



**Central Beach Alliance**  
Your Beach. Your Voice. Your Vote.

## CBA MEMBERSHIP MEETING AGENDA

Thursday January 18, 2024

By Zoom

6pm

### AGENDA

**Call to Order:** 6:02pm 63 Participants.

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

**Excused:** Directors: Dr. Elizabeth King, Jim Novick, Peter Hechenbleikner.

#### **Invited Guests:**

- Commissioner District 2 – Steve Glassman and Staff, Ashley Cacicedo, Erica Franceschi
- FL Police Department – Sgt. Joshua Reich , Nicolas Herring
- Code Compliance – Bernstein Saimbert
- Bahia Mar Developer – Jimmy Tate
- Courtney Crush Esq and Staff and Michael Belkin, VP of Development for Integra Investments.

Meeting started at 6:

#### **1. Introductions & Opening Remarks – President William Brown**

- *Roll call done.*
- *Update it looks promising for future meetings – working to get hotels for face to face meetings. March at the Westin. October at the W with the candidates face to face.*
- *Marina Village construction is in final stages. The ferry to be used as a dining/seating area has arrived.*
- *Addition of 3 hotels on Breakers Ave to the Food and Beverage Service on the beach. No longer a pilot program. One of the hotels (Conrad) has a kiosk for service on beach. Reviewed the rules on service.*
- *A1A Streetscape was supposed to be completed by end of the year. Presently scheduled for early February except for the bollard installation (scheduled for later in the year based on business request).*

- *Reviewed the CBA's Suggested Top Priorities list supplied to the Commission. Described top 5. Some of these are not solely CBA Area specific but Fort Lauderdale wide. Described disconnects between city, state, county particularly traffic management.*

#### CBA's Suggested Top Priorities for Workshop

- Public Safety - Police, Fire, and Emergency Management.
- Infrastructure & Resilience - CPI projects to include seawalls, water, sewer, streets, sidewalks, and roadway repairs.
- Homeless Population
- Traffic Management on A1A & Seabreeze & city-wide.
- Beach & Intracoastal Waterways Water Quality – cleanliness & reef management/growth

#### Current & Future Projects:

- Completion of Breakers Ave Streetscape Project.
- Traffic calming measures on Birch Road.
- Sunset Lane District/Village improvements.
- Bayshore & Vistamar intersection improvements.
- Designation of "Channel Square" as a park,
- Las Olas Parking Garage and Seawall decorative lighting.
- Upkeep and maintenance of our signature park, Las Olas Oceanside (fountain, maintaining the artificial turf)
- Banyan Street-additional neighborhood input on any discussions of vacating the streets for development.
- Coordinate & identify "permanent" locations for Water Taxi stops along the intracoastal waterway.
- Wayfinding signage project installation

**Also desire to see the completion of DC Alexander Park, A1A pedestrian sidewalks in front of Marina Village and Phase 3 site plan for ISHOF.**

- *Building Height is a code ordinance issue but question was asked about the height restrictions.*

#### 2. District 2 Update - Commissioner Glassman

- *Thank you to the board and their engagement. Happy New Year to all.*
- *Breakers – Working with State Rep Chip LaMarca there is a \$4M appropriation bill in Tallahassee. Look at infrastructure as well. Working with Congressman Moscowitz on*

*appropriation bill opportunities. We are also asking for funds from the Broward County one cent transportation tax.*

- *Fire Station 13 Parking Lot has been opened. Enforcement anticipated in late January. Temporary trailer for fire station team planned installation earlier, in March rather than May. Closely monitoring for future use post Fire Station.*
- *Workshops on the Sunrise Lane Streetscape – shared update. Good turnout and we are down to three options.*
- *War Memorial Update – Signature Parks Project. Rink is open for Panthers. Anticipate public rink open soon.*
- *30<sup>th</sup> & A1A Publix is in process and building is going up quickly.*
- *Homewood Suites Hotel at 30<sup>th</sup>/A1A has submitted modifications for review.*
- *A1A Streetscape is the last of the CRA Projects. Weather delays but anticipated completion soon.*
- *Water Taxi Terminal has been approved. Next to the Marina Village and Fire Station.*
- *Las Olas Marina Seawall Project repair was approved. Described Suntex Seawall project and City has approved \$3M to leverage the Suntex approval for completing a larger seawall area along Las Olas Circle. We appreciate Suntex bringing the issue to our attention so this can be completed in conjunction with the overall marina project. Expected completion by July.*
- *DC Alexander is about 60% complete. Expected completion by May.*
- *Las Olas Oceanside Park Sub-station update given. Police presence was announced recently with a sandwich board. This should step up the cleaning of the park.*
- *Increased park ranger involvement was approved by commission.*
- *Bahia Mar air rights issue was approved by Commission. It covers approximately 6.5 acres over the podium. This is a significant win-win for the city and the developer, representing a significant monetary increase to the City and park improvements across the street on A1A.*
- *Homeless focus and update shared described. Described the challenges associated with supporting. Our city has a large percentage (48%) of the county's unsheltered population.*
- *Water Treatment Ground Breaking at 11am January 19<sup>th</sup>.*
- *Priorities Working Shop immediately afterwards on January 19<sup>th</sup>.*
- *Neighborhood Support Night is February 15.*
- *Question – Has a final decision been made regarding Las Olas Garage decorative lighting system? Anticipated to come back to the Commission in late February. The lighting is not as promised/delivered and it is Art not just functional. Many people loved when it worked. Should not be left as is. Let's work with the vendor. CBA can write to commission (with City Attorney) and/or attend the meeting when it's discussed. Should be brought to current standards and are artistic. Also working on assessing the Wave Wall for repair.*

- *Question – Crosswalk on Birch Road (Flashing Lights), awaiting response from transportation and mobility. A concern was raised regarding speeding at the intersection on Seabreeze behind the Ritz Carlton.*
- *Diving Platform at Swimming Hall of Fame featured on CBS Sunday Morning on Jan 14<sup>th</sup>. The Commissioner has asked for a copy of the CBS television footage. Also, lots of publicity for Fort Lauderdale during the Rose Bowl.*
- *Lots of kudos to all of city staff.*

**3. Update from Fort Lauderdale Police Update – Sgt. Joshua Reich, Nicolas Herring. Officer Negra and Rodriguez**

- *Sgt. Reich: District 1 Community Support Unit – 10 years. Described background and experience. Settling in quite well at temporary location near FXE. Construction on new police station is going well. New Chief Schultz– very excited to have him and stability he can bring to team. Beach focus : a) homeless count (document what the population looks like to get appropriate funding), b)beach substation in Oceanside Park – hope to have it staffed more frequently, c) Gearing up for Spring Break. Introduced Team.*
- *December – 3 motor vehicle thefts (actually only 2 since one was the victim’s brother), 6 commercial burglaries out of hotel rooms still under investigation, 2 aggravated batteries (homeless subjects), 2 thefts from cars, 1 auto tag theft. Once they get more information, they will update.*
- *What is the primary 911 call on beach and what is the standard for lights/siren use on police cars? Not specific – FLPD runs lights/siren on medical calls, perceived life threatening call but not necessarily legitimate, to support another area as a backup.*

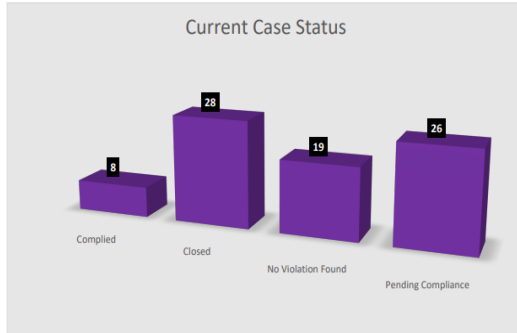
**4. Update from Code Enforcement – Paulette DelGrosso, Officer of Code Compliance.**

- *Paulette DelGrosso is new to area, not new to Code. 8 years in code.*
- *Always worked in District 2. Prior role was in Victoria Park.*
- *81 Cases were logged. Top Issues: Operating Vacation Rental, Noise Complaint, No Address #s, fence/gate issues & building maintenance issues.*



*Central Beach Alliance*

*October 18, 2023, to January 18, 2024*



**TOP FIVE VIOLATIONS**

Violation	Cited
Operating a vacation rental with an expired Certificate of Compliance.	7
Noise Emanation statement and Standards	2
Address Numbers Violation.	1
Building parts not maintained	1
Chain Link Fence	1

- *Can not submit complaints anonymously. Must include name, address and phone number.*
- *Question – What is Code? Help beautify the area. Ask neighbors to address messy yard, trash carts, derelict vehicles, etc. Address issues that no one wants to address.*
- *Contact Information: K. Paulette DelGrosso, Code Compliance Officer  
City of Fort Lauderdale | Community Enhancement Division  
700 NW 19th Avenue | Fort Lauderdale FL 33311  
P: (954) 828-5318 E: [PDelgrosso@fortlauderdale.gov](mailto:PDelgrosso@fortlauderdale.gov)*

**5. Update on Site Plan Changes 551 Bayshore Drive, previously known as Olakino House or Editions Residences – Courtney Crush and Staff**

- *Bill Brown told group that we do not historically revote on projects.*
- *Introduction of new owners, Alex Wifkoff, Diane Ullis, Alex Kleyner, and Keshel Parakh.*
- *Introduction of new brand image for the project: Ritz Carlton Residences*
- *Two additional floors + 18 additional units. Original approval was for 65 units. Now 83 units.*
- *Site plan and landscaping remain the same.*
- *The height has been increased to 120 feet but 144 feet is permitted.*
- *Site plan change requires one hearing at City Commission*

**6. Information/discussion on the transfer of Bahia Mar Rights – Jimmy Tate, Developer**

- [City of Fort Lauderdale - File #: 24-0002 \(legistar.com\)](#) Resolution Approving Conveyance of the City's Interest in Air Rights Above a Portion of the Property Located at 801 Seabreeze Boulevard and Approving an Interlocal Agreement between the City of Fort Lauderdale and the Bahia Mar Community Development District, in Substantially the Form Provided, pursuant to Section 8.02 of the Charter of the City of Fort Lauderdale - (Commission District 2). Link includes Commission Agenda Memo and 7 Exhibits.
- *CDD Described and the ancillary by products. Described timeline and content.*
- *What is the purpose of a CDD and what is the benefit to the city? CDD is a taxing district and allows project (public amenities) to be financed at a lower cost. No debt or finance risk to the city. The risk is to the CDD and the developer. Public amenities include podium parking, promenade, seawall & park, which the developer has agreed to complete first.*
- *The CDD has to own the air rights to finance the units and allow the units to be sold competitively as compared to Four Seasons and other projects. The incremental income to the city is projected to be \$300M over 100 years. Regarding the incremental revenue generated because of the air rights, 95% goes to the developer and 5% to the city. In reality the City is a 25-30% partner in the project.*
- *Developer has filed for permits for the sales center which should be established by October. Marina Village sidewalk is nearing completion. There was a question regarding a crosswalk on A1A to Marina Village. The developer plans to revise the overhead walkway with an additional stairway to allow easier access to the Marina Village. The developer plans to utilize the pedestrian bridge to create a "Welcome to Fort Lauderdale" WOW factor. Maybe include some historical markers.*
- *Quick Update on Marina Village – Narrow, difficult area to develop. Hope to have the grand opening in March 2024. Also had logistics challenges with weather as did A1A Streetscape. Outdoor food and beverage venue. 8 different food genres. Question – How will people get from beach to village, the units are small, won't service be slow and create a lot of walking traffic. It's right across the street from the events space. Crosswalks – Fire Station and the one at the Bahia Mar. Pedestrian bridge will also be opened as well. Marina Village is the side walk.*
- *Exercise area in the beach park should have CBA design input. Jimmy requested our input. They are paying for it.*
- *What happens after the land lease is over. The air rights only affect the space in and over the podium. The city is always entitled to the portion of revenue inside the podium, which includes commercial, office and hotel spaces.*
- *Bahia Mar is interested in hosting the CBA.*

## 7. Old Business/New Business

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Adjourn @

**Future Meetings:**

- CBA Membership Meetings: Location TBD. For details: [Central Beach Alliance Webpage](#)  
Hopefully we'll be able to have more face to face/hybrid meetings.
  - February 22<sup>nd</sup>
  - March 28<sup>th</sup>
  - April 25<sup>th</sup>
  - May 23<sup>rd</sup>
  - June 20<sup>th</sup> (Tentative)
  - July & August – No Meetings
  - September 26<sup>th</sup>
  - October 17<sup>th</sup> (Meet the candidates)
  - November 21<sup>st</sup>
  - December 4<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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**[CLICK HERE TO JOIN OR RENEW YOUR CBA MEMBERSHIP FOR 2023!](#)**

Have a question or comment about your neighborhood or for the CBA Board?

Contact us at: [cbaf1com@gmail.com](mailto:cbaf1com@gmail.com)

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**Our mailing address is:**

Central Beach Alliance  
112 N. Birch Road # 201  
Fort Lauderdale, FL 33316