

CBA Membership Meeting Minutes

January 13, 2022

6-8pm

Join the meeting by Zoom

Approximately 74 participants

- **Welcome – Bill Brown**
 - *Roll Call – Bill Brown, John Burns, Jim Novick, Paula Yukna, Bob Golden, Peter Hechenbleikner, Monty Lalwani, Elizabeth King and Elisabeth George.*
- **Guidelines for Membership Meeting**
 - **Reviewed Agenda sequence and presenters**
 - **Moderator will allow CBA members to speak first. 2 minute limit. Peter will handle timer. Speakers are allowed one opportunity to speak. Express interest in speaking by raising hand. Speakers will be reminded that mute button will be used.**
 - **Each speaker must state their name, address and are they are or are not a CBA member, and are they representing their condo association.**
 - **Developer will be asked to listen to questions/comments and will be allowed five minutes to respond at the end of the meeting.**
 - **Attendees who are not CBA members will be asked to utilize the chat feature to comment. Moderator will read chat comments between "live" questions.**
 - **Moderator will monitor the number of hands raised and determine as time progresses how many more people will be allowed to speak.**
 - **Meeting will not be recorded.**
 - **No votes will be taken. This is a concept. Lots more to do and city is not at a point to look at all the financials. Don't have all the information. Anticipate more information in coming months.**
 - **Shared history on this project and status – CBA and Commission.**
- *Total # of Participants by 6:15pm: 73*
- *Welcome and Happy New Year. – CBA Members and Guests. Had hoped to have an in person meeting but with the increase of COVID we decided to do virtual.*
- *2022 Dues are due. Please submit.*
- *Look forward to February 24th Meeting – big agenda topics: Legal Council for Ocean Park (Northeast 9th Court) Old Franko & Vinnies. Proposed Development for where liquor store is on Las Olas. Lots of development with the Marina Development kicking off. Beach Boys and the Hotel at Swimming Hall of Fame will start soon as well. Phase 2/3 of Hall of Fame. Site prep for the hotel near Casablanca. We will work with City, City Staff and Mobility on keeping traffic moving.*

- **Introductory remarks from Vice Mayor Glassman (10 minutes)**
 - *Thank you to board, to members and all. Happy New Year.*
 - *Hopefully you are getting our newsletters. There is a lot going on right now. One was sent out today.*
 - *Northern End of Beach – Publix permitting has been submitted. Across street Homewood Suites in process.*
 - *DC Alexander Park will start soon.*
 - *Beach redevelopment in process and going well.*
 - *4 Life Guard towers approvals mentioned. Outdoor gallery concept. Hope to get funding for additional.*
 - *Additional testing site – Snyder Park. Please stay safe.*
 - *City is open for business.*
 - **Commissioner Glassman’s Bahia Mar quick thoughts:** *Back in March 2021 further discussion on lease occurred. Shared basic overview of original lease. Not really interested in revisiting lease if site plan wasn’t a part of the discussion. Mayor and Steve were tasked with working individually with the tenant. Also met with the boat show. GOALS: (a) Reduce # of residential units on the space significantly. Needs to be public enjoyable. Which included removable of multiple buildings. (b) Resiliency – sea level rise (doing nothing is not an option). Seawall and infrastructure enhancements. (c) Revenues to the city must increase at least 10 fold. (d) Public must have ability to enjoy the site. Removal of buildings on the peninsula and the finger. Public land for public purpose. Site plan right now meets those goals. Still in the vetting process. Still has work to do. Once city looks at everything, it must go back through the entire development process. Formal site plan for Commission, DRC, and PNZ, as well as many community meetings.*

- **Presentation by Bahia Mar(20 minutes) - Robert Lochrie, Legal Counsel and Jimmy Tate (PRESENTATION GIVEN)**
 - *How did we get here?*
 - *Pictorial views shown – walked through. Original and present view.*
 - *Always waterfront, beach front and limited land. Described 1800’s and 1900’s history (e.g.; Coast Guard Station). Ultimately shifted focus to Port Everglades. Area was declared surplus post war. City purchased (1947). Payment was revenue based. Inlet had already filled in.*
 - *City immediately contracted with private contractor on westside of Seabreeze. Protected east side as public and beach forever. City has always leased west side since 1950’s. About 40 years left. Described how the west side was originally used – hotel, shopping center. 1971- Pedestrian bridge built. 1972 – Motel in back torn down. 1974 – Hotel Tower built. 1968 – Market was built. 1975 – Ballroom. 1990 – Tennis Courts. Land north of hotel and the finger were added to the site. Property is basically inaccessible except for boat show or if you are a user of the marina. 2001 – Rebuilt of the building.*

- *Current state – largely a marina (60% is marina). 40% Hotel and parking lot. 2017 – Previous city commission that met all the land developments. Detailed commercial space, hotel room #'s and # of buildings*
- *Feb 2021 – Glassman wanted to know what was happening with the lease. March 2021 had a public meeting. In that meeting, not interested in a lease extension without discussion on reduction of # of buildings, reduction of # of rooms, removal of buildings on finger, more accessible to boat show and public.*
- *July 2021 – Removed buildings on finger, four buildings on west side of property (significant discussions – separately with Mayor and Glassman). Significant challenges in discussion of valuable buildings (excellent views). More green space on west side of property and more accessible for boat show. Described general modifications. 20 ft promenade so public access. South Side Marina Shops. Marina remains unchanged. Original buildings were 40 stories, then 12 stories now they are gone. Buildings were shifted more south to enhance walkway. Boat show asked for shift of restaurant to optimize their entrance area. Open space over 30 acres. Green space 3 acres. Commercial space 3.5 acres. Public Benefits of extended ground lease.*
- *Showed renditions of each view from the various angles. Streets, public spaces, walkways, hotels, water views, park views, fishing villages, etc. Compared the kiosks and village area to Nantucket and Newport.*
- *What has been submitted to city and where are you with regards to negotiations? Drafts of lease document had been forward. Didn't want to see things as is. Came back to commission on Nov 16th (Detailed meeting) and follow-up on Nov 26th (Public Workshop) and Dec 21st. City attorney was given responsibility to have future discussion with each commission on comments and suggestions. City has hired external counsel. Actual value is still in process.*
- **Questions & Comments**
 - *Phil Purcell, Stephanie Toothaker and - Representing Boat Show*
 - *Paula Yukna - Condo Questions – How many? Units? Amount of Space? Condo Structure? 350 residential units. 4 separate buildings as well as hotel residences. Less than 9% of site. Ground Floor is Commercial. Master Association for Condos. Each building will have it's own associations. Declaration by 18 stories*
 - *Elisabeth George - Does the latest proposed lease between Bahia Mar and Fort Lauderdale protect the boat show? Boat Show provisions shown. Main entrance and conceptual plan described under 2017 and 2021. Boat show would not be under condo. Rights of parties would be recorded and captured in all the leases even down to the unit level. . Phil Purcell – emphasized that they are working with the*
 - *John Burns – Does it cover future needs and growth of boat show? (Phil) It serves needs for now. Need to make show that the world largest boat show is maintained.*

- *Marilyn Mammano – How do we ensure public space access is guaranteed? Public area will be ensured in the lease.*
- *Bob Golden – Listened to all the presentations up till now. What is difference between 41 years and 100 years particularly for those on this call? City isn't getting enough money. Impressed with what is being offered. Condos vs. Hotel – Less traffic with Condos. Positive feedback.*
- *Dottie Plakotaris - What plans are in effect to address the travel? New plan is less intense than original, type of use, traffic and water and sewer are in consideration. There will be another traffic*
- *Michelle & Robert Kain – Does 18 story height include 2 story open pillars on the ground floor? More than 2 stories on ground floor and yes it does.*
- *Kenneth O'Connor – Is there any performance bond requirements with the city to ensure this project actually gets built and is completed in this decade? Yes that would be something that is expected?*
- *John Burns – Looking at the Pier 66 site and the development, how would developer ensure boat show could occur. Boat show is actually outside the construction area so they would not be impacted by the constructions. Any expansion area for boat show (Phil) – yes definitely as agreed to with city.*
- *Elisabeth George – Timeline? Lease, then the next steps of the process take 6-9 months for each step so nothing specific.*
- *Bill Brown - %'s of areas - who will be responsible for maintenance of the promenade and green space post building? Bahia Mar will manage all the space. Seawall responsibility will be developer.*
- *James Novick – Thank you. Picture is getting clearer and clearer and still more work. Personal standpoint excited to see all the changes. Starting to see the payoff. I don't want to see what is there, I want to see the good work. Something needs to get done. Looking forward and looks like it's headed in right direction.*
- *Mary Fertig – Will lease include clause restriction on height to 18 stories. Anticipate a PDD. This will be addressed in next step.*
- *John Roth - Doesn't make any difference what you call it, we're starting to get homes that are Airbnb so it's important that it's properly managed. Hotel rooms' management seems stricter than condo management. Boat show has too many temporary cables and generators, so with construction it might be valuable to consider alternatives.*
- *Pauline Hall - Lease was executed in 1962 and there is 40 years remaining. What is being asked for is get rid of old lease and start new with a 50 plus 50.*
- *Maxine Streeter – Will lender sign a subordination agreement to preserve City's Ownership – all were in original lease and those types of items will be in new lease.*

- **Closure -**

- *Any further questions or comments, please email to CBS Board to be addressed. It's been stressful and lots of good faith effort is ongoing. Thank you.*
- *January 20th at 6pm for Property Owners within 300 feet of Franko & Vinnies.*
- *Motorcycle update and police are focusing with drones, more police etc.*
- *Commissioner Glassman – Thank you and it's the beginning of the new process. Commission is dedicated that the public gets to use this peninsula and protect the boat show. We will continue working with all of you. Stay safe this weekend.*

- *Meeting closed at 7:25 pm*
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