



Central Beach Alliance

Your Beach. Your Voice. Your Vote

## CBA MEMBERSHIP MEETING AGENDA

February 23, 2023

Venetian Condominium

### AGENDA

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

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

**Excused:** Jim Novick

#### **Invited Guests:**

- Mayor Dean Trantalis, Chief of Staff & Community Outreach
- Jacob Pfeiffer, Shiff Construction & Development
- Mark Iasics, Parks & Recreation
- Tom Green, Lead Designer
- Robert Lochrie, Esq, Jimmy Tate & Kenny Tate

#### **1. Welcome message, introductions, acknowledgment – Bill Brown**

- *Welcome and what a wonderful turn out. Past few weeks we have had quite a few new members join the CBA,*
- *Mentioned the newsletter that includes communication on meetings and events in central beach area*
- *Shared the plans for updating our website and social media as well as our rebranding with a new Central Beach Alliance Logo.*
- *Introduced Mayor Trantalis – sharing that he had been the prior District 2 Commissioner.*

#### **2. Mayor Dean Trantalis**

- *Thanked everyone for being in attendance and mentioned CBA always ring deep feelings in his heart and feels like a homecoming when he joins our meetings.*
- *HE shared that there is a great deal occurring within the city and he complimented Bill Brown for his working with the city and sharing the issues, needs and insights of the Central Beach Community. CBA is a very large jurisdiction with many things happening within it from events, new construction and overall growth.*
- *Described generally DC Alexander and Aquatic Center. He shared the story of how surprised he was to have Princess Grace visit in December and her stories of her brother at the Aquatic Center.*
- *He shared the objectives of quality of service and quality of life enhancements.*
- *He mentioned the growth occurring in the Downtown City Center with the many young population, many of whom are “returning home”.*

- Discussion about traffic, parking and street (paving) quality occurred. He mentioned the streetscaping study that had been done a number of years ago that had been mothballed due to expense but agreed that it would be valuable to revisit.
  - Question arose regarding the flooding on A1A and the lack of evidence of any action. He reminded attendees that the city was working with the State of Florida transportation on options to address since it's not viable to have police there every time to avoid the area. Ideas for channeling the overflow are underway.
  - Question around the "ignored" area near the Parrot. It was felt that it is old and messy. He shared that some of the proposed projects for the area were on hold and also reminded us that this is an older area with history.
  - Lots of discussion arose on the Bahia Mar specially on the costs and the associated benefits to Fort Lauderdale. Reviewed the history of the area, the old lease fees and the proposed new. More details will be re-reviewed during the Bahia Mar update and vote this evening. Some confusion arose regarding awareness of the 2017 plan already approved and purpose of the new plan.
  - Question arose regarding the tunnel project (Boring). He shared the history of the concept and the trip to Las Vegas including their present tunnel and future plans. He also shared the companies desire to fund a project for Performing Arts Center to the Beach. Still in feasibility phase. Questions around why not increasing the number of water taxis. He emphasized that there are multiple options and choices being looked at and no one solution. We've become a very popular city for residents and for tourists so we need to find options for all the traffic.
  - He reminded everyone that there were other questions to please reach out to his office and/or our commissioners staff so that our concerns can be addressed.
- 3. Fort Lauderdale Police Community Support Unit Update. *Postponed to Next Meeting.***
- 4. Code Compliance Updates *Postponed to Next Meeting.***
- 5. Update on DC Alexander Park Final Site Plan & Construction Timeline : Jacob Pfeiffer- Shiff Construction & Development, Mark Iasics – Parks and Recreation and Tom Green – Lead Designer. (see attached presentation)**
- Walked through attached slide presentation
  - Described the planned timeline
  - Totem Pole on property will be "Built around" for the time being but the city is hoping to relocate to another property within Fort Lauderdale.
  - 5<sup>th</sup> Street will be partially closed as a part of this construction. If/when the hotel to the north begins construction, the other half will also be closed but when it reopens, it will return after MANY years to being a two-way street.
  - Described in more detail the grade of the architectural overlook. It will be approximately 20 feet above grade with stair and ramp access(ADA compliant)
  - Seabreeze will not have any planned lane or road closures due to this project. Power lines are presently being buried along that area which is cause for the lanes closures today.
- 6. Bahia Mar Update and Vote – Robert Lochrie, Jimmy Tate and Kenny Tate**
- Reviewed this project multiple times with the CBA in October, January and February as well as many other area meetings with specific neighbors.
  - Reviewed the history of the property and described the ownership of land by Fort Lauderdale. Described that east of A1A will always remain park and the west of A1A is the Marina and Bahia Mar.

- *Mentioned the approximate costs of the present lease approximately \$1.8 million plus property tax collection and the new lease is approximately \$22 million plus property tax. (Note could be significantly more depending on selling prices).*
- *Site plan was approved by the prior commission in 2017. The one opposing vote on the commission was from the then Commissioner of District 2 (Trantalis).*
- *For details on proposed changes from 2017 plan to new proposed plan refer to prior CBA Minutes.*
- *Drive behind the proposed changes (e.g.; reduction in # of tower, # of units, increased green space) was Mayor Trantalis and Commissioner Glassman with input from community. Developer agreed to create a better plan which is what was presented in October and January and again tonight.*
- *Tonight's vote is the CBA's opportunity to communicate to the commission what our preference is on the design for the Bahia Mar. If proposed plan is NOT approved by the commission, then the original 2017 plan is used.*
- *Described the existing and 2017 plan and showed the difference between that and the new plan focusing on green space and ability to access by the public.*
- *Due to the size of the property and their ability to use the land for preparation and work, there is no plan to have any street closers in the area.*
- *Described PDD allowance to increase height of buildings, reduction in intensity of buildings and locks site plan forever.*
- *Described building height change – taller but more slender.*
- *Traffic study was done in 2017 based on the original plan. With the changes in number of units and reduction in commercial activities, there is reduction in number of trips under the new plan.*
- *No completion date identified but the sequence of construction was described as: (1) Marina Village – construction has started, (2) Restaurant, (3) Hotel and One residence and then anticipated phased approach based on selling rate.*
- *Concern voiced about street closure based on the sidewalk closure with the Marina Village Construction. City traffic realized that they were the issue on how that was managed during the events and options are being handled on a case by case basis.*
- *Pedestrian overpass was recently redone and will remain as a part of the new plan however, instead of just being for the hotel clients, it will be open to the public.*
- *Hotel will be a 5 star hotel (can't identify details yet).*
- *Boat show approved the 2017 plan. Anticipate that based on better access in new plan that they will be happy with this proposal as well.*
- *Jimmy Tate emphasized to the audience that he and his brother are fully engaged in the project and as 3<sup>rd</sup> generation south Floridians, including living in Fort Lauderdale, they are not building the project and running away, they too will be here to enjoy.*
- *Voting Results from the CBA*
  - *NO - 23 Individuals & 1 Condominium resulting in 33 NO VOTES.*
  - *YES - 85 Individuals & 12 Condominium resulting in 205 YES VOTES.*

## **7. Old Business/New Business**

- *No additional business.*

Adjourn @ 8:05pm

## **Future Meetings:**

- CBA Membership Meetings: Locations TBD. [Central Beach Alliance Webpage](#)
  - *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). Submit a Service Request.



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