



Central Beach Alliance



*Your Beach. Your Voice. Your Vote*

**CBA MEMBERSHIP MEETING  
MINUTES  
May 16, 2019 Agenda 6:00 PM  
The Hilton Fort Lauderdale Beach Resort**

Call to Order: 6:15 P.M.

Roll Call: Deborah Rosenbaum, Bill Brown, Bob Golden, John Burns

Invited Guests: Commissioner Steven Glassman, David Filler, Suntex, Robert Lochrie, Esq. on behalf of Las Olas Marina and Suntext; Stephanie Toothaker, Esq., John Csapo, Taylor Schumate, Kobe Karp and Bob Vail on behalf of the Kolter Group, Don Morris, Tom Green, CRA and City staff

**Welcome by President Rosenbaum at 6:15 PM**

- This is final meeting before summer break. Next meetings are in October & November & then holiday party in December. Recognized Hilton Hotel staff for their hospitality.
- Announced Fort Lauderdale Aquatic Center update meeting by Hensel Phelps on May 20<sup>th</sup> at the Marriott Courtyard.
- Reminded audience of Memorial Day Great American Beach Party and associated road closures from 5:30 AM Saturday, May 25, 2019 to Sunday, May 26, 2019 at 1:00 a.m. on Sunday. A1A North of 5<sup>th</sup> Street will be closed and northbound traffic will be re-routed to southbound Seabreeze at 5<sup>th</sup> Street back to the 17<sup>th</sup> Street Causeway Bridge and back onto the mainland.

**Updates from City Commissioner Steve Glassman**

- Distributed and referred to a handout "From the Desk of Steve Glassman" outlining information for the CBA dated May 16 (see attached handout).
- Four city commission meetings in June & July and then summer break.
- If signed by the governor, the legislature passed a bill allowing scooters in bike lanes and the city can regulate where scooters may be ridden on sidewalks. The bill gives the city more power to regulate. The commission will deal with enforcement, fee structure, etc. before the summer break.
- Legislature did not pass a bill that would restrict the city from regulating vacation rentals. The city will maintain ability to pass ordinances.
- Referred to the recent approval of the Parks Bond. Summarized various plans to spend \$25M on Parker Playhouse, \$60M on War Memorial Auditorium (through an agreement with ice hockey team) & \$20-25M from the bonds on Holiday Park.

- Participated in ground-breaking for new Beckham soccer stadium. Sistrunk Boulevard is “popping” with the construction of a new apartment complex and new retail. Mentioned the first \$200M allotment for rebuilding infrastructure of water & sewer.
- The annual city budget process for the next fiscal year will start soon.

### **Commissioner Glassman Q&A**

- A member expressed his concern about construction signs lying down and interfering with access & walking on the sidewalks in a 6-block area around Bayshore & Birch. He has noticed 7 signs on the ground.
- Commission Glassman thanked the 75 people who responded to the Breakers Avenue survey which closed on May 10. He expects Breakers to be transformed into a beautiful pedestrian experience all the way to Bonnet House.
- A citizen complained about the lack of lighting on east/west sides of A1A due to turtle season. Glassman stated that lights west of A1A are owned by FPL. The commission recently met with FPL to share their concerns. Unfortunately, the city does not control the road and there are regulations applied by the state & the Fish & Wildlife Commission. He will ask the City Manager for an update. Don Morris joined in and reminded the audience that the A1A Streetscape project includes new lighting. A public presentation on this construction will be offered on May 22<sup>nd</sup> at the Sonesta Fort Lauderdale Beach.
- A citizen observed that the recent stoplight at 5<sup>th</sup> Street & A1A does not include a “no right turn” onto one-way, northbound A1A.
- A citizen observed that the garbage cans along A1A smell & asked if the receptacle could be cleaned. Glassman stated that the cans should be cleaned regularly.

### **Robert Lochrie, attorney & David Filler, Suntex Marina presented**

- Intent of the new marina is to create an interaction with shops & boats at a marina by implementing a mega-yacht & restaurant experience.
- The lease was approved by city commission in 2017 and executed in May 2018. Lease includes 7,000 linear feet of dock space & support buildings. Plans include Retail & Hospitality (2 restaurants), ship store, boating services & public promenade. Robert Lochrie stated that the site plan provides for the minimum requirements as called for in the lease.
- Robert Lochrie reviewed the debate over four locations for the restaurant and where the buildings were previously and currently located in proposed plans.
- The formal restaurant will be located on the western side. The Las Ols Marina Building will also include a casual restaurant, ship store & boat brokerage on the 1<sup>st</sup> floor, marina offices will be located on 2<sup>nd</sup> floor and Marina offices, gym, captain quarters & swimming pool on the 3<sup>rd</sup> floor.
- Project will include 192 new trees. An important design feature of the promenade is the lack of a fence between pedestrians and the seawall.

## **Suntex Q&A**

- A citizen asked if the width of the access road between the garage and the marina will be increased? Robert Lochrie responded that the width of the road is the city's responsibility. The Suntex proposal has pushed back from Jackson Towers regarding Birch Road.
- Will current boat dockage be disrupted during construction? Yes.
- The annual boat show entry point near the Venetian will remain. A building could include retail but "the use is not determined at this point."
- A citizen from Leisure Beach South claimed that "no one has come to us." Why have the buildings grown from 17,000 Sq. ft to 49,000 Sq. ft? "Our view is effectively wiped out and we will fight like heck." Robert Lochrie stated that Suntex would reach out and meet with Leisure Beach South. Lochrie claimed that there are some misconceptions between previous site plan proposal building square footage and current plan. Total square footage includes outdoor space.
- A citizen from Portofino asked if yacht dockage would be included on the north side of the seawall near the Portofino. No.
- A citizen mentioned that Suntex is not building the original "Option C." The restaurants have moved because northern neighbors complained about the original plan which forced the redesign. Portofino and Jackson Towers did not want the restaurant in their view and forced the project to redesign the building from 2 to 3 stories. A pool has been included for the 1<sup>st</sup> time. Claimed that Suntex is contradicting what has been discussed with the surrounding neighbors.
- Craig Fisher thought the plan "looked beautiful" but was concerned about traffic. Traffic has to be addressed. Asked how marina bathrooms will be secured (by fobs) and will not be open to the general public.
- A citizen asked if this project will impact trip cap? It has 59 trips.
- The time period for construction is approximate 18 months but no commencement date until Commission approval.

## **3000 Alhambra intent to file a PDD application presentation by Stephanie Toothaker, John Caspo, Taylor Shumate & Bob Vail**

- The ABA RAC allows up to 240 feet. Original plan included 310 units. Developer listened to neighbors and redesigned under new PDD guidelines. This is a notice meeting as required by the PDD.
- Developer tried to respect view corridors by creating tall, skinny towers and pushing podiums south.
- Corners will include pocket parks. Loading and public traffic to garage now on Alhambra Street. Landscaping all around and retail on Birch and Seabreeze. Commented that moving traffic access off Birch was allowed by PDD. Parking podium is 3 stories. Cantilevered pool deck allows light and air plus 25-foot passageway for light and air. Grand plaza across from Casablanca restaurant. Shifted

tower 8 feet back from Alhambra. 88 feet has been removed off the west tower and 40 feet removed off the east tower. Shifted towers for view corridor accommodation to Alhambra. Tried to accommodate neighbors by reducing number of units, creating bigger units and reducing traffic with high-end condos.

### **3000 Alhambra Q&A**

- West building is wider than east building. Podium is three stories (50 ft).
- Proposed plan provides above and beyond setbacks, up to 25-35 feet from Birch Road. Top of the amenity deck is 50 ft.
- Original design generated 142 trips. Redesign may **release** trips. Plans for more meetings with neighbors. 77 public parking spaces and 43 parking spaces allocated to Casablanca. If restaurant releases spaces, city has first right of refusal.
- When the Q&A session closed, President Rosenbaum explained that there will be many opportunities to the public to speak and learn about this project.

### **Don Morris, Tom Green and Paul Weinberg on DC Alexander Park**

- Listened to public and eliminated the original Fort design. The playground in Fort Lauderdale Beach Park cannot be replaced when it outlives useful life. You can't rebuild a park on the sand.
- Components of the revised design:
  - Streetscape to encourage/improve access from Seabreeze to A1A.
  - Completely green area along Seabreeze.
  - Playground component scaled back to 1/3 original proposal.
  - Public art & shade canopy & elevated walkway to provide view to the ocean and beaches. Walkway will rise 20-25 feet with restrooms under the grade. No splash pad. Designer continues to study shade options.

### **DC Alexander Park Q&A**

- All plans should include a maintenance plan.
- The parking lot will be eliminated but approximately 8 parking spaces will remain on the south side of 5<sup>th</sup> Street.
- A brief overview of Oceanside Park was provided.

The meeting ended at 8:01 PM