

Central Beach Alliance Membership Meeting  
November 4, 2010  
Bahia Mar Hotel

Board Members Present: Fred Carlson, Joan Crohn, Chuck Hansen, Shirley Smith,  
John Weaver and Lester Zalewski

Absent: Dennis Herrity

Fred Carlson called the meeting to order at 6:30pm.  
Fred asked John Weaver if we had a quorum and he said we did.

Fred recognized many individuals in the audience and introduced the Board Members.

Lester made a motion to wave the reading of the last meeting.  
Shirley Smith seconded.  
The vote in favor of the motion was unanimous.

Fred began a discussion of the noise ordinances and guidelines in different areas.

Lester asked if noise was an issue for anyone in the audience.

Jack Newton said it is a problem at the Venetian Condominium.

Fred said that Dennis Herrity at a previous meeting had said it is also a problem at his building, Leisure Beach. He also said Joel Gustafson from the Jackson Towers had met with the CBA. Fred reported the Rock Bar has received some citations and had gone to court and was levied a fine. Fred stated that the CBA wants to sit down with the City to work on this. He asked if anyone else would like to get involved, and Joe Hessman said he would like to be included.

Ted Ward said there is also a problem with motorcycle noise.

Sgt. Jaime Costa of the FLPD said it is hard to catch the motorcyclists and they enforce it when they can. It is a state statute regarding modified exhausts.

Lester said they have asked the state for help, but have gotten no response. He also asked if we could put up signs.

Diana Alarcon who works for Parking and Fleet Services, said they are working with FDOT on signage for A1A as it is a state road.

Joe Hessman said the number of people using A1A has increased and feels the police should use harassment tactics.

Art Seitz said in South Beach police write tickets and the noise has stopped. He also recommends a book: Miami Babylon, which gives a history of how Miami addressed these issues. He also said the Pelican Grand has put up an illegal tent with a DJ that creates noise on the weekend.

Ron Crohn asked if there are groups of motorcycles or individuals who make noise?

Sadler James said there are three spots where the bikers “rack off” (Make noise). At the Bahia Mar, at Casa Blanca and at the Sunrise Bridge. He suggests putting officers in these locations.

Sgt. Costa said he would remind officers.

Judith DePetri (America on the Parks Representative) asked if we could set up cameras?

Sgt. Costa said that is not possible as the courts even question radar guns.

John Weaver asked if we could set up checkpoints?

Sgt. Costa said we do not have the manpower, but can do it sometimes.

Jack Newton asked if the police could tell if it is a problem if parked.

Sgt. Costa said it has to be a moving violation.

Fred introduced Jack Newton to speak on his evaluation of the proposed Central Beach Master Plan. He gave the main highlights. He did a thorough job of evaluating the plan.

Chuck Hansen said he is in agreement and asked how do we adopt this?

Sadler James said it was excellent work, but we also need to address the reduction in parking. He also said PUD has some good points and allows for innovation and adaptation.

Art Seitz said that in 2008 the CBA had set priorities and that they are excellent and were voted on unanimously. He feels this CBA board has ignored them.

Mike Telly asked if the utilities on the island could be buried.

Jack said it was not in the plan.

Lester said developers could put up money for this.

Fred said the City looked at it and costs are very high.

Art asked what the CRA monies are used for? A shuttle bus and sidewalks?

Sadler said FLP contract states that neighborhoods can pay for this themselves.

Lester said he likes what Jack did . CBA guidelines are to aid and advance responsible development.

Jack stated he is submitting it to the CBA Board.

Shirley Smith said the CBA could email it to all members and vote at the next meeting.

John said it does not have to be the next meeting, but when ready.

Ron Crohn said all members need input.

Lester made a motion to send thru email blast for feedback.

Shirley seconded.

The motion passed unanimously.

Fred then introduced Commissioner Charlotte Rodstrom.

Charlotte deferred to Diana Alarcon from Parking and Fleet Services.

Diana discussed the lots on the barrier island – Sebastian, Casa Blanca & Alhambra. They have a consultant looking at these parcels and when study is done she will bring it back to the Commission to review. This should be done in January.

Fred said we need signage now to best utilize the lots.

Diana said they gave a report to the consultant on signage. They applied for a grant from the Scenic Highway Fund, which covers 80% of the project. A1A is regulated by FDOT.

Questions to Diana:

Sandler – Is there a contract on Alhambra? A – Yes.

Sunrise and lack of parking? A – Yes

Natchez lot being considered? A – Yes

Lester – South of Bonnet House? A – Yes

Fred – Is transfer of property in question? A – DK

Art – Goal for a designated Scenic Highway. We need parking.

Ted Ward – Can we build underground garages? A – Can be done, but expensive.

Judith DePetri – Cross walk signs on roads? A – FDOT's Project

Commission Rodstrom addressed the meeting.

There is a new bridge to be built on Sunrise Blvd. across the Middle River.

J. Mark's new restaurant on Federal Hwy. – good, support it.

Barrier Is. Meeting at ISHF was well attended

Workshop on Tue. 11/9 at 7pm at ISHF re: CRA funding and Beach Master Plan.

Is a public meeting and all can attend.

District meetings are held the 1<sup>st</sup> Monday of the Month and everyone is invited. You can bring any issues to the meeting.

Asked Art to research PUD decisions.

City Commission saw site plans A & E of the Bahia Mar Project and Peter Henn will present to the CBA tonight. Look forward to working with Bahia Mar.

Questions of Charlotte:

Lester – the 2 privately owned parcels between Bahia Mar & ISHF – can they be incorporated into the plans?

Shirley – 5<sup>th</sup> St. should be two ways.

Charlotte – FDOT was going to expand Seabreeze, but gave up. Does not know the current status re: development.

Fred – Could CRA money be used for lots?

Charlotte – can be used for capitol enhancements. Marketing beach like Fireworks.

Art – Problem with the bid for ISHF. Where is \$50 million coming from? Does not like the developer.

Sadler – Has Beach Master Plan been approved?

Charlotte – No, they are taking pieces of the plan.

Sadler – CRA money for RFP? \$5 million improvements?

Charlotte – is opposed to use of \$5 million. Feels small projects not as good as a major project. Money will be used up with nothing to show. Developers can contribute to the cosmetics on the beach thru BID – hotels tax themselves.

Sadler feels the \$5 million project is lackluster.

Charlotte – the government always seems to spend more. Also, invite the new Commissioner to the next CBA meeting.

Fred introduced Rolph Rhiel who is planning a water slide on the beach.

Rolph – works with Travel Industry. Other cities have water slides, but we cannot put on the beach because of turtle nesting. Went to P&Z – want to put on cite where welcome trolley is. He read a letter from Courtyard by Marriott supporting the slide.

Sadler – Have you been to DRC? A – Yes

Lester – Hours? A – daylight hours only

Ron – Will welcome wagon stay? A – Yes  
 Sadler – Noise? A – electric, not diesel  
 Ron – How far behind welcome wagon? A – 20’ back with fencing  
 Ron – How far in from Seabreeze? A – 100’  
 Ron – Where is higher side? A – East side  
 Art – Lots of new technology. Likes idea, but suggests some other water features would add to it.  
 Rosie Kurlander – Cost? A – Not sure yet.  
 Rosie – How is it being funded? A – So. Fl. Tourism Council  
 Jack – Control loud screaming? A – won’t allow noise  
 Joan Thorne – Profit? A – Will pay for the project  
 Lester – Only activity for children on beach  
 Carlton Baird – Sounds good.  
 Ken Rosenberg – Would not be pleased. My terrace overlooks it.  
 Ted Ward – Would like to see picture. A – look at drawings  
 Chuck – Would close down at 5pm  
 Jack – Made a motion to not approve this project.  
 Terry Kelly seconded.  
 Lester – there are no activities for children. 50’ from his building, we gain a building with landscaping and will increase some employment.  
 Shirley – will this effect plans for the ISHF?  
 Lester – Economics will take care of it.  
 John – The biggest issue is noise.  
 Craig Kurlander – Individual Carnival ride  
 Rosie Kurlander – noise toward Venetian  
 Sadler – 6 yr. olds cannot use the water sports at the beach, can use this.  
 Steve Glassman – asked if anyone looked at DRC comments  
 Joan – spoke in favor of it.  
 Chuck – lives next store and is in favor of it.  
 Vote was taken:  
 Motion to not approve passed 36 to 30.

Chuck read the CBA financial report.  
 Shirley made a motion to approve.  
 Joan seconded.  
 Vote was unanimous.

Lester said he has application for the Board forms which are due November 20.

Fred asked Peter Henn to give an update on the new modified Bahia Mar project.

Peter Henn – apologized for not speaking to us sooner. A change in the economy, new Boat Show leadership and pressure from NY necessitated the changes. Presented to the Commission on Tuesday. Feels it is a win-win. He will go back to the City in Jan/Feb.

Questions of Peter Henn:

Rosie – What about Phase I? A – Being redone as part of total plan.

Rosie – Will construction begin in 2011? A – No, 2012.

Art – Have been wonderful to work with. Would like to see another level on Restaurant.

Chuck – In favor of new project.

Ron – Option A is dead? A – Yes

Ron – What about a deed restriction not to build on West side? A – City land, so City must put restrictions. Will not develop further than Plan E.

John – Is whole lot valet parking? A – no, most self-parking

Fred – Same as city? A – Probably not. Some city meters.

Art – Will reduced rates be offered for things like YMCA swim meets? A – We can do block room rates with Niki Grossman

Shirley – Motion to adjourn meeting

Lester – Second motion

Meeting adjourned at 9:20.

Respectfully submitted,

Joan Crohn

Recording Secretary