



Central Beach Alliance

Your Beach. Your Voice. Your Vote

## CBA MEMBERSHIP MEETING AGENDA

January 19, 2023 5:30pm

Bahia Mar

### AGENDA

**Call to Order:** 6:15pm

**Roll Call:** Bill Brown (President), Elisabeth George (VP) , John Burns (Secretary), Bob Golden (Treasurer),  
Directors - Paula Yukna, Dr. Elizabeth King, Peter Hechenbleikner

**Excused:** Jim Novick, Monty Lawani

#### **Invited Guests:**

- Dist. 2 Commissioner Steven Glassman and Staff (Erica Franceschi and Ashley Cacicedo)
- FL Police Department – Major Bill Schultz
- Tim McGovern – Parks & Recreation
- James Campbell – Event Organizer, St. Patrick’s Day Parade
- Courtney Crush and Team
- Bill Rogers – Director of Transportation and Milo Majstorovic - New Deputy Director of Transportation

*Note – due to scheduling some agenda topics may be done in different order than shown here.*

#### **1. Welcome message, introductions & opening remarks**

- *Welcome to all. Emphasis on the importance of tonight’s meeting to introduce key projects, answer questions about Fire Station 13 and have membership share their perspective with the Police and Parks & Recreation on the proposal for this year’s St. Patrick’s Parade as well as the many other topics.*
- *Introduction of Board members*
- *Description of Parking Pass exiting*
- *Shared with membership the kick off of a committee lead by Dr. King to modernize the website including rebranding with new logo.*

#### **2. Commissioner Glassman, District 2 Update**

- *Happy New Year to all. Great turnout tonight. Your attendance reflects your concern and passion for your city.*
- *There is a great deal that is going on at the Beach, in District 2 and throughout Fort Lauderdale so I will try to review some key highlights and then open for questions.*
- *Three hotels on the beach have submitted their food and beverage applications for the pilot program. They are very robust and are working together. It is a PILOT program. We want to hear your feedback and the hotels, police and public will be monitoring for compliance.*
- *The Publix on A1A/N. 30<sup>th</sup> St has started construction.*

- *Homewood Suites – Permitting is still in process.*
- *CRA Streetscape Project – Is in the pre-construction phase for landscaping & beautification.*
- *Las Olas Marina – There is a significant amount of work ongoing. Eric Metz has done a wonderful job in communication with the neighbors. There have been a few glitches. Public works has been engaged with Suntext. Hope is to have docks in for the boat show this year. We'll ask to have another update at one of our future meetings.*  
**Check out the Video Cam to watch what is happening in snapshots live or timelapse views.** <https://app.oxblue.com/open/lasolasmarina>
- *Las Olas Garage Lighting issues are in process of being addressed. They are talked about at the Commission meetings regularly as we don't like the many lights that are out. Next steps still TBD.*
- *Water Treatment Plant update was shared. Original construction was many years ago. There have been many workshops (live and on zoom). February 7<sup>th</sup> a decision will be made. This is a \$600M project.*
- *Aquatic Center update – Saturday, January 28<sup>th</sup> at 11am there will be the official ribbon cutting including diving exhibition. Back in December, the Prince and Princess of Monaco were here as she was a swimmer and was impressed with the facility. We are getting worldwide recognition. The bookend building project has been presented and progress is continuing.*
- *Snyder Park – Project for new Pickleball Courts and lake renovation with beach and restaurant. Eight of the 90 acres will be renewed, including 40 courts.*
- *DC Alexander Park – Plan is beautiful with elevated walkway, gardens with groundbreaking scheduled to start in February. Project will take about 12 months to complete.*
- *War Memorial (District 2's Signature Park) renovation and ice rinks are coming along. There will be two ice skating rinks. One for the Panthers the other for public use. The old historical buildings are being maintained and the park will be a wonderful place.*
- *Beach has been very busy. Traffic concerns are a major concern particularly North of Las Olas. There have been a significant number of meetings on traffic management. City Manger will plan to meet with CBA. Today you will hear from Major Schultz and Ben Rogers regarding transportation and the St. Patrick's Day Parade plans.*
- *Audience member asked if Commissioner Glassman would work with other commissioners regarding the many traffic lane closures on A1A. Commissioner stated that the commission has transportation and mobility as a priority and specifically A1A. He also mentioned that specific communication and direction is handled via City Manager.*
- *Ben Rogers – Director of Transportation*
  - *Described his role and introduced Milo Majstorovic, the new Deputy Director.*
  - *With regards to Fire Station 13 site – delays were caused due to trailer unavailability. Described the contractor issues and the need for transparency on pathway to remobilize the project or go to an alternative plan.*
  - *Shortly there is a basic plan to put up screening to minimize the view of the messy site.*
  - *Options are being assessed to ensure that what ever actions are taken, it doesn't negatively impact work already completed and subsequent work schedule.*
  - *Audience questions regarding walking in the area due to damaged and uneven sidewalks. City is looking into interim fix with stones.*
  - *Audience question regarding timing. Alternate plan will be determined within 2 weeks based on discussion with contractor. Overall project is 18-24 months.*

- Audience concerns regarding poor sidewalks in general and then specific concerns regarding A1A sidewalk closure at Bahia Mar Village(west side) along with the subsequent lack of sidewalk access due to event fencing on the east side of A1A. Fencing has already been moved to allow for walking. Special events will need to be worked on a case by case basis to ensure that adequate side walk access is available.

**3. Police Updates from FLPD Community Support Unit – Officer Negron Rodriguez**

*Did not present at this meeting. Will return at February Meeting.*

**4. Report on Code Enforcement Violations for the CBA area – Dorian Koloian**

*Did not present at this meeting. Will return at February Meeting.*

**5. Proposal on the St. Patrick's Parade on A1A (Saturday, March 11, 2023) – Tim McGovern – Parks & Rec, James Campbell, Event Organizer and Major Bill Schultz, FLPD**

- *Desire to shift the parade as a one time pilot due to the downtown construction at Tunnel Top and other locations.*
- *Working with Parking downtown to get reduced rates and with water taxi to support concerns voiced about traffic on the beach*
- *Aware that traffic management is a significant concern on the beach and even more during events. Major Schultz stated that the beach is the most challenging place to manage traffic. It is made worse with lots of construction.*
- *The beach has lots of intermittent road and lane closures that require significant resources to support.*
- *Major Schultz has heard the complaints and is familiar with the concerns.*
- *The public service aides used to help with traffic management during events are all being re-trained. Large events require these aides as well as off duty details not only from Fort Lauderdale but other jurisdictions as well.*
- *Major Schultz reminded us that events are submitted for approval as one-time events, annual or multi-year events so it's important that stakeholders let their commissioners know what they want and what they are concerned about.*
- *Parade was meant to be downtown but with the tunnel project being where it's staged normally it is not possible. Various other concerns for downtown (e.g.; Huizenga Park Construction) make it not viable.*
- *Parade will include the Budweiser Clydesdales. These will make wonderful picturesque photos of the event.*
- *Fort Lauderdale's parade is a more family friendly event than most.*
- *Route proposed including counterflows is basically the same as Pride Parade.*
- *Aware of the concerns voiced by community members: Spring break, Construction and Marina work.*
  - *Confirmed with schools and airlines that March 11<sup>th</sup> weekend is the slowest weekend of spring break.*
  - *Construction sites are all a part of the traffic management plan.*
  - *Marina – will work with Eric Metz, Suntex rep on addressing truck movement during street closure.*
  - *Still looking into potential of opening up Birch Road next to Jackson Tower.*

- *City working with coast guard as well to address bridge opening to mitigate traffic backup on A1A during parade.*
- *This is only a pilot.*
- *An audience member asked if Sistrunk had ever been considered. Never been proposed and area is also programmed out. Trying to split parades around the city.*
- *Proposed Flyer including route and times of the street closures.*



- *Hand vote was unanimous to permit St. Patrick’s Parade on the beach for this pilot program on March 11, 2023. This parade along with Pride Parade will be test of Traffic Management Plans.*

**6. Update on DC Alexander Park Final Site Plan and Construction Timeline – Justen Shiff, Shiff Construction & Development.**

*Did not present at this meeting. Will return at February Meeting.*

**7. Presentation on Bahia Mar Rezoning Request & Project – Robert Lochrie, Esq. & Jimmy Tate**

- *Refer to previous Membership Meeting Minutes.*
- *Shared a few slides.*
- *Reviewed history of project. Reminded audience of original plan approval in 2017.*
- *Requirements from Commission included: Reduce # of units, Views of water from street, Reduce # of buildings and expand greenspace.*
  - *Reviewed new site proposals. Removed buildings west and north (more greenspace and less units)*
  - *Boat show improvement and layout*
  - *Building removal and back to surface parking (open space view of intracoastal)*
  - *Open access to all areas – buildings, restaurants, walkways, kiosks, etc.*
  - *2 floor podium garage (~21 feet above grade)*
  - *Original vs. New Proposal Comparisons*

<i>Original Proposal</i>	<i>New Proposal</i>
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<i>650 Residential Units</i>	<i>350 Residential Units (21 stories)</i>
<i>256 Hotel Rooms</i>	<i>256 Hotel Rooms (23 stories)</i>
<i>8 Towers</i>	<i>5 Towers (without overhang onto walkways &amp; tower next(west side) to intracoastal gone and 2 towers blocking (Northwest) view from street gone.</i>
<i>150, 000 Sq. Ft. Commercial Space</i>	<i>74,000 Sq. Ft. Commercial Space</i>
<i>4.7 Acres of Open Space</i>	<i>6 Acres of Open Space</i>
<i>120 feet</i>	<i>210 feet (PDD)</i>

- *Phase 1 Marina Village has started (showed layout of buildings, kiosks and Pelican Ferry). New walkway will be wider including bikeway with landscaping. Island Queen will have building with restrooms.*
- *Showed rendering. Modern design with lots of glass. Ballroom and meeting rooms on lower floors.*
- *Request to change zoning to PDD which allows increased tower height. Takes away density and no modifications permitted.*
- *No waivers have been asked for regarding setbacks.*
- *Accessibility question with 2 story garage podium. Staircase on west side. Gradual grade ramp on east side. ADA Ramps and elevators.*
- *Bridge connecting to beach will be open public.*
- *Monday, Jan 23<sup>rd</sup> a Development Review Committee was held with Police, Staff, Infrastructure etc. Have 6 months to respond to their questions/concerns.*
- *Described process steps Development Review, Planning & Zoning, Commission. For PDD a simple majority (4 of 5) is needed.*
- *Plans to return next month to address questions and hold vote. Results of vote and any feedback will be shared with Planning & Zoning and Commission.*
- *To address question on footprint, presenter showed picture of original and proposed plans next to each other allowing visibility of green space and views.*

**8. Presentation on Edition Hotel, 619 Breakers Ave – Courtney Crush**

- *Initially presented concepts in November 2022 CBA Meeting.*
- *Site for proposed hotel has two zones – East is ABA (240 ft) and West is NBRA(120 ft). Desire to move to PDD.*
- *Described Edition Hotel : 5 star hotel experience (14 in world presently)*
- *Entry and activity on Breakers.*
- *Plan to formally meet with CBA in March or April again.*
- *Showed renderings and pictures.*
- *Reason for shift to PDD is to have tower on ABA side and no tower on NBRA.*
- *Described streetscaping, sidewalks, retail, café and open space.*

- *Feedback from audience included that Birch needs focus and be more welcoming.*
- *Described pictures and details: Circular building, Modern unique building, 176 hotel rooms, 25 for sale units, 22 stories (286 feet). Concern that height far exceeds other hotels in areas. Asking for 45 ft. from the original ABA height and no plan to build 80 ft. on other side.*
- *Reviewed timing of events and that project is in concept phase.*
- *A number of concerns were voiced including: Height, Style/Design and dark color. Also many felt the style didn't fit the neighborhood which is a small business concept area. Doesn't fit the other areas aesthetically. One person mentioned that the Gale and Wave were more aligned with the area and were more attractive.*
- *Comments were also shared about lack of care and neglect of some of the area and buildings which were not applicable to the development.*
- *Presenters stated that they focused on the challenge given to them by the city – extraordinary architecture, greenspace, and aesthetics.*
- *Lots of feedback that the view doesn't fit the area.*
- *At one of the prior meetings they were asked about traffic. They have completed their own traffic study but as the city hasn't reviewed, this will not be addressed today.*
- *Courtney agreed to listen to all the feedback and continue to reach out to the neighborhood prior to coming back to CBA.*

*Adjourned @ 8:40pm*

#### **Future Meetings:**

- **CBA Membership Meetings:** Locations TBD. [Central Beach Alliance Webpage](#)
  - *February 23<sup>rd</sup>*
  - *March 23<sup>rd</sup>*
  - *April 27<sup>th</sup>*
  - *May 25<sup>th</sup>*
  - *June – August : No Meetings Planned*
  - *September 28<sup>th</sup>*
  - *October 26<sup>th</sup>*
  - *November 30<sup>th</sup>*
  - *December 6<sup>th</sup> (Holiday Party)*
- **Fort Lauderdale Service Support:** *24 Hour Customer Service : If you see an issue or concerns around the city (e.g.; pothole, trash, hydrant, city works or development, parks & recreation, sanitation, trees, landscaping)*
  - *Call 954-828-8000 or*

- *Submit a Service Request on LAUDER SERV. A downloadable application on your phone*

