUSIONS</b>		
<b>ACTION ITEMS</b>		
Award Certificate given to Officers		

4. MARINE DREDGING BARRY FLANNIGAN -MARINE ADVISORY BOARD (CRA PROJECT)

<b>DISCUSSION</b>	Discussion about digging out the parking lot behind Jackson Tower This is just a conceptual plan. Barry talked about the mission statement of the Marine Advisory Board – to retain Fort Lauderdale as the Yachting Capital of the World, and to promote Fort Lauderdale as the “Venice of America” We are facing still yachting competition from Palm Beach and Dania – we need to stay competitive. ICW used to go up to Birch Street, Fort Lauderdale has an “underground lease” in the submerged area that is now the parking lot. Conceptual plans being considered are to increase marina docking from 3200 feet to 6,000 lineal feet This project will accommodate boats of all sizes. Emphasis on the plan is that it make “good economic sense”. Marina will be dredged to the same depth as the intercoastal, about 17 feet. All environmental impacts will be addressed. This is a CRA project. Several CBA members did not understand the specifics of the project and were concerned the Marina road would be eliminated. That is not accurate, the road will be retained and several public realm enhancements will be added. The Marine Advisory Board is “kind of for this plan”. John Weaver encourages everyone to go to the Town Hall meeting next week. Audience was upset that it conflicts with Planning and Zoning meeting on 315-325 Birch.

<b>QUESTIONS</b>	<p>Several CBA members did not understand the specifics of the project and were concerned the Marina road would be eliminated. That is not accurate, the road will be retained and several public realm enhancements will be added. "John Weaver asked what the benefit of this project is? - Barry answers the enhanced Marina will be an intrigal part of the Central Beach Redevelopment vision. Economic impact of big yachts. Each 125 foot yacht generates 300-400,000 a year of local revenue. Mel Rubinstein spoke about the project. , The BRA feels this is one of the only places left for people to view the intercostal. How do visitors and residents get to enjoy the intercostal? We call this "The Venice of America" but we don't have the promenades and esplanades that would make this enjoyable for visitors. We want benches, lights, picnic tables, restaurant on the south side of the bridge where visitors can enjoy the views and sunsets. A walking promenade is a major part of the equation. Big buildings would completely block views. This project should not just benefit wealthy owners of mega yachts but everyone in this room. Once you give up those views, they are gone forever. (APPLAUSE) Art Sikes agrees with Mel but wants more clarification on the benefits of this project.</p>


5. BIRCH 315-325 – PROPOSED DEVELOPMENT ON THE INTRACOSTAL ATTORNEY HEIDI DAVIS

<b>PRESENTATION</b>	<p>Heidi represents Grand Birch LLC. She presented an 11 story 22 unit luxury condominium within the IOA zoning district. Currently two vacant lots on Ft Lauderdale's widest intercoastal location. Project has had several changes and modifications. Stated met with CBA board three times, city staff 5 times, already met with Development Review Committee. Incorporated all suggestions and comments. Consistent and compatible with the requirements of the ULDR, the IOA zoning district, the ULDR applicable design criteria and the Central Beach Revitalization plan. Presented building as a : very compact building, the footprint is very small, generous setbacks, lush landscaped areas ,open plazas and a lot of common areas. Expansive view corridors. A pedestrian scale, and an experience along Birch and along the intercostall which is one of the enticing views in all of Fort Lauderdale . Dimensions 115 feet high. Density 22 units. 30 feet setbacks on sides, 20 feet from the front 20 feet from the" rear" . Footprint very small. Only 88 feet by 105 feet. Beautifully screened and shielded .Building has been designed so you flow through and see-through the entire lobby to the intercostal. Any experience as you are walking down Birch can just look right down to the intercoastal. Air and light flow through the building from Birch Road all the way to the intercoastal. ULDR 47-24.12. Neighborhood compatibility seems to be extremely subjective. Compatibility is not just immediate neighbor sits the, entire neighborhood. Elegantly designed to enhance the neighborhood, the street and the intercoastal. Preserved generous view corridors. Consistent and compatible with neighborhood. Exceptional design and because we are 115 feet</p>
---------------------	---

<b>DISCUSSION AND QUESTIONS</b>	<p>If this comply to every zoning – why are you presenting to us? Because we have required to by the city. Member Asked for slide showing view to North. Shows the project is 30 feet from a 2 story building. Robert walsh said he wsa getting a lot of negative feedback from residents. Discussion of what is "signigant impact". Member thought it was bending the rules. Although the neighborhood is a very intrigal part. We've met wih. We want your support and feedback. Member asks if already been to DRC? Yes. Asked how it is determined what is signigant impact. We have to go the extra mile. Fred says the design is a sugar cube with curbs, feels the developer could bring more lovelness to the building. Art aks how many bike racks. Sidewalk size – about five feet. Impact fee – mitigation fee – will developer give \$500,000 towards neighborhood. Going on record, so everyone can hear – "NO". Mel asks developer to share the feedback from neighborhood. "You guys gave great feedback" – I don't say that you guys are in support. Judy Scheer talked about the beauty of living on the beach is the ocean and the intercoastal. We have almost nothing left. Neighborhood capability doesn't mean no building. Just think – do you want more blockage of the intercoastal. Dave Berlin from CORMOLA Apartments, building just to the North. Took</p>
---------------------------------	---

plane down today to attend meeting. Residents very concerned. Building is designated historic. Does not think it is compatible with his building. CBA should prevent encroachment of larger buildings. We want a lovely building next door but not one that is shoehorned in. Concerned about docks. He was not contacted by the developer until September 6<sup>th</sup>. Joh Weaver feels its not just an issue of neighborhood acceptability but of neighborhood compatibility. One member feels that this part of the intercoastal is starting to look like the gals mile. Steve glassman is disappointed in the process and that this is going to p&Z next week and this is the first that the membership has heard about it. There is no way this should pass with only one weeks' notice to the membership. No way it should have gone to the DR on July 24<sup>th</sup>, before the neighborhood being able to understand the project. Feels like it was snuck in during a summer meeting. Way to early to go to P&Z and is on the same night that the city is having an open house on beach projects. Dr. Jay Kaltman from Birch Point spoke. He felt we had been deceived by a very slick attorney (Don Hall). Talked about history in 2006 a Very ethical developer asked for level 4 – was told no. Voted down by CBA 125-5. If they used correct code and not ask for significant impact 16,930 to 27,500. Putting a wall in front of Cordova This is not signigant impact, just a grandiose edifice.. Could wash windows with a long broom. Upset that Hedi said "she went to the neighbors". She only went to two associations Birch Point and Birch Crest. Never contacted immediate building to the North. Dr. Kaltman was the one who informed Cordona . Was never brought into the loop – that is not neighborhood compatibility. The buildings across the street were never approached. These are the immediate properties. Director of Sheraton was never approached. This westin hotel is firmly against this project. Mr. Hall was asked at Birch Point meeting if this was being built to code. He said Yes. Was asked if he was tinkering with level 4. He said no. This is one huge deception. Meeting with CBA board reveled similar inconsistencies. Birch point only was shown a sketch, not any drawings. Feels building has a most NEGATIVE signficant impact. Art feels sidewalk should be 10 feet, not five feet. John said CBA goals are that intercoastal should not have any buildings higher than 70 feet. Aquatania had much larger lot of land and was turned down for a level 4. Karen states that Aquatania at least showed alternative drawings of a level 3 building. Why did the city pay so much money for a sazaki study if they are not going to abide by it. Feels it is a huge building on a postage stamp lot. Voting explained. Proxies were recorded.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Vote taken. Gail Kaltman makes a motion 6.to not approve this project. Judy Sheur seconds the motion. Vote is 170 to not approve the project, 11 for the project.		


6. REVIEW OF CRA PROJECT JOHN WEAVER

<b>DISCUSSION</b>		
<b>CONCLUSIONS</b>		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>



ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

9. MEMBERSHIP FEEDBACK

<b>DISCUSSION</b>		
<b>CONCLUSIONS</b>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

10. ADJOURN

<b>DISCUSSION</b>		
<b>CONCLUSIONS</b>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE