

GALT MILE NEWS

THE OFFICIAL PUBLICATION OF THE GMCA

HAPPY
HALLOWEEN

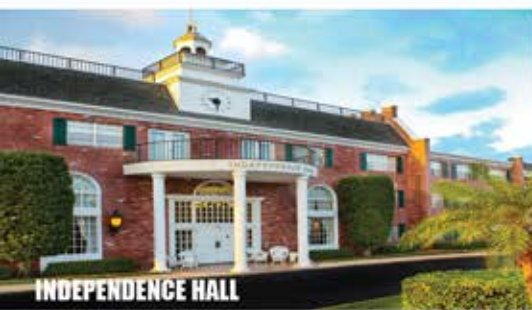


The UPS StoreSM

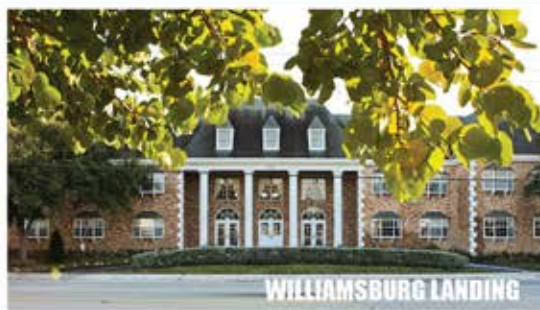
L'Hermitage 1 & 2 | Ocean Club | Ocean Manor | Ocean Summit | Playa Del Mar | Playa Del Sol | Plaza East | Plaza South | Regency South | Regency Tower | Riviera | Royal Ambassador | Southpoint
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ANTERIOR HIP REPLACEMENT YOU HAVE A CHOICE

Every day, people with limps, walkers, canes and wheelchairs come to an important realization - the pain is just too much. Choosing to have any elective surgery is no easy decision; even when you know the end result is saying goodbye to your pain and hello to your life. While total hip replacements have been one of the most successful surgeries since they began, deciding to have the procedure has always come with its costs, until now.

Orthopedic surgeons at the Joint Replacement Center at Broward Health North offer an innovative new approach to hip replacement surgery - anterior hip replacement using the specially designed hana[®] table. Patients who choose the anterior approach to hip replacement as opposed to the traditional posterior approach don't just say goodbye to the pain, they say goodbye to the restrictions as well.

Patients receiving anterior hip replacement experience none of the precautions related to traditional hip replacement, including no post-op dislocation precautions, no restriction of post-op activity, immediate use of normal toilet height, no post-op abduction pillow (between the knees) required, cross legs as desired, no shoe lift requirements and no post-op sexual activity limitations.

"Approximately 375,000 Americans undergo hip replacement surgery each year," says Dr. Bruce Janke, Medical Director of the Joint Replacement Center at Broward Health North. "With this number expected to almost double over the next 25 years due in part to the aging population, it is important that people know they have a choice in the type of procedure they undergo."

With the anterior approach, a small four inch incision is made just below and to the outside of the groin. Two muscles are then pushed aside, giving the surgeons access to the hip socket to perform the replacement. No muscles at

any time during the procedure are split or detached. For the patient, that results in a faster recovery, less pain, smaller incision, less blood loss and less scarring.

"The outcomes are incredible," says Dr. Steven Naide, Medical Director of Orthopedic Trauma at Broward Health North. "Within weeks our patients are getting back to golf, tennis, yoga, whatever it is they enjoy doing that became impossible due to pain."

The Joint Replacement Center is the recipient of the Florida Hospital Association 2011 Celebration of Achievement in Quality and Service award for Innovation of the Year in Patient Care. The Center is also first in Broward County to be Joint Commission Certified for Hip and Knee Replacement.

**Broward Health North has
performed more hip
replacements than
any other hospital
in Florida.**

as seen in the Dec 2012

U.S. News & WORLD REPORT



**Steven Naide, MD, Medical Director of
Orthopedic Trauma & Bruce Janke, MD, Medical
Director of the Joint Replacement Center.**

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PLAZA SOUTH LIGHTS THE WAY

By Eric Berkowitz

On June 28, 2013, Plaza South President Andy Surdovel, who also serves on the Galt Mile Community Association Board of Directors, contacted some of his peers in the neighborhood association. Under a City-issued permit, Plaza South was completing long-planned upgrades to its pool deck. When designing a deck lighting plan, their landscape architect selected fixtures featured as turtle-friendly on the Florida Fish and Wildlife website. A permit application submitted to the City was returned unapproved with an enigmatic turtle graphic stamped on the document. Upon contacting the City to learn why the building department responded to their application with a marine hieroglyphic, the project engineer was told that since the project extends east of the Coastal Construction Control Line (CCCL), it must also be approved by the State; specifically, the Florida Fish and Wildlife Conservation Commission (FWC) and the Florida Department of Environmental Protection (FDEP).

To protect Florida beaches from "imprudent construction", the 1971 State Legislature enacted s. 161.053, Florida Statutes, creating a Coastal Construction Control Line to define coastal areas "within which special structural design consideration is required to insure protection of the beach-dune system, any proposed structure, and adjacent properties, rather than to define a seaward limit for upland structures." In short, any permit application for construction that penetrates the CCCL triggers scrutiny of potential adverse impacts to the coastal ecosystem as a condition for approval. Many Galt Mile residents mistakenly perceive the CCCL as a mystical paradigm hovering somewhere over the beach like other reference elevation benchmarks (i.e. Mean High Water Line, etc.), it doesn't. In fact, it runs right through the superstructure of many Galt Mile properties.

When an association seeks a building permit for onsite lighting improvements near the ocean, the State's environmental interest is largely limited to insuring that the lighting plan doesn't disrupt nesting turtle and hatchling behavior (i.e. the turtle glyph) by unnecessarily illuminating the adjacent beach. When Plaza South's engineer, landscape architect and contractor admitted to being perplexed about how to proceed, Surdovel recalled a December 3 Presidents Council meeting that featured a presentation about turtle-safe lighting in Galt Mile associations.

On December 3, 2012, the final Presidents Council meeting of 2012 was convened at the neighboring Plaza East Condominium. The agenda was dominated by two issues, the loss of 4 blocks of A1A (and the adjacent beach) to storm surge from Hurricane Sandy and a growing animosity over inconsistent and anathematic sea turtle policies. City Commissioner Bruce Roberts and City Manager Lee Feldman addressed a barrage of questions about long and short term plans to

fix the mottled roadway and rebuild the eviscerated beach, outlining a Florida Department of Transportation (FDOT) plan more fully fleshed out a week later at a December 10 town hall meeting in the Beach Community Center.

Before reviewing plans to reclaim A1A and the beach, City, County and State officials responded to neighborhood concerns about enormous turtle nest sites that each consumed roughly a thousand square feet of beach to cushion a 3-foot nest, erratic enforcement policies of a City Beach Lighting Ordinance and recent assaults on association properties launched from a dangerously darkened beach. Broward County Natural Resource Specialist III Lou Fisher, the now retired architect of Broward County's Sea Turtle program, met with GMCA officials a month earlier to help quell growing frustration of residents and visitors over huge nest sites that cumulatively claimed up to 80% of the accessible beach area. After meeting with Florida Fish and Wildlife (FWC) officials in Tallahassee, Fisher announced that future nest site perimeters would be limited in size to a five foot radius, which would consume only one tenth of the area lost to the 30 - 35 foot diameter nest sites erected throughout the 2012 nesting season.

Continued on page 6



Following Fisher's welcome news, attending Fort Lauderdale Code Enforcement officials fielded complaints about unbalanced and arbitrary City enforcement policies for beachfront lighting. Apologizing for any misunderstandings that may have resulted from poor communication between Code Officers and associations, Code Enforcement Manager Skip Margerum issued an invitation to contact Code Enforcement with future concerns about beachfront lighting, promising that any association working with an enforcement officer to achieve compliance would not be penalized. Notwithstanding requirements of the lighting ordinance, Margerum acknowledged that city policy - and that of his department - is to protect both people and turtles.

When attendee questions took a technical turn, GMCA President Pio Ieraci introduced FWC wildlife lighting expert Karen Schanzle from the State's West Palm Beach office. Drawing on her familiarity with marine turtle research conducted by renowned FWC scientists like Blair Witherington, Schanzle explained how poorly planned artificial lighting disrupts hatchling and nesting turtle survival behaviors. The highly illuminated horizon created when the ocean reflects moonlight enables hatchlings to locate the shoreline and nesting turtles to locate the beach. The cumulative impact of inland artificial light sends both hatchlings and nesting females in the wrong direction. Disoriented hatchlings that travel inland fall prey to dehydration, ghost crabs, sea birds or the P225/60R16 radials on your Acura. Following her presentation, Schanzle offered to evaluate any association's beachfront lighting needs and make authoritative recommendations that balance the needs of sea turtles with those of association residents.

BINGO! Surdovel called GMCA V.P. Eric Berkowitz, who helped organize the December 3rd presentations. On Wednesday, July 24, 2013, Berkowitz called Schanzle, who had since been promoted and relocated from West Palm Beach to FWC Headquarters in Tallahassee. Although currently responsible for lighting issues along the entire coast, Schanzle kept her promise - and assented to help tailor an acceptable Plaza South lighting plan. Since an FWC site inspection had been previously scheduled in Miami on the evening of August 1, Schanzle agreed to meet earlier that day in Plaza South to review Surdovel's lighting issues.

On August 1st at 3 p.m., Schanzle met with Surdovel, Bruce Bromley from the Fort Lauderdale Engineering firm Bromley Cook, Landscape Architect Michael Pirich, contractor Carlos Ramirez from Carousel Development & Restoration, Plaza South Board members Anthony Giardina, Maureen Zolubos, Gene Muia and Berkowitz, who lives down the block in Regency Tower. Although Bromley previously equipped Schanzle with a site plan and related documents, Surdovel and Bromley fully read Schanzle into the project, bringing her up to speed. When Surdovel assured her that only lamps "with the FWC good housekeeping seal of approval" (fixtures designated as turtle-friendly on the FWC website) were selected for the deck, Schanzle offered to verify whether the lamps were appropriate for their intended locations and review the other



Plaza South President Andrew Surdovel

factors that impact the environmental adequacy of a lighting plan.

Schanzle opened by explaining that light sources - such as bulbs and the reflecting surfaces of a fixture - should not be visible from the beach. Not only should they be shielded from the beach directly in front of the lamp, but also from either side. For instance, if an observer walks south along the beach to Galt Towers and looks back at a lamp on the Plaza South deck, the bulb should still not be visible. She told Surdovel that selecting directional lamps that point down and away from the beach will also trim the association electric bill. Since only about 20% of the light scattered in all directions by Globe lamps and Carriage lights productively illuminates the deck, those fixtures unnecessarily quintuple electrical costs.

Continued on page 7

THE GALT MILE NEWS

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By efficiently dispensing light only to those areas that enhance safety and security, the association can meet its objective without endangering sea turtles, and save a bundle. Not coincidentally, determining whether a light source is visible from the beach is also central to the City's proposed revision of its beach lighting ordinance.

Schanzle informed the group that low wattage low-pressure sodium vapor (LPS) lighting should be substituted for incandescent or fluorescent high intensity lamps whenever possible. Two light sources that appear very similar in color to humans - LPS lamps and ordinary "bug lights" - elicit dramatically different responses from sea turtles. Since most yellow bug lamps contain an ordinary white light source (which emits every spectral color) encased in a bulb with a yellow or red coating, the emanated long and short wavelengths mimic the effect on sea turtles of ordinary white incandescent bulbs. In contrast, low-pressure sodium vapor lamps emit pure single-wavelength (monochromatic) yellow light that seems to minimally impact hatchling and nesting turtle behavior. If yellow "bug lights" are planned replacements for ordinary white bulbs, incandescent versions should be 25 watts or less while compact fluorescent bulbs shouldn't exceed 9 watts.

When asked why FWC recommends yellow, red, or amber lights near the beach, Schanzle explained that marine turtles demonstrate heightened sensitivity to the shorter wavelengths in the visible spectrum, such as those yielding green, blue and violet light. Since longer wavelengths of visible light (red, yellow, orange, etc.) are selectively blocked by seawater and unable to penetrate the upper layers of the ocean, over hundreds of millions of years sea turtles visually evolved in a habitat predominantly illuminated by short wavelength blue and violet light. As summarized in a dictum about Natural Selection made popular on tee shirts and bumper stickers, "If you don't use it, you lose it." Although the degree of sensitivity varies somewhat by species, sea turtles are relatively unresponsive to the longer wavelength colors of red or orange briefly encountered during rare instinct-driven sojourns to the ocean surface.

Schanzle described other light-related factors that adversely impact sea turtles. The relative attraction of marine turtles to different colors is also a function of brightness. Hatchlings can be attracted to even long wavelength red light at very high intensities. Notwithstanding the color of the light source, Schanzle recommended using the minimum wattage necessary for residents to safely navigate the area and discern security threats.

To provide Schanzle with a first-hand perspective of the site plan, Surdovel adjourned the meeting to the pool deck. As per documentation distributed by Engineer Bruce Bromley, five of the six hatted pole lamps picked from the FWC website were planned for installation along the easternmost part of the deck, adjacent to the beach. Admonishing that the placement of lamps is just as important as the type of fixture, Schanzle noted that placing the lamps along the seawall would directly illuminate the beach and recommended a directional fixture more appropriate to that location. Agreeing with her assessment, Surdovel told Schanzle "We want to do this the right way. We would rather follow your guidance and insure that this is done properly than revisit this issue annually. That's why we called you."

Schanzle explained why pole lamps are generally problematic, even when shielded. As pole lamps rise above grade, an ever-increasing circle of light cast downward is scattered exponentially (relative to the distance between the light source and the deck). If installed too close to the seawall, the scatter would unavoidably encroach on the beach.

Continued on page 10

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NOV/OCTOBER

SUN

MON

TUE

WED

13 Las Olas Outdoor Green Market 333 E Las Olas Blvd. & SE 4th Ave. 9 a.m. to 2 p.m. Info.: 954-426-8436 Chicago (Through 10/20) Broward Center for the Performing Arts Tix.: 954-462-0222	14 Commissioner Bruce Roberts: Pre-Agenda Meeting Beach Community Center, 6 p.m.	15 BINGO Galt Towers Social Room (4250 Galt Ocean Drive) 7:30 p.m. Info.: Cyndi Songer: 954-563-7268 Fort Lauderdale City Commission Meeting City Hall, 6 p.m.	16 BINGO Regency South Party Room 7 p.m. Info.: Bob Pearlman: 954-547-4063
20 Las Olas Outdoor Green Market 333 E Las Olas Blvd. & SE 4th Ave. 9 a.m. to 2 p.m. Info.: 954-426-8436 Buckler's 23rd Annual Craft Fair South Florida Fairgrounds, WPB Info.: 386-860-0092	21 Fall Business & Career Expo: Biz-to-Biz Networking Sheraton Fort Lauderdale Airport Hotel 5 to 8 p.m. Info.: 954-838-9644	22 BINGO Galt Towers Social Room (4250 Galt Ocean Drive) 7:30 p.m. Info.: Cyndi Songer: 954-563-7268	23 BINGO Regency South Party Room 7 p.m. Info.: Bob Pearlman: 954-547-4063 Broward National College Fair Broward County Convention Center (Hall A) 9 a.m. to 5 p.m. Info.: 703-836-2222 ext. 2009
27 Las Olas Outdoor Green Market 333 E Las Olas Blvd. & SE 4th Ave. 9 a.m. to 2 p.m. Info.: 954-426-8436 15th Annual LBTS Craft Festival 1A and Commercial Blvd 10 a.m. to 5 p.m. Info.: 954-472-3755	28	29 BINGO Galt Towers Social Room (4250 Galt Ocean Drive) 7:30 p.m. Info.: Cyndi Songer: 954-563-7268	30 BINGO Regency South Party Room 7 p.m. Info.: Bob Pearlman: 954-547-4063
3 Las Olas Outdoor Green Market 333 E Las Olas Blvd. & SE 4th Ave. 9 a.m. to 2 p.m. Info.: 954-426-8436 Daylight Saving Time ends Sunday Jazz Brunch Riverwalk, Downtown FL 11 a.m. to 2 p.m. Info.: 954-828-5985	4 Commissioner Bruce Roberts: Pre-Agenda Meeting Beach Community Center, 6 p.m.	5 BINGO Galt Towers Social Room (4250 Galt Ocean Drive) 7:30 p.m. Info.: Cyndi Songer: 954-563-7268 Fort Lauderdale City Commission Meeting City Hall, 6 p.m.	6 BINGO Regency South Party Room 7 p.m. Info.: Bob Pearlman: 954-547-4063
10 Las Olas Outdoor Green Market 333 E Las Olas Blvd. & SE 4th Ave. 9 a.m. to 2 p.m. Info.: 954-426-8436 Honor Our Troops Classic Car Show Pompano Citi Centre 10 a.m. to 4 p.m. Info.: 954-560-5412	11	12 BINGO Galt Towers Social Room (4250 Galt Ocean Drive) 7:30 p.m. Info.: Cyndi Songer: 954-563-7268	13 BINGO Regency South Party Room 7 p.m. Info.: Bob Pearlman: 954-547-4063

OCTOBER 13: 7th Annual Glam-A-Thon (Fundraiser for the UM Sylvester Cancer), Esplanade Park, 11 a.m. to 3 p.m., Info.: 813-477-6111
 OCTOBER 13: My Candles of Hope Charity Car Show, 5300 Powerline Road, 11 a.m. to 4 p.m., Info.: 754-235-0580
 OCTOBER 15: 7th Annual Mutts and Martinis, Riverwalk at Downtowner Saloon, 5:30 to 8:30 p.m., Info.: 954-468-1541 ext. 205
 OCTOBER 18: Taste Hope Warehouse Gala, F.a.t. Village, 7 to 9 p.m., Info.: 954-566-2311
 OCTOBER 18 - 19, 25 - 16: Haunted Nights at Flamingo Gardens, 7 to 9 p.m., Info.: 954-473-2955
 OCTOBER 19: 2013 NPC IFBB Fort Lauderdale Cup, War Memorial Auditorium, 10 a.m. to 9 p.m., Info.: 386-492-5926
 OCTOBER 19: Full Moon Night Sight, Snyder Park, 7:30 p.m., 954-828-4341
 OCTOBER 19: Diwali - Festival of Lights 2013, Broward County Convention Center (Hall A), 10 a.m. to 2 p.m., Info.: 954-543-1539
 OCTOBER 26: 10th Annual Spooktacular SK, TY Park, 7:15 a.m., Info.: 954-461-5515

ONE SOURCE FOR COMMUNITY HAPPENINGS

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UPCOMING EVENTS IN OUR AREA

17 GMCA Advisory Board Meeting
Nick's Italian Restaurant
11 a.m.

Caribe Arts Fest
(Through 10/20)
Esplanade Park
Info.: 754-273-7166

24

Where the Cars Are
Along Las Olas Boulevard
6 to 9 p.m.
Info.: 703-836-2222 ext. 2009

31 Ft. Lauderdale Int'l Boat Show
(Through 11/4)
Info.: 954-764-7642

Howl-O-ween at Fairchild
Bring Your Dog!
Fairchild Tropical Garden
9:30 a.m. to 4:30 p.m.
Info.: www.fairchildgarden.org

7

14

18 Jazz on the Square
El Mar Drive & Commercial Blvd
6:30 to 10:30 p.m.
Info.: 954-776-5092

Improvised Shakespeare
"Shake It Up!"
Broward Center for the Performing Arts
10 a.m.
Tix.: 954-462-0222

25 Jazz on the Square
El Mar Drive & Commercial Blvd
6:30 to 10:30 p.m.
Info.: 954-776-5092

Miami Beach Antique Jewelry & Watch Show
(Through 10/27)
Miami Beach Convention Center
Info.: 239-732-6642

1 Jazz on the Square
El Mar Drive & Commercial Blvd
6:30 to 10:30 p.m.
Info.: 954-776-5092

West Palm Beach Antiques Festival
South Florida Fairgrounds, WPB
Info.: 941-697-7475

8 Jazz on the Square
El Mar Drive & Commercial Blvd
6:30 to 10:30 p.m.
Info.: 954-776-5092

Boca Raton Wine & Food Festival
Boca Corporate Center & Campus
Info.: 561-338-7594

15

Ft. Lauderdale Home Design
& Remodel Show
(Through 11/17)
Broward Convention Center
Info.: www.homeshow.net

19 Music-By-The-Sea
A1A & Commercial Blvd
6:30 to 10:30 p.m.
Info.: 954-771-2900

:26th Annual Las Olas Art Fair
10 a.m. to 5 p.m.
Info.: 954-472-3755

Ft. Lauderdale International FILM FESTIVAL
(Through 11/11)
Tix./Info.: 954-760-9898 or
954-525-FILM (3456)

26 Music-By-The-Sea
A1A & Commercial Blvd
6:30 to 10:30 p.m.
Info.: 954-771-2900

Fairchild's Edible Garden Festival
(Through 10/27)
Fairchild Tropical Garden
9:30 a.m. to 4:30 p.m.
Info.: www.fairchildgarden.org

2 Music-By-The-Sea
A1A & Commercial Blvd
6:30 to 10:30 p.m.
Info.: 954-771-2900

North Beach Art Walk
A1A, 32nd & 33rd Streets
7 to 11 p.m.

Florida Day of the Dead Celebration
Esplanade Park, 6 to 7 p.m.
Info.: 954-468-1541

9 Music-By-The-Sea
A1A & Commercial Blvd
6:30 to 10:30 p.m.
Info.: 954-771-2900

Light The Night Walk-a-thon
Huizenga Plaza
5 to 8 p.m.
Info.: 954-744-5241

16 Music-By-The-Sea
A1A & Commercial Blvd
6:30 to 10:30 p.m.
Info.: 954-771-2900

MAD for MODS Wine and Food Gala
"the Sequel"
Museum of Discovery and Science
Info./Tix.: 954-713-0906

November 16
SwampFest & SwampFEAST
3750 S. Flamingo Road, Davie, 11:30 a.m.
Info.: 954-473-2955

November 21
15th Annual Riverwalk Get Downtown
Courtyard Plaza at Las Olas, 5 to 8 p.m.
Info.: 954-468-1541

November 21
Art Walk Las Olas
Las Olas Blvd., 5 to 9 p.m.
Info.: 954-258-8382

November 23 - January 6
Skate Las Olas
Riverside Hotel Lawn
Info.: 954-377-0943

November 21 - December 1
38th Annual Broward County Fair
Pembroke Pines City Center
Info.: 954-922-2224

November 28
3rd Annual Fort Lauderdale Turkey Trot & Paddle
DC Alexander Park, 10 a.m. to 5 p.m.
Info.: 954-476-5317

November 30 - December 1
Downtown Delray Beach Thanksgiving Weekend Art Festival
Downtown Delray Beach, 10 a.m. to 5 p.m.
Info.: 954-472-3755

December 3
51st Annual Christmas on Las Olas - 2013
600 - 1100 East Las Olas Blvd., 5 to 10 p.m.
Info.: 954-258-8382

December 7
Cabaret Night with "Barbara Streisand"
Temple Bar-Yam (5151 NE 14th Terrace), 8 to 10 p.m.
Tix. & Info.: 954-943-0617 or 954-547-4417
Must reserve by 11/22

OCTOBER 26: 2013 Walk to End Alzheimer's, Hollywood North Beach Park, 7:30 a.m., Info.: 800-272-3900
OCTOBER 26: Trick-or-Treat on Second St. & Riverwalk Howl-O-Ween Kid and Pet Parade, Esplanade Park, 1 to 4 p.m., Info.: 954-828-5363
OCTOBER 27: Riverwalk Sunday Arts, Esplanade Park along the New River, 11 a.m. to 2 p.m., Info.: 954-468-1541
Fridays: Aruba Beach Cafe's Friday Fun Fest Pig Roast, 4 to 7 p.m.
First Saturday of Every Month: Beach Cleanup, Commercial Blvd. & the Beach LBTS (Meet at Pavilion), 9 to 9:30 a.m., Info.: 954-776-1000
First Saturday of Every Month: North Beach Art Walk, 3280 NE 32nd St, 7 to 11 p.m., Info.: 954-537-3370
Second Saturday of Every Month: Beach Sweep, 9 a.m. to 12 p.m., Info.: 954-474-1835
Sundays: Tour-the River Ghost Tour, Stranahan House & Water Taxi, 7:30 p.m., Tix.: 954-524-4736
Saturdays: Saturday Night Under the South Florida Stars, Fox Astronomical Observatory at Markham Park, Sunset to Midnight, Info.: 954-384-0442

**FOR A COMPLETE
LISTING OF EVENTS,
GO TO THE
CALENDAR AT
WWW.GALTMILE.COM**

Reminding Surdovel that a plan objective is to direct light to those areas that provide the greatest safety and security dividend, Schanzle recommended lamps that rise no more than 42 inches above grade and direct light to the deck. When Surdovel mentioned installing bollard fixtures, Schanzle characterized them as a much better choice.

Mindful of potential liability, Bromley asked Schanzle how he should enhance resident safety. Schanzle declined offering any suggestions, clarifying that she can only authoritatively advocate on behalf of the State's environmental lighting guidelines. Landscape Architect Pirich interjected that the only other regulations governing lighting plans for a privately owned pool area are in the health code, which wouldn't cure Bromley's concerns. Absent a defining State law or local ordinance, the association or its engineer can consult with the association's insurance carrier, which has a dog in that fight.

On concluding this segment of his meeting agenda, Surdovel confirmed that he would implement each of Schanzle's recommendations. He asked Schanzle if she would follow through with FDEP and the City about advancing the project. Since Schanzle was heading to her scheduled site inspection in Miami, she said that she would get back to him next week, after returning to her office in Tallahassee.

After reaching out to FDEP and the City, Schanzle contacted Surdovel on August 8th and suggested that he contact FDEP directly to explain the project. During the August 1st meeting, Schanzle intimated that the deck lighting issues are unlikely to draw FDEP concern. She was on the money. Following a discussion of the plan with Bromley, FDEP Environmental Consultant Fritz Wettstein concluded that the scope of work didn't necessitate a CCCL Permit. With FDEP pulling out of the loop, Surdovel and Company next had to send Schanzle a plan that actualized their August 1st understanding.

When the going gets tough, the tough go shopping. Armed with Schanzle's prescribed lighting criteria, Surdovel revisited the FWC website to trawl for agency-approved fixtures. Several times each year, FWC invites lighting manufacturers to request Wildlife Lighting Certification for products that meet agency guidelines. Nine different classes of fixtures and bulbs must satisfy additional criteria for approval specific to Sea Turtles. Most participating lighting manufacturers flush one or two fixtures or bulbs through the certification process, just enough to win agency kudos for their corporate commitment to the environment. Since the demand for these fixtures was thin when the program began, they were rarely the beneficiaries of mass production techniques that enable manufacturers to generate a quality product at a reasonable cost. As such, many of the FWC approved lighting products featured the structural integrity of Pez dispensers. Others appeared to be patterned after prizes in a Cracker Jacks box. More recently, the quality of some products improved when manufacturers realized that they could pass the agency acid test by making minor adjustments to their production line fixtures – such as changing the wattage, type and color of lighting elements.

The pricing for these devices underscores their vendors' well developed sense of the ridiculous. Fixtures suffering from flimsy construction and cartoon-like aesthetics carry stratospheric price tags. Except for a handful of industry staples, wildlife-certified lamps on the FWC website – as well as their manufacturers – are constantly being rotated or replaced. Surdovel got lucky. In the weed field of spindly metal and plastic bollards was a company that specialized in concrete fixtures, perfect for withstanding a saline oceanfront environment in a hurricane zone. After selecting eighteen 8-inch round 42-inch tall Cordoba style concrete bollards made by Naples manufacturer Stonelight, and nineteen solid brass step lights from SPJ Lighting in South El Monte, California, Engineer Bruce Bromley's firm drew up the new specifications on September 12 and sent them to Schanzle the next day.

On Monday, September 23, Schanzle emailed Surdovel and Bromley, stating "The attached documents meet the intentions of the FWC recommendations and will be recommended for approval to Ft. Lauderdale Building Department." A delighted Surdovel forwarded Schanzle's email to the neighborhood association with a one-word message – "Finally!"

Plaza South is the first Galt Mile association forced to navigate both State and City permit mazes to realize a deck lighting plan. Until now, this regula-

tory minefield was reserved for construction projects that physically breached the Coastal Construction Control Line (CCCL), such as maintenance repairs to outfall pipes, installing onsite gravity wells (with ocean outlets), dune building or repairs to a beach egress. Although light doesn't physically threaten the beach-dune system (ordinarily a pre-requisite to enforcing the CCCL Statute), State regulations governing Coastal Marine habitat include lighting parameters, enabling environmental regulators to stretch the statute's scope and include lighting projects proximal to the CCCL. As a result, new beachfront lighting plans that abut the CCCL on association property will trigger State involvement – and necessitate multiple permits.

Over the next decade, virtually every one of Plaza South's neighbors will replace its beachside lighting. Since the CCCL penetrates the superstructures of oceanfront Galt Mile associations, when they apply for a City permit to replace beachfront lighting elements that succumb to erosion and/or age, association officials shouldn't be surprised when the Building Department's response cover page features a Sea Turtle glyph.

Hopefully, City building officials and State environmental bureaucrats will have ironed out a mutually agreeable procedural primer for associations facing this daunting double gauntlet. If not, they can still call their Plaza South neighbor who already walked the walk. On September 25th, Surdovel said "We hope to have the new lighting installed on our pool deck by mid-October, before our snowbirds return for the holiday season." Plaza South homeowners owe Surdovel a debt of gratitude. Although thrown into a regulatory Cuisinart, by patiently keeping his eyes on the prize, the low-key Plaza South President engineered an aesthetically pleasing fully compliant lighting plan that should serve as a template for beachfront associations over the next decade. For dessert, within roughly four years, the savings on electricity will have turned the bollards into a gift from FP&L. Not too shabby! •



Plaza South Condominium

VICE MAYOR BRUCE ROBERTS



*Vice Mayor Bruce Roberts kicks off his September 2013 Newsletter with some eleventh hour budgeteering in preparation for the municipal spending plan's final September pit stops, explains how the City turns seaweed into soil, profiles the constituent calls fielded by his office, reviews the Community Redevelopment Agency's mission and current challenges, applauds City firefighters for replacing the stolen bike of double amputee Hector Picard (who races for charity), updates the project progress of three City infrastructure build-outs and lists noteworthy upcoming municipal events.

In focusing the opening entry of his September 2013 newsletter on Fast Forward Fort Lauderdale, Vision 2035, Five-Year Strategic Plan, Annual Action Plan, Neighborhood Survey and Town Hall Meetings, Roberts highlights a sea change in the City's fiscal roadmap. For the first time since our nation's lending institutions ignited a world-wide economic meltdown, City Officials are nearly giddy about pumping out a budget that invests in the City's future. To avoid the adverse public blowback that accompanies tax hikes, City Manager Lee Feldman's proposed spending plan offset the cost of infrastructure improvements by tweaking an uptick of the Fire Assessment fee. The \$7.50 monthly increase for residences (\$90 annually or \$86.40 if paid by November) will fund Fire Suppression Services that would otherwise burden the General Fund. The \$12.3 million in newly liberated revenues will pay for long-postponed citywide and neighborhood improvements.

When a 2012 environmental anomaly buried Florida beaches in unprecedented amounts of Sargassum, beach-front communities spent the year locked in combat with Florida Fish and Wildlife (FWC) over the fate of rotting seaweed. Despite admitting that the decomposing vegetation generates toxic concentrations of bacteria and fungi, FWC biologist Robbin Trindell prohibited coastal communities from burying the potential health hazard since it might harm nested Sea Turtle eggs and deprive foraging seabirds of a food source. Since the bacterial proliferation from decomposing vegetation also poses a threat to people, officials in Broward and Palm Beach County beach neighborhoods ignored the questionable

FWC mandate to leave the rotting mounds of seaweed in place.

Delray Beach builds dunes with the seaweed and Boca Raton has an FDEP permit to bury their Sargassum shoreward of the Sea Turtle nests. Coastal towns and cities where beach access points are primarily structured for pedestrian traffic manually blended the seaweed with the top layer of sand and quietly hoped that the State wouldn't object. In Fort Lauderdale, where large thoroughfares abut the beach, the City trucked the 300% increase in seaweed to Snyder Park, where it was added daily to a world-class compost heap and transformed into high quality mulching soil. Pleased by the City's decision to turn lemons into lemonade, after re-counting the project's outcome, Roberts concludes with a comment by City Parks Supervisor Mark Almy, "We use it, and it's free!"

While sifting the sand and loading the seaweed, Almy also said "It's really a handy operation - the Cadillac of cleaning options. People don't like the seaweed, it's dirty, it smells fishy. It looks like a bomb went off some days. Within a few hours the beach is back to normal." When dumping the loaded trucks at the Park, Almy described the composted vegetation "Underneath, it's cooking pretty hot. It's so hot under there as it's decaying you could probably cook a turkey. This soil is so rich, and all the salinity is all leached out." For the past four years, Almy has also been working with Roberts and Advisory Board member José "Chepo" Vega from Commodore Condominium to meticulously landscape the Galt Mile neighborhood, bracing and pruning trees, replanting thinning sidewalk beds and repairing corner monuments. At Almy's direction, City crews have finally fulfilled a long neglected City promise to maintain the Galt Mile in a "Disney-like manner" following the self-assessed Galt Mile Improvement Project.

On July 13, 2013, double amputee Hector Picard arrived at the Spokane, Washington home of Baby Jameson Davis. The 3X Ironman champion raised \$32,000 during his 3200 mile endurance challenge across 13 states, enough to purchase prosthetic devices for the armless 1-year old. A Motivational Speaker, Picard campaigns tirelessly to reclaim the lives of disabled persons stereotypically bypassed by society because of outdated suppositions about their capabilities and limitations. For the Vice Mayor's 2013 post-summer municipal update, read on... — [editor]"

FROM VICE MAYOR BRUCE G. ROBERTS SEPTEMBER 2013

FY 2014 Proposed Budget/Frequently Asked Questions: Although the information below is located on the City's web page, I felt it was important to add to the newsletter in order to keep everyone informed of the process. I would also refer you to our previous newsletter which provided additional information and the basis for the 2014 budget: Fast Forward Fort Lauderdale: Vision 2035, Five-Year Strategic Plan, Annual Action Plan, Neighborhood Survey and Town Hall Meetings.

1. **What has the City done to reduce expenses in the last few years?** The City has implemented numerous cost saving measures including reducing the workforce, re-organizing departments for efficiency, cutting discretionary spending, and deferring maintenance, vehicle replacements, and capital projects. The City has cut more than \$83 million in expenses since FY 2008.
2. **How many positions have been eliminated?** The City has eliminated 254 positions since FY 2007. We have reduced our workforce from 2,682 full-time equivalent positions (FTE) to our current level of 2,428 FTEs.
3. **When was the last time the City increased property taxes?** The proposed budget for FY 2014 keeps the City's low property tax of 4.1193 unchanged. This will be the seventh consecutive fiscal year that our property tax rate has not increased. In fact, you would have to go back 27 years - to 1986 - to find a time when Fort Lauderdale had a lower tax rate than 4.1193.
4. **How was the City impacted by the downturn in the economy?** The economic downturn significantly impacted property tax revenue. The City received \$129 million in property taxes in FY 2007 and will receive an estimated \$93.9 million in FY 2013. Fort Lauderdale neighbors have paid \$144 million less in property taxes since FY 2007. This decrease in revenue to the City was exacerbated by unfunded mandates and substantial decreases in intergovernmental revenues.

Continued on page 12

5. **When was the last time the City increased the Fire Assessment Fee?** The City's Fire Assessment Fee has not increased since 2008. Since then, fuel costs have escalated dramatically, the number of responses to emergencies has increased, and we have opened seven new fire stations! Our response times have also improved. Last year, Fort Lauderdale Fire-Rescue responded to more than 42,900 calls for service with an outstanding average first unit response time of four minutes and thirty-eight seconds.
6. **How have service levels to neighbors been impacted?** Despite the significant reduction in the workforce and shrinking revenues, the City has preserved vital service levels for our neighbors and has continued to enhance quality of life through the acquisition of four (4) new parks, the opening of seven (7) new Fire-Rescue stations, and the implementation of new programs and events throughout the City. We are committed to maintaining the quality of life in Fort Lauderdale; our neighbors deserve it!
7. **With such a significant reduction in revenue, how have we managed to balance the budget in recent years?** In order to keep taxes low during the most difficult economic times, while at the same time preserving service levels and maintaining quality of life, the City used a portion of its General Fund reserves to help balance past budgets. The FY 2014 Proposed Budget does not include the use of any reserves. It is a structurally balanced budget that will serve as the foundation for a fiscally sound and sustainable future.
8. **How can I provide input on the proposed budget?** The City's budget process is both transparent and inclusive. Public hearings on the FY 2014

Proposed Budget will take place on Tuesday, September 3rd and Thursday, September 12th at 6 pm in the Commission Chambers, located in City Hall at 100 N. Andrews Avenue. The Fire Assessment public hearing will take place as part of the September 12th meeting. We invite you to review the proposed budget on our website at www.fortlauderdale.gov and encourage you to attend the public hearings to provide input on the proposed budget.

City Turns Seaweed into Savings on Planting Soil: It may not be quite as lucrative as spinning straw into gold, but Fort Lauderdale, unique among South Florida coastal cities, has come upon a means of turning tons of seaweed into modest savings on soil. Every morning, city crews haul away an average of 5 to 6 tons of the ocean's cast off vegetation, ship it to Snyder Park, and add it to a huge compost pile. The decaying seaweed brews rich soil, which is harvested for use in city planting projects. We save about \$180,000 annually in costs — about \$500 a load — it formerly incurred to transport the seaweed to a county landfill. The City parks and recreation crews descend upon the beach like pre-dawn raiders attacking the previous day's assault of litter and seaweed. After turtle inspectors survey the beach during the March to October egg-laying season, teams on ATVs clear litter by hand. Then sand sifting machines rake the sand, clearing off the remaining trash. The seaweed is loaded by hopper into dump trucks, and then sent to the compost heap to transform itself into soil. Every three months, the City dedicates about 200 yards of soil to landscape projects. Plantings along State Road 84 and the entrance to The Landings on Federal Highway have benefited from the reclaimed soil. Fort Lauderdale is the only South Florida city that composts seaweed. Boca Raton, Delray Beach and Hollywood, for example, bury the biodegradable seaweed at the high water line. As City Parks Supervisor Mark Almy states — "We use it, and it's free!"

Calls Made to our Office: We receive many calls during the day relating to different concerns our neighbors have throughout District 1. With all of the rain these past few months, the issue of clogged drains was dominant. Many times the calls are made late in the evening, early in the morning or on weekends when we are not in the office. We recommend that calls be made directly to 954-828-8000. Recordings made on this line are checked on an on-going basis 24/7 and logged in for service. Calls which pertain to police issues and not requiring a police response can be made to 954-828-5590 — Chief's office; code complaints which include hedge height, foreclosed homes, stagnant pools, trash, unkempt yards, etc. can be reported to 954-828-5207; parking ticket questions can be handled at 954-828-3700; and lastly, 211 provides a myriad of services, referrals and advice for families needing assistance! We are always glad to help in any way we can, but because we are not here at certain times, we want you to have an option of going directly to the source. When in doubt — just call our office!

Values of Community Redevelopment Agency (CRA) and Their Mission: When a CRA is established, the community is invited to share its input and help create the redevelopment plan, or the blueprint for progress. This transparent and wholly public process includes a statutory requirement for the CRA to prioritize the timing of the projects in the plan. Before implementation, a CRA's master plan must be adopted by the local city and/or county. They have been proven historically to provide distressed communities with a better economy through improved infrastructure, job opportunities and housing. Their mission is to make housing and urban areas safer for residents, to preserve and grow business and provide a sense of place for all who live there. Citizens benefit from the efforts of their local CRA and its ultimate goal to improve blighted conditions within the community.

Continued on page 13

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Redevelopment is a wise strategic investment, especially during tough economic times. Floridians should recognize that CRAs work in the communities' best interests, creating unity and ensuring the overall vitality of the City. Fort Lauderdale has three CRA's: The Beach Redevelopment (which sunsets in 2019); the Northwest-Progresso-Flagler Heights Redevelopment (which sunsets in 2025); and the newly created Central City Redevelopment.

Firefighters Help Double Amputee Get New Bike After Theft: This story was run in the Sun-Sentinel (on-line) a few months back, and though his trek is completed, it was so touching I thought I would share it with you. He is actually from District 1 which makes it even better! The City's firefighters made a generous donation to a double amputee who cycles for charity after his bike was stolen in May. Hector Picard was presented a check to support his ride for charity. He lost both of his arms in a work accident years ago, but it hasn't slowed him down. Next month he will travel 3,200 miles on a bicycle, from Florida to Washington, to raise money for 1-year-old Jameson Davis, who was born without hands or forearms. Picard said, "I just want to show him two things: I want to raise money for prosthetics they are having difficulty with. That and also show him that anything is possible." Picard suffered a small set back when his specially-equipped bicycle was stolen in May, but thanks to the generous donation from the firefighters, the tri-athlete and cyclist received a customized bike from Trek Bicycle Company. Fort Lauderdale firefighters who heard Picard's story donated more than \$3,000 for his ride. "It's been a big progress, collecting the money, getting everything out there, and it has been a huge success for us. We are very happy," said Scott Bayne, who is part of the Fort Lauderdale Fire-fighter Professionals. Picard said the funds will help him change the

little boy's life and show him anything is possible. "I can do anything, and the little boy is going to be able to do anything he wants, as well," said Picard. He began his bike ride on June 8 in Miami and will end the middle of July in Spokane, Washington. Picard's website is www.dontstopliving.org.

City Projects Update:

Imperial Point Large Water Main Replacement Project (NE 56th St. between N. Andrews Ave and NE 15th Ave): Construction started in June and is expected to be completed in May 2014. This Community Investment Project is being implemented to improve water transmission in the City of Fort Lauderdale, as well as in the City of Oakland Park. Upon completion of the project, the roadway will be restored, which includes installing new asphalt and restriping the traffic lanes. Most of this current work will actually occur in the City of Oakland Park.

Las Olas Isles and Sunrise Key Bridges Replacement Project: The Florida Department of Transportation (FDOT) awarded an \$8 million design-build contract to MCM Corp. and Gannett Fleming to demolish and replace the low level bridges off Las Olas Boulevard to Royal Palm Drive, Nurmi Drive, Fiesta Way and Isle of Venice and the low level Sunrise Key Bridge off NE 6th Court in Fort Lauderdale. Design of the bridges is underway. The contractor anticipates working on two, non-adjacent bridges at a time. Construction is expected to begin in fall 2013. All five bridges are expected to be completed by late 2016. Also, utility lines that are on or near the bridges must be moved. Utility relocation is scheduled by the individual utility.

Continued on page 16

LaMarca Picks up the Pace

Broward Commission Blasts Associations

*In his September 2013 message to constituents, Broward County Commissioner Chip LaMarca seeks to honor the heroes of Patriot Day (changed in 2012 to the National Day of Service and Remembrance) with a plan to provide disabled veterans with free transportation. The "Patriot Pass" he describes is remarkably similar to the "Patriot Passport" distributed by Miami-Dade Transit to honorably discharged veterans who are permanent residents of Miami-Dade and whose annual income is \$22,000 or less. To evidence the County's fiscal stability, LaMarca cites Broward's unemployment rate, which remains below those of the State and Nation. He conveys the Commission's intention to minimally maintain reserves at two months of general fund operating revenues or expenditures – a national benchmark for county budgets. Finally, our District 4 County Commissioner thanks Galt Mile residents for participating in an eerie public hearing during which the Broward Commission approved an anti-association law after intimating that ordinary people are morally ill-equipped to govern themselves.

When Broward Commissioners Lois Wexler and Dale Holness quietly slipped an anti-association entry into the September 10, 2013 Broward Commission meeting agenda, association attorneys throughout Florida warned Condo, Co-op and HOA clients. Ostensibly, the Broward County Commission was considering an ordinance purported to insure that people applying for membership in a common interest community are not rejected by reason of a discriminatory classification. When Galt Mile residents learned that Commissioner Lois Wexler engineered the ordinance, many suspected that the measure was less about human rights than about passing a law that uniquely punished association residents. Lois Wexler spent the last four years trying to close the Galt Mile Library.

To comply with the new Broward ordinance, within ten (10) days (changed to 15 when Commissioner Dale Holness mistakenly believed it would buy some points with angry association residents) of receiving an application for purchase or rent, an association must send the applicant written acknowledgement of its receipt. If the application is not complete or is completed incorrectly, the information to correct this must be included in the acknowledgement. It requires the association to approve or deny a completed application within forty-five (45) days of receipt of

the application. If the applicant is denied, it further requires the association to send written notice to the applicant setting forth the reasons for the denial.

Condominiums, Cooperatives and Homeowner Associations are empowered to create legal eligibility criteria and screening procedures to protect the association, its members and owners of units for sale or rent. Federal Law prohibits fashioning eligibility standards subject to race (color), religion, national origin, familial status, disability, and/or sex (includes pregnancy). The State of Florida precludes Marital Status as an eligibility consideration. Additional discriminatory classifications applicable in Broward County include Age (under 40), Sexual Orientation, Political Affiliation, Gender Identity/Expression, and Retaliation. As required by Federal, State and County law, once adopted, the procedures must be applied equally to every applicant.

The screening process exists for one purpose, to protect association members, their families, visitors and association employees from sociopaths, grifters, career criminals, deadbeats and other prospective "neighbors" with fully indexed multi-page rap sheets. It is a critically important security protocol. A few years ago, a Galt Mile tenant threw a lamp through a window; raining shards of glass onto a swimming pool filled with children and threatened several employees before stabbing to death a musician working in Fishtales, a tavern across the street. This shocking wake-up call drove home that inadequately enforcing the process imperils everyone who lives, works or visits an association.

It is also indispensable to the financial well-being of the association and its members. Owners who place their units on the market cannot afford to consider tenants or buyers who are unable or unwilling to fulfill their obligations under a lease or contract. Neither can the association. Many associations are just now clawing their way back to solvency after weathering years of involuntarily subsidizing non-contributing units. Since it represents the final and only legal opportunity to protect the association and its members from dangerous security threats and costly financial missteps, the screening process exists solely for that purpose, not to benefit potential tenants, buyers or speculators – until now.

Prior to Broward's new ordinance, the unit/parcel owner appropriately served as clearinghouse for information developed by the screening process, and decided what is conveyed to his or her applicants. Also, each association could decide whether to embrace a policy that only reveals the outcome of the screening process or a policy that discloses details impacting the outcome. To safeguard the confidentiality of sensitive personal information and diminish the prospect of legal repercussions by disappointed or opportunistic rejected applicants, most association attorneys believe it legally prudent to only report whether an application was accepted or denied. By reviewing a provided copy of the association's eligibility requirements, applicants could easily extrapolate the exact reason for a denial (unless they were oblivious to their own credit rating or yellow sheet).

Notwithstanding the advice of their association's legal counsel, certain association boards believe that explicit transparency offers the best protection against legal challenges and opt to inform the applicant about the reasons for a denial. In any case, the association's members – whose decision would prospectively impact future association legal exposure – could choose the policy that best served their interests – as long as it complied with Federal, State and local Laws. Federal law has long provided applicants with a legal venue for investigating or challenging a denial. So has the Broward County Human Rights Section. In fact, anyone can fill out and file a housing complaint on the Broward County website from any online computer or tablet.

The ordinance divests association members of their right to create the terms of their community's screening process. Specifically, it elevates the rights of applicants above those of the association, its members and strangely enough, the owner of the unit for sale or rent – who is stripped of the right to decide what information is passed to applicants.



District 4 Broward Commissioner Chip LaMarca

Continued on page 15

At the Public Hearing, association officials queried Broward Commissioners about legal inconsistencies and inequitable provisions in the new law. One asked why the ordinance offers a 45-day response deadline when State Law requires a response within 30 days. Since applicants are already protected by Federal, State & County Laws against denial due to a discriminatory classification, several asked what public purpose is served by Broward's new ordinance. Association Officials also asked why the Broward Board felt compelled to adopt a law that uniquely targeted associations, ignoring all other forms of homeownership.

Dozens of association members and officials testified against implementing the ordinance, asserting that it far exceeds its stated purpose of informing applicants about the reasons for a denial. Several association officials explained how their associations screen applicants within days of receiving an offer. They asked how the law's purpose is served by forcing associations to send boilerplate acknowledgement receipts to applicants that are already approved.

The President of a huge Century Village complex explained that hundreds of monthly applicants are scrupulously screened by association members who volunteer their time and effort to protect their home. He complained to Commissioners that the law would unfairly burden them with writing hundreds of "receipt acknowledgements" followed by dozens of explanations - instead of simply informing the owner of the unit about the screening results. Adding that the association's eligibility requirements comply with State and Federal law, he accused the Commission of singling out associations for an unfunded mandate.

In addition to forcing association business offices to draft and mail hundreds of additional correspondences, if challenged by a disgruntled applicant, the only way that associations will be able to prove that they complied with the terms of the ordinance is by sending the required correspondences using certified mail. As the law is currently structured, every Broward association will have to send every applicant between one and three pieces of certified mail - a written acknowledgement to every applicant of having received their application, another correspondence to fix incomplete or incorrect applications and a final correspondence - if needed - to explain a denial. Unless this unfunded mandate is passed on to each applicant, any Broward association that screens a modest two hundred applicants annually will be forced to additionally assess its homeowners between \$1300 and \$4000 for Certified postage, return receipt requested. For large associations like Century Village that screen hundreds of applicants each month, the financial blowback is closer to \$30,000.

Attempting to refute the contention that the law discriminates against condos, co-ops and HOAs, Broward Mayor Kristen Jacobs said that the new Broward law applies to all forms of homeownership, not only associations. When Commissioners Tim Ryan and Marty Kiar pointed out that it doesn't - and asked why it only applies to associations, it soon became clear that the Commissioners knew little about the ordinance they were passing and even less about its impact on tens of thousands Broward association members.

Endeavoring to rehabilitate the Mayor's inference that she hadn't even read the ordinance, one of the proposed law's two sponsors, Commissioner Dale Holness jumped in, proclaiming that any measures deterring discrimination are worthwhile. Without explaining why the law only targets associations, Holness added "The associations represented by those of you participating in today's process are examples of Broward's best."

Wexler suddenly blurted, "I know all about condominiums!" Turning to Jacobs, she theatrically winced while commenting "I lived in a condominium for eight years, and I have no idea what they do with the hundreds of dollars they collect from each applicant." As Jacobs nodded sympathetically, stunned association officials, realtors, and attorneys in the audience went mute. Since State law has long mandated a maximum fee of \$100 to process an application, Wexler's outburst belied her claimed familiarity with condominiums while radiating an unprovoked disdain for association homeowners. Since \$100 barely covers the cost of a professional background check (not the \$29.95 Internet special that occasionally reveals an unlisted cell number), is often subsidized by associations to insure a fair and comprehensive eligibility assessment.

In a commentary about the inherent inequity, Association Attorney Lisa Magill of Becker & Poliakoff observed, "A professionally managed for-profit rental complex will not be subject to this requirement. Why should community associations

have burdens not placed upon other sellers or landlords in Broward County?" Since the need for targeting associations was not established by statistical evidence amassed by the Broward County Human Rights Section or ratified at public hearings, some Commissioners appeared to grow increasingly concerned that they were about to pass a discriminatory law based only on its sponsors' personal prejudices.

Having previously served in the Florida Statehouse, Commissioners Tim Ryan and Marty Kiar were understandably leery of enacting a fellow lawmaker's personal agenda. Uncomfortable with pre-emptively punishing a single class of homeowner, they began to ask questions. Commissioner Tim Ryan voiced concern about an ordinance that "places all the responsibility on associations and absolutely none on the applicant," commenting that the applicant should at least have to request the information.

Kiar turned to Commissioner Barbara Sharief, exclaiming, "When you faced a similar situation recently, you brought the stakeholders together to insure that the outcome was fair. We have association representatives right here that Commissioner Holness characterized as Broward's best. Why don't we do the same thing? That way, we can create a law that everyone can live with."

Kiar made a motion to postpone any action until the Commission could meet with association officials to solicit their input. Although Kiar, Ryan and LaMarca voted affirmatively, Wexler, Jacobs, Holness, Sharief and Gunzburger mechanically quashed the motion and ignoring association concerns, passed the ordinance by a vote of 6 to 1. LaMarca and Ritter were not present and Tim Ryan stood opposed to openly discriminating against association homeowners.

After the hearing, attendees learned that Wexler had slipped another section into the law just prior to the meeting, stating "If the condominium association, homeowners' association, or cooperative association fails to comply with the provisions of Subsection 161/2-35.6 (a) and (b), the Human Rights Section may send a demand letter requesting that the condominium association, homeowners' association, or cooperative association provide to the applicant and the Human Rights Section a written acknowledgement of application receipt, notice of approval or rejection of the application, and notice specifying each reason for the rejection (if applicable) within ten (10) days of the demand letter. The failure of the condominium association, homeowners' association, or cooperative association to timely comply with this provision may be considered in determining whether reasonable cause exists to believe that the association's decision or action was discriminatory."

As observed by an attending association attorney, Wexler covertly greased an amendment encouraging the Human Rights Section to indict associations for discrimination "for approving applicants without first mailing them receipts for their applications." It's a small wonder why Federal prosecutors view the Broward County Board as one of the State's most fertile sources of criminal ethics violations. Tune in next month for "the witch hunt" - [editor]

Back to Work!

By Chip LaMarca, Broward County Commissioner

Last month we got back into the swing of things with the first meeting since June when we broke for Summer Recess. A great deal was accomplished over the summer to help us complete another banner year at Broward County. With unemployment rates lower than the state and national rates, a seaport that makes us a relevant force in the global community, and with investments into county assets that draw tourism and create even more economic growth; Broward County is hard at work for you, and it is indeed working.

As we observe the anniversary of 9/11 this month, we are reminded once more of the lives that were lost on that dreadful day, and the heroic actions of so many to answer the call to duty. We recently passed a county resolution that will allow our disabled veterans free access to county parks starting October 1, 2013. It is a minimal cost for all that they have sacrificed and endured for a grateful nation. We will always look for new and creative ways to give back to those who gave so much. Since being elected, I have been developing a plan to incorporate a program called the "Patriot Pass" here in Broward County, which will assist military veterans in need with transportation by including various entities to create a more cost effective service.

Continued on page 16

Federal Highway Resurfacing: The Florida Department of Transportation recently told the City of plans to resurface Federal Highway from Broward Boulevard to Northeast 17th Way. In addition to repaving, FDOT plans to make drainage and pedestrian improvements. The work should begin in October 2014. We should have more precise information later this year.

In the near future, we will bring you more updates on projects slated for North Ocean Boulevard between Oakland Park Boulevard and Lauderdale-by-the-Sea, and the Middle River Bridge on East Sunrise Boulevard.

Important Dates for Calendar:

9.12.13: 2nd Budget Public Hearing; 6p.m., Commission Chambers, City Hall
9.16.13: Pre-Agenda Meeting, District 1, 6p.m., Imperial Point Hospital, South Entrance
9.17.13: Commission Meetings (conference and regular)
9.30.13: Pre-agenda Meeting at the Beach Community Center
10.1.13: Commission Meetings (conference and regular)

Office Contact: Robbi Uptegrove – 954-828-5033; email: ruptegrove@fortlauderdale.gov

In addition to hosting two pre-agenda meetings twice a month, I am also available to attend your HOA meetings to update your neighborhood on what is going on in the City as well as answer any questions/concerns you may have. Please contact Robbi to schedule. •

We are approaching that time of year where we plan the future use of your tax dollars. In a series of two budget hearings on the 10th and 24th of September, the Board of County Commissioners will discuss and vote on the Fiscal Year 2014 Broward County Budget. The County's general fund reserves are in a healthy state and have received favorable ratings from multiple credit reporting agencies. In fact, Standard and Poor's (S&P) has revised their Financial Management Assessment (FMA) from "good" to "strong" based on the county's financial management practices.

The common theme from all the reporting agencies is that local governments are strongly discouraged from utilizing one time funds, such as reserves, to fund recurring expenses such as personnel salaries and benefits for other constitutional officers in the county. The Government Finance Officers Association (GFOA) recommends that regardless of a county's size, at a minimum, their reserves should maintain no less than two months of general fund operating revenues or general fund operating expenditures. The informal policy of the Board of County Commissioners has been to not expend funds from the reserves unless there is a dire emergency. This practice negates the need for short term borrowing during the first two months of the fiscal year before property taxes are received.

Our responsible budgeting leaves us in a stable position to handle any and all situations we may face here in South Florida with the threat of disastrous hurricanes such as Katrina, Rita, and Wilma. We're still waiting on reimbursements from the Federal Emergency Management Agency (FEMA) related to Hurricane Wilma, and despite that we still thrive in the economic climate the rest of the nation is facing.

We owe it to the residents of Broward County to continue being responsible with county's millage rates, even during an economic uptick. The real economic stimulus is when tax payers get to keep more of their hard earned money and spend it how it best suits their needs. This is what really helps to make



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I want to thank the residents of The Galt Mile in particular for attending the public hearing on September 10th in order to speak out against the so-called "Human Rights Ordinance". I believe that this was an unnecessary government intrusion into your private lives as residents of our community who has chosen to live in a condominium instead of another type of residence. It is the very thing that I am fighting each day as your County Commissioner.

If there is anything that we can do to assist you, please do not hesitate to contact our office at 954-357-7004 or by email at clamarca@broward.org. You can also stay up to date by viewing our website www.broward.org/commission/district4, where you can sign up to receive email updates from our office.

As always, it is an honor to serve you.

Chip LaMarca
Broward County Commissioner, District 4 •

"Our responsible budgeting leaves us in a stable position to handle any and all situations we may face here in South Florida..."

30
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MAMMOPALOOZA



October 1-31

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Appointment includes a mammography screening AND review by a board-certified radiologist.**

**Everyone who has a mammogram will
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Walk-ins welcome M-F 8am-3pm.
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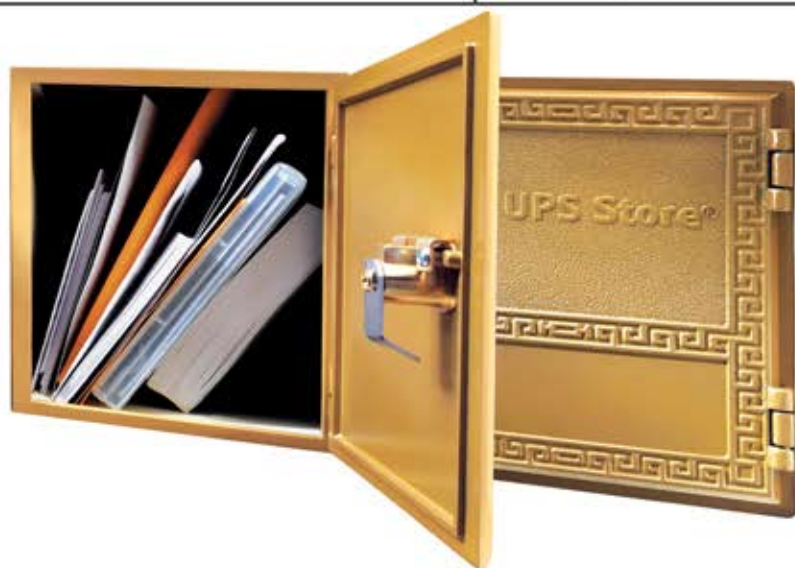
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