

GALT MILE NEWS

THE OFFICIAL PUBLICATION OF THE GMCA

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Throughout 2013 and 2014, the Galt Mile was bubbling with construction. Weeks or months after attending Special Assessment meetings convened to fund the improvements, unit owners watched engineers and contractors reincarnate badly eroded building features - preserving the value of their homes and their quality of life. Coincidentally, about half of the neighborhood's largest associations underwent comprehensive concrete restorations, insuring that Plaza South, SouthPoint and Plaza East remain among the City's most important properties. The neighborhood association monitors these projects' progress, screening for unfounded or abusive regulatory obstacles that might unfairly burden assessed unit owners and impede improvements in every association.

In mid-2013, former Plaza South President Andy Surdovel watched his association's concrete rehabilitation sputter to a halt. Under a City-issued permit, Plaza South was completing extensive upgrades to its pool deck. Although their landscape architect designed a deck lighting plan with fixtures featured as turtle-friendly on the Florida Fish and Wildlife website, the City rejected a permit application for the lighting plan - with an enigmatic turtle graphic stamped on their response. Upon contacting the City to learn why the Building Department answered their application with a marine glyph, the project engineer was told that since planned improvements extend east

of the Coastal Construction Control Line (CCCL), they 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 cuts right through the superstructure of many Galt Mile properties.

A few years earlier, when a code official approved a turtle-safe lighting plan for a Galt Mile Association (a procedure recommended by the former Code Enforcement Manager), after it was permitted and installed, a different code officer issued a violation, asserting that he wasn't bound by another officer's approval - or a permit issued by the Build-

ing Department. In a subsequent meeting arranged by City Commissioner Bruce Roberts to investigate this contradictory policy, the City's former Code Enforcement Manager disclosed the closeted rationale for this departmental dogma to Galt Mile officials.

When Building Services considered a beachfront lighting permit application, plan reviews were limited to compliance with the building code's electrical, mechanical, plumbing, structural and fire safety regulations. Since the poorly drafted 2003 beach lighting ordinance (C-03-9, § 1, 2-18-03) was loosely based on a set of State guidelines (62B-55, Florida Administrative Code) crafted by Florida Fish and Wildlife environmentalists, and lacked technical specificity sufficient for incorporation into the building code, it was never included in the City's pre-approval plan review process. Since Code Enforcement was charged with enforcing the City's controversial beach lighting ordinance, lighting plans that fully conformed to permits issued by the Building Department were regularly violated shortly after implementation - by code officers who worked for the same Building Department.

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GALT MILE

By Eric Berkowitz

CONSTRUCTION MIGRAINES



When asked how an association can avoid being ensnared by this Catch-22 regulatory bear trap, the code manager "unofficially" leaked, "Ask Florida Fish and Wildlife; our officers won't violate a plan approved by the State." To "unofficially" avoid an endless string of lighting infractions, Associations would have to secure plan approval from both the City and the State. Since this additional regulatory requirement was unilaterally conceived by Code Officials, it hadn't been approved by the Administration or disclosed to the public. Instead, Building Services Code Officers would continue to violate lighting plans approved by Building Services Plan Review. Finally, City Manager Lee Feldman and sustainability liaison Susan Torriente stepped in to clean up this mess. Instead of tossing homeowners into a fiscal Cuisinart, Building Services began slapping turtle graphics on permit applications for beachfront lighting plans, signifying a requirement for State approval.

In a meeting arranged by Galt Mile officials with Florida Fish and Wildlife, a simple procedure was hammered out with the FWC specialist for coastal lighting, enabling Galt Mile associations planning exterior improvements to snag State approval by complying with Agency guidance. 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 explained the dilemma to GMCA V.P. Eric Berkowitz, who contacted FWC Imperiled Species lighting expert Karen Schanzle.

On August 1, 2013, Schanzle flew down to Fort Lauderdale from her office in Tallahassee and met with Surdovel, the project engineer, the contractor and other Plaza South officials. Within an hour, she addressed their collective concerns, carefully explaining the reasons for each of her recommendations. Over the next week, she provided Surdovel with a regulatory roadmap, enabling him to circumvent FDEP and hand the City a State-approved plan. By November, Plaza South completed a unique and elegant beachfront remodel.

Concerned about receiving the same daunting turtle graphic upon applying for a similar City permit, Plaza East President Glenn Rollo contacted the neighborhood association on November 20, 2013, and asked how Plaza East could land State approval for a planned concrete rehabilitation. Aware of the confusion that initially hampered Plaza South, Rollo and Plaza East Vice President Terry Marcum were rightfully leery of bureaucratic roadblocks skyrocketing project costs. When extensive construction projects become mired in regulatory dogma, the cost of sitting and waiting while code officials play "Where's Waldo" with the Florida Building Code can shred the association budget.

To avoid costly project delays, Rollo and Marcum held a telephone conference with Schanzle on Tuesday, November 26, 2013. Within 30 minutes, Schanzle told the association officials how to light their pool deck without adversely impacting the adjacent beach. Schanzle's footpath through the State's CCCL regulatory labyrinth enabled Plaza East engineer Henry Hillman to dispel Building Department concerns about planned illumination of the pool deck. As the project unfolded over the next 12 months, Plaza East closed in on a result that functionally and aesthetically rivaled that of next door neighbor Plaza South. As unit owners anxiously awaited completion of a long and costly improvement plan, a mid-level City code official suddenly tossed Rollo and Marcum an eleventh hour fiscal hand grenade.

With State approval, on March 6, 2014, Plaza East's Pompano-based general contractor Structural Preservation Systems (AKA "STRUCTURAL") filed a master permit application with the City of Fort Lauderdale Building Department. The application covered repairs to the association swimming pool, resurfacing and waterproofing the surrounding pool deck, a redesign of deck walls and planters, and building a common area bathroom to service the pool area. During the plan review process, STRUCTURAL and Hillman Engineering answered 19 questions about structural issues, 5 questions related to fire safety, 68 inquiries about planned ventilation (classified as "mechanical") and addressed 163 notes from Fort Lauderdale plumbing examiner Joe Croasdale. Four and a half months later, the City finally approved the association's construction plan on July 18, 2014 (Permit Number 14030416).

Having previously completed major concrete rehabilitation projects for Regency Tower, Playa del Sol and other Galt Mile associations, STRUCTURAL was intimately familiar with the neighborhood, the City's code requirements and association construction issues - as was project engineer Henry Hillman. Both Hillman and STRUCTURAL Project Manager Cale Delaney had productively worked with City building inspectors and code officials on many complex projects. Under permits issued by Building Services, the \$5 million Plaza East concrete rehabilitation progressed apace through the late summer and fall. Since Rollo is an engineer, his authoritative oversight insured that the construction team remained focused on the unit owners' vision for their shared home. By November, the project was substantially complete.

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Among the remaining items under contract were restrooms servicing the pool area. At a bathroom plumbing rough inspection scheduled for November 24, 2014, the inspector refused to check the work. Although built to specifications approved by the City, the inspector suddenly claimed that City code (i.e. the Florida Building Code) mandates that the path to the bathrooms meet ADA (Americans with Disabilities Act) requirements. The inspector also knew that his refusal to inspect the bathrooms would freeze the project.

In short, the inspector's claim was patently false. Common interest communities are private residences, not public venues. As such, unless recipient to Federal subsidies or government sponsorship, condominiums and cooperatives are largely exempt from complying with Federal Accessibility Laws. An association common area is only subject to ADA structural specifications if defined as a "place of public accommodation" or a "commercial facility," such as a sales, rental or business office, where a community association interfaces with the general public. If nearby restrooms or parking spaces are presumed available to those using that office, these structures could also warrant compliance (along with the accessible route that connects these elements). However, the presumption doesn't extend to bathrooms servicing the association's pool deck. In short, the code officer arbitrarily twisted Federal Law to bring the project to a standstill.

Hoping to resolve this dilemma, on November 26, Rollo and engineer Hillman met with Chief Building Inspector John Madden and Chief Plumbing Inspector Joe DeMaio. In the ensuing discussion, it was suggested that Rollo and Hillman install a mechanical lift to assist disabled owners navigate the path to the bathroom. Sensing that further dialogue would be used by the inspectors to pile on additional structural requirements that were neither in the approved plans nor required by the Building Code, Rollo asked Madden "What has Plaza East, its contractor or Engineer of record done wrong to warrant this treatment?"

Exclaiming that he wasn't involved in the City's original approval of the project, Madden told Rollo that he felt compelled to change the project requirements to protect the City from liability. When Rollo and Hillman repeatedly insisted that changing the plans after the fact would skyrocket the cost, Madden offered what proved to be a disingenuous compromise.

As Rollo later described to City Manager Lee Feldman and Commissioner Roberts, "The city (inspectors) requested that our Engineer show that installing vertical access to the remodeled bathrooms would be unfeasible and create a disproportionate cost burden when compared to the entire project cost. If the explanation and engineering costs estimate met the criteria for "disproportionate cost" THEN both inspectors would be on site on Monday to inspect."

Specifically, if Hillman could demonstrate that the expense for providing handicap access would exceed 20% of the cost (28 CFR 36.403 (f)(1)) for rebuilding the restrooms to ADA specifications – according to "RSMean" (a North American industry standard for estimating construction costs) – the inspectors would allow the project to go forward. Although Hillman was well aware that private residences are not required to install an ADA compliant pathway to poolside restrooms, if meeting this request would get the project moving, he would prepare the documentation.

On November 28, Hillman's Director of Engineering Andrew DiCesare sent a letter and architectural drawings documenting how the belated ruling would require reconfiguring the bathroom access at great expense, concomitantly placing an undue fiscal strain on Plaza East residents. In a response sent to STRUCTURAL Project Manager Cale Delaney, Madden casually dismissed Hillman's evidentiary cost estimates for rebuilding the restroom pathway. As if to punctuate the consequences of questioning his inviolate rulings, Madden added "Therefore, we ask that full compliance with the requirements of Florida Building Code Accessibility section 202.4 be made," capriciously piling on the cost of rebuilding the bathrooms in compliance with ADA specifications.

Continued on page 10

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15 Las Olas Outdoor Green Market 333 E Las Olas Blvd. & SE 4th Ave. 9 a.m. to 2 p.m. Info.: 954-426-8436 9th Annual Fort Lauderdale ATA Marathon 401 SW 2nd St. at NW 5th Ave., Ft. Lauderdale 5:30 a.m. to Noon Info.: 561-241-3801	16 Commissioner Bruce Roberts: Pre-Agenda Meeting Beach Community Center, 6 p.m.	17 BINGO Galt Towers Social Room (4250 Galt Ocean Drive) 7:30 p.m. Info.: Cyndi Songer: 954-563-7268 High Tea & Trivia Broward Health Imperial Point Cafeteria 3 to 4:30 p.m. RSVP: 954-759-7400	18 BINGO Regency South Party Room 7 p.m. Info.: Bob Pearlman: 954-547-4063
22 Las Olas Outdoor Green Market 333 E Las Olas Blvd. & SE 4th Ave. 9 a.m. to 2 p.m. Info.: 954-426-8436 Street Painting Festival Downtown Lake Worth Info.: www.streetpaintingfestivalinc.org	23	24 BINGO Galt Towers Social Room (4250 Galt Ocean Drive) 7:30 p.m. Info.: Cyndi Songer: 954-563-7268	25 BINGO Regency South Party Room 7 p.m. Info.: Bob Pearlman: 954-547-4063
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FEBRUARY 14-15: Buckler's 25th Annual Craft Fair, South Florida Fairgrounds, WPB, Info.: 386-860-0092

FEBRUARY 21: Fort Lauderdale Free Tree Giveaway, Osswald Park (2220 W 21st Ave.), 8 a.m. to Noon, Info.: 954-828-5785

FEBRUARY 21: Funky Fun Run on 13th Street, Middle River Terrace Park at North Dixie Highway, 3 to 8 p.m., Info.: 954-563-5454

FEBRUARY 21-22: 23rd Annual Florida Renaissance Festival, 10 a.m. to Sundown, Quiet Waters Park, Info.: 1-800-3-REN-FES

FEBRUARY 21-22: Garden & Bonsai Festival, Flamingo Gardens, 9:30 a.m. to 5 p.m., Info.: 954-473-2955

FEBRUARY 28-MARCH 1: 38th Annual Pridefest - 2015, War Memorial Auditorium & Holiday Park, Info.: 954-561-2020

FEBRUARY 28-MARCH 1: 5th Annual CityPlace Art Fair, CityPlace, WPB, 10 a.m. to 5 p.m., Info.: 954-472-3755

MARCH 1: 13.1 Half Marathon & KARHU 5K, Ocean Drive at 13th St., Miami Beach, 6 to 10:30 a.m., Info.: 972-458-8991

MARCH 7: 38th Annual MIA5F Waterway Cleanup, 9 a.m. to 1 p.m., Info./Cleanup Sites: waterwaycleanup.org

It finally dawned on Rollo and Hillman that they faced two possibilities. Either they were the hapless victims of a megalomaniacal code official obsessed with exacting a pound of flesh from those subject to his judgment, or the City's Chief Building Inspector was strangely unfamiliar with Federal regulations that govern applicability for ADA code requirements. Since the endgame for either scenario seemed a recipe for disaster, Rollo realized he needed help. As a member of the Galt Mile Advisory Board, he was also Plaza East's liaison to every Galt Mile elected official, including City Commissioner Bruce Roberts.

At the December 1st Galt Mile Presidents Council meeting at Plaza South, Rollo outlined his quandary for Roberts, who invited the Plaza East Board President to send the relevant documentation to Commission Aide Robbi Uptegrove. The next day, Uptegrove notified City Manager Lee Feldman and his Neighborhood Support Coordinator David Soloman, observing that Plaza East was getting a "runaround" by building officials. To investigate the disputed ruling, Soloman forwarded the documentation to Chief Mechanical Inspector Alex Hernandez, who also serves as the City's Assistant Building Official (the 2nd most influential position in Building Services). By December 3rd, Hernandez had also apprised Fort Lauderdale Building Official John Travers, who administers the Building Services Division. In a resounding anti-climax, Travers informed Madden that "unsubsidized" condominium bathrooms (unless they service the building office) are exempt from ADA Accessibility standards.

Instead of popping his decision into a memo for Madden, Travers drafted a fully annotated official response, beginning with a summary of the conflict, "In response to the recent concern over the alterations occurring in the downstairs bathrooms related to this project, I have reviewed the approved plans, the applicability of accessibility requirements and the overall scope of the project."

Citing a petitioned March 29, 2013 Declaratory Statement (DS 2013-011) that was unanimously approved by the Technical Advisory Committee (TAC) of the Florida Building Commission, Travers decided "Since there is no requirement to install an accessible lift for entry into and exit from the pool, and since the path of travel to the downstairs bathrooms is not being altered, then I do not see the need to create an accessible path to those bathrooms. Further, this is a private residence condominium that currently has no accessible units. While accessibility is afforded to the ground floor sales manager's office and an accessible restroom is located immediately adjacent to that office, a DEC (Sic - declaratory) Statement from the Florida Building Commission was issued on a similar case in Coconut Creek, exempting the pool area from accessibility requirements, because this is a private residence facility and the pool is for use only by the owners and their guests. Additionally, creating an accessible path to the restrooms and the beach would place extreme financial burden on project." In relieving Plaza East of compliance with unwarranted ADA specifications, Travers' observation that "creating an accessible path to the restrooms and the beach would place extreme financial burden on project," also supports the cost estimates submitted by Hillman, which Madden had blown off as irrelevant, darkening the cloud over his motives.

At the end of the day, Travers diffused a volatile situation that might have otherwise played out in Circuit Court. Plaza East has a long and laudable history of fighting against unfair regulatory assaults and defending unit owner rights. The State Attorney General's website houses an impressive list of favorable Declaratory Statements for the Galt Mile condominium. While the delays will cost Plaza East unit owners an additional \$21,000, Rollo is primarily concerned with completing the project.

Rollo immediately shot off an email thanking Roberts and Travers, copying the involved Building Services officials, Plaza East Board members and the neighborhood association. As GMCA officials learned about the outcome, they added their gratitude to that expressed by Rollo, and also thanked City Manager Lee Feldman for expeditiously curing the problem. In his response, Roberts also credited Feldman with having successfully reconfigured Building Services. Last year, the top management in Building Services underwent an

overhaul, as Sharon Ragoonan stepped in as Code Enforcement Manager (replacing Skip Margerum) and John Travers replaced Terry Burgess as the City's Building Official. Both new officials bring sterling credentials to the table. Advisory Board members contrasted how the Plaza East dilemma was managed with similar issues confronted by previous administrations; when building officials might have automatically closed ranks in support of an insufferable decision and buried the problem. In his debut on the Galt Mile, John Travers proved himself competent and knowledgeable, and most importantly, had the courage to do the right thing. As such, it appears that Roberts' assessment was correct – that Feldman picked the right person for the job. •



Concrete Restoration Project: Plaza East Rehabilitates Rear Deck

SATURDAY, MARCH 7th, 2015
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3RD ANNUAL



GALT MILE

WINE & FOOD FESTIVAL

A Seaside Affair!

By Eric Berkowitz

Year Three!

On Saturday, March 7, 2015, the 3rd Annual Galt Mile Wine & Food Festival will unfold in our back yard, resurrecting last year's sequel to the 2013 inaugural event, when thousands of local residents and visitors were rewarded with a delightfully entrancing weekend afternoon – right across the street. The festival is produced by BocaRaton.Com and The Bites! Network – in partnership with the Galt Mile Community Association.

From 4 to 8 PM, attendees will choose from scores of fine artisan wines, craft beers & spirits while enjoying distinctive food tastings; live cooking demonstrations; and authoritative insight into pairing each dish with the perfect libation – as suggested by some of South Florida's most experienced sommeliers and renowned Top Chefs.

When navigating the festival's many offerings; allow your senses to guide you through the labyrinth of sumptuous stations. Aromas will draw you to your next stop, and your palate will dictate whether to request "seconds" or move on. In its third consecutive year, the festival is once again anchored by the culinary professionals who've built their lives around their craft. As enumerated on the promoter's website, returning participants in the prior years' events will be joined by additional epicurean luminaries in 2015.

South Florida's Top Chefs!

Among the noteworthy Chefs in this year's lineup is Executive Chef Mai Ponrathorn of Tokyo Blue (formerly of the Miami Beach hot spot Nobu), who nurtures Asian Fusion nightly at the Galt Mile's Ocean Manor Resort. While under Executive Chef Hector Lopez' tutelage at Events by Grateful Palate, Chef Freddy Kunkel envisioned opening The Roasted Fig, which now exports Kunkel's unique creations to devotees all over South Florida, provisioning patrons with inspired culinary fare. Having morphed a sports bar into an art form, chefs at the Galt Mile Bokampers will once again offer mainstays from their quintessential sportstare. Executive Chef Remon Choi from BAO Las Olas harmonizes complex flavors in creating Asian inspired cuisine that ranges from authentic to fusion. Having emerged victorious over Iron Chef Masaharu Morimoto in the Food Network episode dedicated to calamari, Executive Chef Claudio Sandri from Pronto by the Sea in L-B-T-S is another first time festival headliner.

The culinary wizardry of Executive Chef Dane Iacangelo built Portions in Motion into a Boca Raton catering benchmark. Hilary Saporta's online dessert Mecca "A Flair For Fudge" is a magnet for corporate clients with a sweet tooth. From the Galt Mile, Martin Barrett's iconic "Olde Irish Pub" Sly Fox and Ocean Manor's beachside Bamboo Beach Tiki Bar pump out South Florida comfort food. Committed to making wellness savory, this year's impressive crop of participating health conscious eateries includes chef inspired food for the soul from the Green Spot Kitchen, a menu laden with gluten-free grains and bakery items from the Green Bar &

Kitchen (which is planning a second outlet on the Galt Mile), Dr. Juice turns raw, organic, unpasteurized ingredients from local farms into liquid bliss while the Living Green Fresh Market trades in the antioxidants hinted in its namesake.

On East Commercial Boulevard in Lauderdale-By-The-Sea is the Basilic Vietnamese Grill – a study in Asian spice. Nurturing Japanese Thai specialties, Beg for More blends fusion Thai dishes with sushi and tapas. Specializing in fresh New England and local seafood are Kelly's Landing and Joe's Crab Shack – both in Fort Lauderdale. Featuring dishes like Cinnamon Roll French Toast or Shrimp 'n Grits, Boca brunchery "Another Broken Egg" injects artisan flair into a weekend afternoon spread. Merging a nightclub, boutique and restaurant, ROC Resto-Lounge & Fashion tweaks gourmet American fare with Asian and Latin flavors. Renowned Chef Hector Lopez' latest enterprise, Sidecar's mobile kitchen turns out dishes like crab cake sandwiches and truffle parmesan fries while rolling between chic private events and packed festivals. Outback Steakhouse Co-Founders Tim Gannon and Bob Basham conceived PDQ (People Dedicated to Quality), proof that fast and good aren't a culinary anathema. Also in the mix are Giorgio's 17th Street Italian Specialty Restaurant and Caterer, The Garlic Knot pizza & pasta, Rated M Wines (and infused desserts), 100% grass-fed Arrowhead Beef, steak and seafood staples from the Chart House, Chef Mauro Petrini's matchless gelati and sorbetti from Gelato Petrini and more added each day.

Wine, Beer & Spirits

If tantalized by a luscious libation, you can purchase the potable from onsite Boca Raton based wine retailer WineEvents.Com. Participating purveyors of Wine, Beer and Spirits include Phelps Creek Vineyards of Oregon, natural wines from Organic Cellar Plus, limited production Premium wines from Strategic Importers, Ideal Drinks, New York offerings like Tug Boat Red and Call Me a Cab from Love It or Leave It Wines, Constellation Brands (like Mondavi and Svedka), GOS Wines from family owned vineyards, California's The Naked Grape, Bonacchi and Sassolino of Pompano-based Tuscany Imports & Beverage International Group, products from the California and North Pacific vineyards of Bulletproof Wine & Spirits, international offerings of Southern Wine & Spirits, craft and estate wines from The Winebow Group, Toscano Wine Group, Wicked Wines, Florida small batch beers from Holy Mackerel, the mountain brews of Sierra Nevada, America's largest family-owned distilled spirits marketer and producer Heaven Hill Distilleries, Leblon Natural Cane Brazilian Cachaca, Texas native Tito's Handmade Vodka, the Latin Flavor of Cuba Libre rum and cola and Fort Lauderdale's Shot Girlz.

2015 Changes: Ups & Downs

In 2015, the festival will explore an international hospitality hypothesis debated by sommeliers and gourmets throughout history. Since food aficionados and vintners worldwide are eternally matching their local wines to the perfect light fare, "Wine & Cheese" is footnoted in every menu on earth.

Continues on page 12



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Festival...Continued

The festival will probe this elusive balance, as Artisan Cheeses and Specialty Foods are properly paired with our local libations. Mirroring last year, a grouping of thick, comfortable couches and chairs will be centrally accessible. Following gastronomic immersion in food, wine, beer and spirits, satiated attendees can relax and reboot in the "Chill-Out Lounge".

Less apparent is a change to the lineup of event sponsors. First Service Residential (AKA Continental Management), which served as a sponsor for the past two years, took a powder. Since the 28 condominiums and cooperatives that border the event provide fertile grazing for an association management vendor, the vacancy was filled by Castle Management. J.M. Lexus also bugged out. Given their status as an authorized event vendor, WineEvents.Com will continue as a sponsor. Until a few weeks before the event date, the list of sponsors and the extent of their involvement remains fluid. According to GMCA President Pio Ieraci, it is unclear whether Becker & Poliakoff (Ken Direktor & Donna Berger) will feature a presence at the event. As of five weeks before March 7, 2015 festival, potential sponsors include The Schindler Group (manufactures, installs, services and modernizes Galt Mile elevators), BB&T (provides local banking, insurance, investment services), the Greater Fort Lauderdale Chamber of Commerce (they talk - a lot - sometimes productively), and a half dozen other prospects.

Where do I Go?

The Festival takes place in the commercial parking lots (serving the strip malls) on the west side of Galt Ocean Drive. Bordered by NE 36th Street on the North (across from Ocean Riviera) and the Greek Islands Taverna on the South (across from Southpoint), the Festival's Main Entrance is at the corner of Galt Ocean Drive and NE 35th Street (across from Playa del Sol). Additional parking is available at The Tides at Bridgeside Square (the newest member of the Galt Mile Community Association) at 3020 NE 32nd Avenue, Fort Lauderdale (just South of Oakland Park Boulevard near the Intracoastal). Valet parking west of their garage is \$5 or self-park on the east side for \$1.25 per hour. The Sun Trolley will transport guests to and from the festival for FREE. Of course, a brisk walk to or from the event will offset calories accumulated at the tasting tables!

What's in it for Me?

For 4 decadent hours, chefs and sommeliers from many of South Florida's most acclaimed culinary venues will lavish you with those dishes that placed their establishments on the map. To otherwise sample these extraordinary trademark offerings, restaurant patrons would have to visit each establishment and order its iconic fare - an exercise that would take months and cost a fortune. Instead, you can spend a single lazy Saturday afternoon trying them all, one masterpiece after the other, while strolling across the street from your home.

An Added Benefit

Galt Mile residents have another stake in the annual festival. Prior to the 2013 inaugural event, the Galt Mile Community Association negotiated an understanding with the event's promoter and sponsors. If well attended, an annual Galt Mile Wine & Food Festival stands to become a neighborhood signature event. Its potential for enriching neighborhood appeal will translate into higher unit values. Additionally, if the event continues to be successful, a modest percent of the income will be cashed into a firewalled community reserve fund. The dedicated resources will be used by the Advisory Board for critical neighborhood improvements not funded by the City or County.

However, the Festival must be successfully established to merit the contribution. If enough people buy tickets and attend the event in these early years, momentum will guarantee its evolution into an annual event, triggering the opportunity to subsidize neighborhood improvements that will enhance the value of every home on the Galt Mile.

Continued on page 13

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Ticket Trivia

A few important parting shots - Tickets are limited to prevent overcrowding. Last Year, roughly 1,800 event-goers meandered past the tasting tables, as food fanciers from Palm Beach to the Keys joined with residents from all over Fort Lauderdale and Broward. To date, ticket sales are far outpacing last year's packed event. If you don't want to stand on a line behind hundreds of others while hoping that a ticket will still be available by the time you reach the entrance gate, buy your ticket now. Compared with similar festivals, this one is dirt cheap. Far less convenient events in Boca, South Beach and Las Olas offering a comparable experience cost three to four times as much - and cloak "elective" costs. A ticket to the Galt Mile Wine & Food Festival is all inclusive. Also, by special arrangement with the neighborhood association, tickets purchased by Galt Mile residents prior to February 28 will subject to a 60% discount.

SO - Buy a ticket. Enjoy the soft seaside winds wafting off the Atlantic and all the other syrupy trappings of paradise punch-listed by the promoter. Let tasty tidbits titillate your palate as you drink your way to a late Saturday buzz. Most of all, revel in the prospect that blind bacchanalian overindulgence may have added a healthy footnote to the value of your home!!!•



2015 Galt Mile Wine & Food Festival will feature the food stylings from these and other great local restaurants:

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Wednesdays 2:30pm

****Private Sessions are available at either The Fitness Clinic or your building's community room****



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COMMISSIONER BRUCE ROBERTS



After opening his January February 2015 newsletter with an outpouring of gratitude for the absence of an opponent in the municipal primary - and a plea to support his fellow incumbent Commission candidates - District 1 City Commissioner Bruce Roberts enumerates the City's stand on issues soon to be undertaken by the Legislature. In short, the Commission will support bills that empower home rule, oppose measures that neuter or dilute municipal self-governance, and support legislation that bolsters funding for local policies and programs.

The Commissioner announced the completion of an interim facility that will temporarily house Fire Station #54 until the permanent structure is erected (City Project #P10914) at 3201 Northeast 32nd Street. Roberts outlines how recently implemented infrastructure improvements diminish the adverse impacts of Global Warming - as addressed in the Southeast Florida Regional Climate Leadership Summit - and exemplified by newly installed subsurface tidal valves that help control flooding. Before closing with an offer to help constituents address their municipal concerns, Roberts welcomes Jenni Morejon as the new Director of the Department of Sustainable Development, which oversees Building Services, Code Compliance, Economic and Community Reinvestment, Community Redevelopment Agency, Housing and Community Development and Urban Design and Planning.

Having been hired by the City Commission to plant Fort Lauderdale's footprint on the upcoming 2015 legislative session in Tallahassee, lobbyists Dave Ericks (Ericks Consultants, Inc.) and Ron Book (Ronald L. Book, PA) were equipped with a summary of the City's legislative priorities. Compiled by City Manager Lee Feldman, the included issues were drawn from the City's FY 2015 Commission Annual Action Plan and conform to the Press Play Fort Lauderdale Strategic Plan 2018 initiative. The list of legislative priorities and funding requests was submitted to the Commission for discussion on October 21, 2014.

At the November 4 Commission meeting, the list was rolled into City Resolution 14-185 and unanimously approved. In an attached agenda memo to the commission, Feldman announced that City staff would seek funding for the listed priorities. Noting that additional funding for lobbying federal lawmakers was included in the Fis-

cal Year 2015 budget, Feldman advised "Separate federal priorities will be presented to the Commission for discussion once a federal lobbyist is retained," foretelling his intention to generate a comparable Federal wish list.

Following the Southeast Florida Regional Climate Leadership Summit, United States Senator Sheldon Whitehouse (D - Rhode Island) asked Mayor Jack Seiler for a tour of low-lying Fort Lauderdale neighborhoods most at risk for flooding by a seasonal phenomenon known as "king tides." Since Whitehouse serves as co-chair of the congressional Bicameral Task Force on Climate Change, Seiler hoped that his standing as the Senate's preeminent advocate for climate issues would help convince Washington lawmakers to loosen federal funding for the protection of coastal regions besieged by rising sea levels.

King tides occur twice annually when the earth reaches a point in its rotation that aligns with the gravitational fields of the moon and sun to maximize gravitational pressure on the oceans, yielding monstrous high tides and lower low tides. Over the last several decades, these tidal extremes have grown increasingly severe - exacerbated by rising sea levels, and the rate of rise is accelerating. In effect, these king tides provide us with a snapshot of daily coastal conditions in a few decades. At a recent UN Climate Change summit, President Barack Obama identified the South Florida coast as among the nation's regions most vulnerable to catastrophic flooding.

Florida's vulnerability to tidal flooding is inflamed by its geological architecture. Since a thick layer of porous limestone sits under the Sunshine State, climate scientists and advocates have likened their challenge to "trying to control water with a wall of marbles." During king tide flooding, saltwater can overrun seawalls or simply seep through the ground adjacent to canals, rivers or the ocean. By backing up through the pipes that ordinarily discharge stormwater to the ocean, king tides regularly flood inland areas.

During the walking tour, as Whitehouse witnessed water percolating up through a storm drain, Seiler remarked "This is an environmental issue but it's also an economic issue, and the US government needs to recognize that - just like the local government has recognized that." Concurring with Seiler's observation that evolving building codes are going to mandate stronger and more expensive protective infrastructure, Whitehouse admonished "We all are going to need to prepare for that. We need to have the resources available to invest in that infrastructure, build those protections and make sure that we can keep living life the way we want to."

The tidal valves mentioned by Roberts were actually the brainchild of a local neighborhood association. Since high tides usually morphed Riviera Isles into a slop sink, in 2010, the Riviera Isles Homeowner's Association cut a deal with the City to test one-way tidal control valves manufactured by Tideflex. Having fronted the city most of the \$176,000 cost for installing 17 valves as part of a pilot project, the City returned \$144,399 in 2012, when staff confirmed that the valves kept the streets dry. By adding \$541,600 to a \$700,000 grant from the Florida Department of Environmental Protection, the program was expanded to Las Olas Isles, Venice Isles and Rio Vista Isles in 2014; as the City has installed 44 tidal control valves to date.

The valves serve as backflow preventers, allowing stormwater to flow through the drains, but slam shut as the water level rises, preventing seawater from entering the sewer system. Other tools in the anti-flooding arsenal are Recharge Drainage Wells (which collect water from the stormwater system and pipes it directly to the aquifer), ex-filtration trenches (sixteen miles of perforated pipes - French Drains - through which water soaks into the subsoil and the aquifer) and pervious pavers (water seeps through paved sidewalks into the soil and the aquifer instead of ponding and burdening stormdrains).

Fort Lauderdale and Broward County have also recently completed a pilot project that could entitle them to funding designated by statute for "Adaptation Action Areas," sites subject to coastal flooding and/or adverse impacts from rising sea levels. However, since State and local funding opportunities lack the scope and outreach required to roll back the dilemma's worldwide root cause, absent federal resources, local governments are constrained to playing catch-up against Mother Nature.

Accompanying Seiler and Whitehouse were Broward Commissioners Chip LaMarca and Tim Ryan, whose County districts include 80% of the Broward coast. Expanding on Seiler's exhortation, District 4 Broward Commissioner Chip LaMarca commented, "Investing in infrastructure to protect residents and businesses will be far cheaper in the long run than repairing the damage from flood after flood."

Also joining the early evening environmental expedition were City Commissioner Romney Rogers, City Manager Lee Feldman and Assistant City Manager Susan Torriente (Feldman's sustainability liaison), Dr. Jennifer Jurado (Director of the Broward County Environmental Planning and Community Resilience Division), the Nature Conservancy's South Florida Conservation Director Chris Bergh - and a phalanx of other City and County officials and staffers.

Will it work? Senate Republicans beholding to Tea Party constituents cherry pick revelations from their ideological junkyard. While dabbling in their hypothesis that global warming is a Commie scam, they stop short of wailing that

South Florida flooding is Biblical retribution for a sinful and decadent lifestyle. Even Marco Rubio, who used to promise his hometown Miami constituents that he would fight against the global warming that left them ankle-deep in sewer sludge, has since left them hung out to dry—abandoning Meteorology, Applied Mathematics, Atmospheric Dynamics, and Geophysics for the dream state insights of Tea Party groupies.

Unless Whitehouse is successful in lining up bipartisan support for a realistic federal climate change policy, consider investing in sludge-resistant boots. For the balance of Commissioner Roberts' early 2015 update, Read on... — [editor]*

JANUARY/FEBRUARY 2015 DISTRICT 1 NEWSLETTER COMMISSIONER BRUCE G. ROBERTS

2015 Fort Lauderdale Elections: I want to take this occasion to thank everyone for the vote of confidence by giving me another opportunity to continue to serve our great community. At the closing of the qualification period at noon on January 9th, no opponent filed to run for election in District 1. Commissioner Romney Rogers also ran unopposed. As a result, the upcoming elections will not feature a District 1 or District 4 race. However, the Mayoral and District 3 races will have a primary on February 10th among the three candidates in each contest. Anyone who gathers more than 50% of the votes in the primary is elected; otherwise, the top two move on to a final election on March 10th. With just two candidates, the District 2 race will have to be decided on March 10th. Please mark your calendars and get out to VOTE ON FEBRUARY 10TH.

At your direction, the current Commission has guided the City through the Great Recession without diminishing vital services such as public safety; we have been fiscally conservative and maintained the same millage rate; we have nurtured a measured economic development which protects the quality of life in our neighborhoods; and we continue to budget for implementing your 2035 Vision through an interactive Five Year Strategic Plan, an Annual Action Plan, Neighborhood Surveys and Advisory Board recommendations. Let's continue that momentum.

2015 State Legislative Priorities and Funding Requests: The following list reflects the official position of the City of Fort Lauderdale regarding State of Florida issues and pending legislation that would impact the operation of local government. It also provides priorities for the pursuit of funding for various City initiatives. The City of

Fort Lauderdale will ENDORSE and SUPPORT legislation that will:

1. Permit municipal government to make necessary changes to local law pension plans
2. Support expansion of passenger rail options
3. Promote improved water quality and quantity
4. Provide for local regulation of short term rental properties and remove the state's preemption of local regulations on vacation rentals
5. Preserve and/or enhance municipal home rule
6. Support municipal government initiatives to curb homelessness
7. Enhance municipal participation in state environmental permitting processes
8. Encourage energy development and conservation and the development and implementation of alternative energy sources
9. Remove the state's preemption of local regulations on vacation rentals
10. Clarify existing laws regarding community redevelopment agencies (CRA's) in order to further redevelopment within established community redevelopment areas
11. Support the transfer of spending authority for the Tourism Development Tax to cities based on tourism activity
12. Change the allocation of Florida Department of Emergency Management and Urban Area Security Initiative (UASI) funding to cities to be based on each city's risk profile assessment
13. Enact Complete Street Design Initiatives and legislation that will provide cities with the ability to regulate traffic flow within their city limits (i.e. setting speed limits and use of stop signs for traffic calming)
14. Strengthen and expand environmental education, physical activity, and healthy lifestyles for Fort Lauderdale youth while ensuring that they are as protected as possible while participating in parks and recreation programs
15. Regulate anchoring of vessels in waterways adjacent to residential properties
16. Address repeat juvenile offenders and other juvenile justice issues
17. Create smoke-free zones on Fort Lauderdale beaches

The City of Fort Lauderdale will OPPOSE any legislation that will:

1. Restrict Home rule
2. Create unfunded mandates
3. Restrict or decrease any revenue allocations to local governments
4. Decrease the City's tax base through manipulation of tax exemptions on properties
5. Modify, restrict or eliminate the City's ability to levy, collect or spend franchise fees, communications service taxes or local business taxes
6. Restrict or decrease allocation of red light camera revenues to local governments

Continued on page 16

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The City of Fort Lauderdale will SEEK FINANCIAL SUPPORT for the following initiatives:

1. Crime reduction
2. WAVE development
3. Transportation enhancements specifically focused on greenways, complete street initiatives and pedestrian safety
4. Flood prevention and hazard mitigation
5. Riverwalk enhancement and activation
6. Comprehensive homelessness strategy
7. Climate change and sea level rise mitigation
8. Promotion of Fort Lauderdale's marine industry
9. Water, sewer, and stormwater infrastructure improvements
10. Fort Lauderdale Beach re-nourishment, revitalization, and enhancement
11. Additional parks and recreational programs and facilities, including athletic fields

Fire Station #54: The new Fire Station #54 is currently designed to be located at 3201 Northeast 32nd Street (across the street and slightly east of the current location). The station will be a 10,000 square foot, two-story satellite facility and have two back-in apparatus bays, seven bunk rooms, a full kitchen and dining room, small exterior patio, a day room, two offices, a laundry room, gymnasium, and community meeting room. The 90% design of the Fire Station was carried out by in-house engineers and architects, while an outside consultant completed mechanical, electrical, plumbing (MEP) and structural design. A new consultant will be selected through a Consultants Competitive Negotiation Act (CCNA) Process for which proposals were received on December 15, 2014. Next steps will include the review of proposals, panel ratings, presentations, staff recommendations, negotiations and award. The construction of a temporary Fire Station #54, located on the south side of the Oakland Park Bridge, was finished and the Certificate of Occupancy (CO) was issued on December 12, 2014. The Fire Department is expected to occupy the temporary station very soon. The Information Technology Department is coordinating the transfer of communications from the existing facility to the temporary facility to enable the move.

Southeast Florida Regional Climate: Building upon the success of the Southeast Florida Regional Climate Leadership Summit, we were honored to recently host United States Senator Sheldon Whitehouse from Rhode Island. Senator Whitehouse joined Mayor Seiler and City and County staff on a walking tour of the downtown Riverwalk area to obtain a firsthand look at the effects of rising sea levels and seasonal high tides. Earlier that same morning, a cross-department team of City staff took a similar tour, visiting several areas affected by the high tides. They discussed the City's extensive stormwater master plan, as well as aggressive maintenance procedures and innovative adaptation solutions to improve drainage in areas that are susceptible to flooding. During the tour, staff learned about tidal valves which have been found to effectively reduce the impacts of flooding in low-lying neighborhoods. Tidal valves are just one example of the proactive measures we are exploring to strengthen our resilience and build a stronger community, which neighbors identified as a top priority during the citywide Visioning process. To learn more about our ongoing efforts to build a resilient and safe coastal community, visit the Sustainability Division page on the City website. www.fortlauderdale.gov/departments/sustainability

New Director For Sustainability Development: Jenni Morejon is the new Director of the Department of Sustainable Development. After years of progressively moving up the ranks of our organization, Jenni is now the go-to person for all things in development. As Director, she will oversee the day-to-day operations of the entire Department which includes: Building Services, Code Compliance, Economic and Community Reinvestment, Community Redevelopment Agency, Housing and Community Development and Urban Design and Planning. Jenni began her career at the City in 2000, serving in urban design and community planning positions with a focus on managing projects and programs that encourage high quality development to meet the economic and livability objectives of a growing South Florida urban coastal community. She is a graduate of the Univer-

sity of Colorado, where she received a Bachelor of Science in Environmental Design. Jenni serves on the board of directors of Riverwalk Fort Lauderdale and is a member of the Greater Fort Lauderdale Chamber of Commerce Downtown Council. She is also a member of the Leadership Fort Lauderdale Class, writes a monthly column for the Go Riverwalk magazine, and is an active member in the Urban Land Institute's Southeast Florida/Caribbean Council. Greg Brewton, past director, retired from the City last year.

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.

Email List: If you would like to be on our email list so that you receive information pertaining to the City – especially District 1 (i.e. news releases, meeting notices, events), please let Robbi know and she will add you. •

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IS BROWARD COUNTY'S FIRST AND ONLY HOSPITAL TO RECEIVE NICHE "EXEMPLAR" STATUS

Status Reflects Hospital's Ongoing, High-Level Dedication to Care of Older Adults

Broward Health Imperial Point (BHIP) is pleased to announce it has achieved "Exemplar" status for its Nurses Improving Care for Healthsystem Elders (NICHE) program, making it the first and only hospital in Broward County to receive this distinction.

The NICHE designation underscores BHIP's commitment to excellence in the care of patients ages 65 and older. It also recognizes the hospital's ongoing, high-level dedication to geriatric care and the implementation of high-quality, system-wide interventions and initiatives that demonstrate organizational commitment to the care of older adults.

The "Exemplar" status — the highest of four possible program levels — was assigned following a rigorous program evaluation of the current state and future goals of BHIP's NICHE program. The requirements include implementation of the NICHE Geriatric Resource Nurse (GRN) model and evidence-based protocols on all applicable units, including specialty units; implementation of systemic aging-sensitive policies; inclusion of the input of patient, families, and community-based providers in planning and implementation of NICHE initiatives and assuming regional and national leadership roles.

"The NICHE designation and the 'Exemplar' status signal our resolve to provide patient-centered care for older adults," said Sandra Todd-Atkinson, the hospital's chief nursing and operating officer. "Through our participation in the NICHE program, we are able to offer evidence-based, interdisciplinary approaches that promote better outcomes, positive experiences and improved care for our older patients. This leads to greater satisfaction rates for patients, their families and our staff."

The Annual Program Evaluation is used to determine the level of their NICHE program. The evaluation benchmarks program progress year-to-year, targets future care initiatives and provides data to use in gaining and sustaining support from institution stakeholders.

BHIP's evaluation demonstrated a tremendous ability to meet the needs of the older adult patient," says NICHE Managing Director Barbara Bricoli, MPA. "The hospital's high-intensity level in marshaling geriatric nursing resources and support to enhance care marks it as a leader in the field."

Broward Health, providing service for more than 75 years, is a nationally recognized system in South Florida that offers world-class healthcare to all. Broward Health includes Broward Health Medical Center, Broward Health North, Broward Health Imperial Point, Broward Health Coral Springs, Chris Evert Children's Hospital, Broward Health Weston, Broward Health Community Health Services, Broward Health Physician Group, Broward Health International, Broward Health Urgent Care and Broward Health Foundation. For more information, visit BrowardHealth.org.

Nurses Improving Care for Healthsystem Elders



NICHE Designated Hospital

Established in 1977 ~ Located In SE Florida

Put Our Expertise Of A Branded Full Service Company
With Local And Global Presence To Work For You.



Inga Blake
954-296-5033



Waters Edge ~ Lauderdale By The Sea
remodeled 3/3 beach area home in gated community of bel air. 85' deep waterfront, fantastic views. spacious backyard, Granite countertops. Stainless steel appliances. \$930,000.



Karen Kelley
954-444-0798



Galt Ocean Drive ~ Fort Lauderdale
fantastic 2/2 condo on Galt Ocean Mile. This is a must see! It is freshly painted with new carpet. There is laminate wood flooring in the living room and new appliances in the kitchen. \$309,000



Tom Wolf
954-709-2565



Pompano Beach
Completely rebuilt 4 bed 2 bath and offers over 3000sq.ft. of interior space, soaring ceilings, open floor plan extremely large master suite and tons of closet space. \$799,900



Julie Van Pelt, PA
954-240-8074



Watergarden ~ Fort Lauderdale
3BR/2BA unit in luxurious Watergarden! seaview floor plan offers two balconies w/ stunning panoramic views of the city, Upgraded kitchen, walk-in closets, Pet-friendly. \$599,777



Julie Van Pelt, PA
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Coral Ridge ~ Fort Lauderdale
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Colleen Kelly
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Plaza South ~ Fort Lauderdale
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Jen Parker
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