

**Rio Vista Civic Association, Inc. Board of Directors Meeting Agenda**  
**FEBRUARY 17, 2021 7PM**  
**Via Zoom**

- 1) Call to Order 7:00 pm
- 2) Attendance-
  - Christina Currie
  - Mark Snead
  - Julie Hough
  - William Kirk
  - Nancy Messing
  - Lori Sterling
  - Sam Koster
  - Chuck Tatelbaum (non-voting)
  - Fred Stresau
  - Jean-Jacques Rajter
- 3) Reports of Officers
  - a) Treasurer- Close books every quarter. Prepaid security service went up from \$30k-100k.
  - b) Secretary- Approval of Minutes for Jan. 20, 2021 Snead moved to approve, JJ seconded, no opposition.
  - c) CFLCA Report- Legislative Priority [Presentation](#) recommendation of emailing representatives with examples opposing short term vacation rental bill. City is opposing the state bill that would move the control of regulation of short-term rentals to the state and the City is opposing that bill.

Currie mentioned that is a 19-unit building is fully occupied with short-term rental, board did not feel we could do anything about that at this point.

- 4) Committee Reports
  - a) Disaster Preparedness- any emails received/website update – none per Rajter.
  - b) Security-
    - i) License Plate Readers Update & Lagerbloom Security Call Q/A We closed out the challenge for \$10k and also got a \$5k anonymous challenge. Once we get \$10k from challenge donation we can pay off first two and build money for the third one. NCIP grants may be funded and the license plate readers could potentially qualify for a grant and we could get \$30k if we can match it (would pay for two more cameras).
  - c) Membership/Welcome (Lori Sterling)
    - i) Drive Efforts - Sterling would like to keep blasting on social media continue growth
    - ii) Over 400 members as of today
  - d) Communications Committee-next Newsletter is March deadline 3/1/20
    - i) Parks- Abreu & Stranahan Board Feedback for Bond – website open to give feedback. We can also give feedback as a board.
    - ii) Hector Parks area narrowing/humps 2/8/2021 – Snead attended a meeting with Sorenson and residents of 11<sup>th</sup> street and the residents wanted speed mitigation or safety features. Most of the neighbors were there and somehow the road was widened about 3-4 feet, but neighbors want that space back and to re-narrow the feet but are going to put in 3 parking spaces so landscape trucks, etc. can park. Keeping speed bumps.
  - e) Social- no update
- 5) Unfinished Business
  - a) Monthly TAM/ MPO ILA (see pilot newsletter attached)
    - i) No Thru Sign Placement- apprvd. Dec& back to county- pending
    - ii) 11<sup>th</sup> Ct. Traffic Study estimate 2 weeks into BCPS in person- pending
    - iii) CIP- tunnel traffic calming & 9<sup>th</sup> Ave. Solar Speed Sign-
      - (1) Sign- installed by early March
    - iv) CIP request for Cordova/12 being drafted by Warfel
    - v) Sinking Asphalt- trench path only now final restoration in few months
    - vi) City Manager on Cordova - Cordova needs to be regraded and repaved
    - vii) Resident request 9<sup>th</sup> Street traffic study again

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- b) Tarpon River Water- George English project is being expedited to move quickly with a contractor and permits are ready to be started in mid-March. Still waiting on permitting for Tarpon River and expect to have that by the middle of March. Our project is going to take a while and there is nowhere to park the vehicle and probably have to put it right past the bridge.

Notes from Kirk:

Update on Tarpon River (and George English) water restoration projects:

- George English project moving forward rapidly
- Permits have been received on the project (noted last month) and the City has selected a contractor via a City Commission resolution to expedite the procurement process
- Contractor is Gator Dredging (Waterfront Property Services), and they will be provided 60-day contract quickly
- Expect this project to start in mid March and take about 4 weeks to complete
  
- Tarpon River project behind the George English (GE) project as a result of delays in submitting permits (City waiting on FDEP approval)
  - FDEP has approved project and City does not expect any changes to the scope
  - City expects to receive the permit by Mid March, and expects to start the project approximately 30 days following permit receipt
- City hopes to use the same vendor from George English, subject to performance - hopefully, some lessons will be learned via this project and this will shorten procurement process
- Tarpon River project a bit more complicated; twice as much debris to clean up than GE park
- Methodology (Geo Tubes) expected to be the same as GE park, but will depend on the success and results of that project
- Tarpon River project still expected to take 6-8 weeks; more volume, and a more restrictive operating environment to complete the project (smaller space)
- Expect to have a truck mounted device deployed to facilitate the project; most likely positioned just south of the bridge for the Tarpon River

c) Bridges (Mark)- working on getting pressure wash

d) Fire Chuck 1/20/2021 requested EMS Substation timeline – March 26 is ribbon cutting for station 8.

6) New Business

- a) Guest: Courtney Crush Edgewater Condominium current location for new project called Aviva. Senior luxury assisted living proposal was initial thought, but because of COVID, changed direction to a mixed-use property. Property located at 501 SE 6<sup>th</sup> Ave. Ground floor includes a restaurant (70 seats inside and 70 seats outside), salon and spa and bookstore all open to the public. Proposed as a 7-story building with an optional 8<sup>th</sup> floor, 95-104 residential units. Propose around property where outdoor seating and walking area is purely pedestrian and no cars in that part of the property. Hoping lighting will be utilized to make safety a priority. Rooftop terrace and pool. Looking at condominium and/or high-end rental property. Highest point of building 95'6" but City requires 87.5' although given double glass on bottom floor they are going to ask for City Commission to approve.

The entrance to the condos to the east of the proposed site is not listed on the rendering may impact the traffic area where they'd have valet/stacking.

Rajter mentioned there could be a tremendous amount of traffic and condo will evaluate traffic based on size and scale of restaurant. With respect to parking, already had a preliminary review by a traffic engineer. Will valet off-site for the restaurant and any guests plus parking garage. They believe at least ½ of guests will be pedestrian.

Rajter also asked about success of restaurant and Brandon explained they reviewed other failed restaurants and believed the predominant reason for the failure of the restaurant at New River Landing is architectural in nature. Also, already in conversations with restaurant groups.

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Currie mentioned valets rushing around in the neighborhood create issues particularly in an area with so many bicyclists, pedestrians, etc. Brandon explained they had a conversation already with a valet company and believe the parking and valet will have plenty of room.

Currie also asked whether public parking spaces are being eliminated and Brandon explained they aren't intending to get rid of parking spaces except the garage entrance is. Snead felt the first few spaces should be eliminated because the turn is so difficult partially because of that parking. Brandon going to add that to the list of items to look at because of the bad traffic although some other residents may have concerns about those spaces.

Messing mentioned that getting deliveries may be challenging, but Brandon said it is going to be the restaurant operator's concern, but they don't believe the restaurant would need huge trucks as they are focused more on farm to table type restaurant.

Will let us know about the next intended deadline to move forward with the next phase with the City Commission. First move is to extend the height of the building.

b) Guest: FLPD Lt. Studders (Day Lieutenant for Rio Vista) on Film Permits

Film permits issued in our neighborhood asking for a better line of communication so we can let residents know when streets might be closed. Lt. Studders took over the job with film permits for 15 years and instilled a rule that police have to be on set. Does cause some disruption to neighborhood. The way it is supposed to work is a location manager will identify a house, fill out the permit and the County notifies the City and City sets our ground rules for the filming and they are supposed to flyer the immediate neighbors, but this last one the flyers may not have been sent out.

Lt. Studders is going to add Currie to email list so that we can share with neighbors who may be impacted, and we are sharing on social media. Problem Tatelbaum mentioned not everyone is on social media and that it warrants an email to everyone. Also Lt. Studders mentioned that the location managers should expand the houses that get the flyers. Snead mentioned it should go into newsletters as well. Lt. Studders said with our input, the location managers should really go in a two-block radius. At most recent City Commission meeting, Sorenson asked for timeframes and durations to be implemented for filming.

- c) BOD Officer Election – President, VP, Secretary and Treasurer – Rajter moved to keep current officers in current positions, Stresau seconded no one opposed.
- d) Term Amendment to Bylaws – amend bylaws to change terms. Snead feels three years is common in the non-profit world and Tatelbaum explained it is best practice to have board members at three years, Kirk agrees as does Rajter. No appetite to amend bylaws.
- e) Undergrounding Counsel Offer- (Chuck) – Tatelbaum does not think the board should be involved with undergrounding from a legal perspective. Rajter mentioned FP&L had given a presentation on undergrounding, but every 2-3 houses needs to have a transformer in front of the house and there was not appetite in the neighborhood.
- f) Tim Ryan attendance offer GM or BOD – do we want to have him as a guest? Offered to speak at a general meeting. No current issues for Tim Ryan.
- g) Resident neighborhood gate inquiry request-Chuck –update from Tatelbaum on potential to gate community. Discussed with City Attorney for Fort Lauderdale and the roads are public and we cannot restrict access and cannot put up gates that restrict traffic. Snead mentioned other neighborhoods do have gates and that Sorenson did not agree we couldn't close or gate a street. Question remains whether we have the space to do so with federal highway. Currie will follow up with TAM to get another response.
- h) Affordable housing call Adam Schnell policy/map attached
- i) Master plan follow-up call notes below – Snead and Stresau to review and will discuss with Board next month.
- j) Projects South of River call notes below
- k) Need to store RVCA lights and signs and other items. Snead looking into storage unit.

7) Adjourn.

## Master plan follow-up, Currie call notes

February 2, 2021

Follow-up items Commission Requested regarding Downtown MP Zoom Meeting

Attending: Jim Hetzel, Ella Parker

Nov adopted amendments on 2<sup>nd</sup> reading and asked for followup on p&z conditions which had to do w/  
Min 400 sq foot in code now downtown

1. Look @: 1 parking per unit in rac cc→Staff put forth 1 space min req. for rac-cc which is now really exempt from parking. Also RAC-AS (west of perf. Arts center) Can still ask for reduction (Staff review)
  - a. Not 2 b/c 2014 transit oriented development focused on other modes
2. Transition zone measurement tarpon river requested- transition zones and character areas cover the measurement of transition zone area
3. Building tower separation- adopted min sep. 60ft. and buildings 30 ft. from property line. If closer than 30 ft or can't maintain 60ft then commission has to approve.
4. Wind study- building code rigid b/c of hurricanes, studies can be done on areas where could be uncomfortable for pedestrians, expert speakers, to get criteria/etc. wind analysis studies
  - a. Concern expressed by CMC that this is not necessary wind isn't limiting or deterring downtown use.

## Projects South of River, Currie call notes

2/10/2021 Downtown Projects - South of the River (Overview & then 3 specific projects)

- “zonar” quick overview FTL interactive zoning map to commission 3/16 live around then
  - 3d city wide
- Marina Lofts (Raintree Residences)
  - Right before downtown MP codified only portion of Marina loft sight (not east part)
  - Not meeting several intents
    - Architecture standard not high enough quality
    - Transportation
    - Tree protection vs. design comments on encroaching into tree & roots & elements under tree
    - Marina lofts “alive” still based on emergency orders
    - This project submitted recently state passed limitation on time frames associated w/ developments approx. 6 months for govt/applicant to be done. If no reply per state law can deem withdrawn and if city doesn’t reply applicant approved assumed.
- River Lofts on 5<sup>th</sup> submitted prior to codification
- County Courthouse
  - Amendment to site plan biggest thing is removal of breezeway and turn into office/parking doesn’t meet master plans, county is saying for safety needs several courthouses have these open spaces. Timing: this app MUST go to commission resubmittal planned for next week.
- Traffic South of River Benjamin Restrepo
  - 2017 project Southside City Center aka RiverPark South dev. (approved so cannot take trips off network) Had huge impact on SE 6<sup>th</sup>/Andrews and 6<sup>th</sup>/4<sup>th</sup> traffic study shows delays and factored in Marina Lofts #'s already approved
  - Asking for great mitigation but capacity restricts what can be done so aim to be innovative 1 mitigation of delay is 1 way pairs proposal being studied now w/ MPO
    - Andrews/3<sup>rd</sup> from sunrise down to SE 17street would be 1 way pairs. COVID has impacted traffic counts so now hope is to restart traffic counts done by mid 2022 then feasibility study and to public etc. hope proj. start 2024
      - Intersecting intersections and parallel corridors will be looked at
    - Exploring micro transit options (smaller bus shuttles)
    - Projects look at past, current, future conditions to calc. #'s
    - 6<sup>th</sup> street and andrews and 6<sup>th</sup> street and 4<sup>th</sup> are areas of significant concern and in research focus

## Gates in neighborhood, email discussion with Tatelbaum and City

-----Original Message-----

From: Karen Warfel <[KWarfel@fortlauderdale.gov](mailto:KWarfel@fortlauderdale.gov)>

Sent: Thursday, February 18, 2021 12:34 PM

To: [president@riovistaonline.com](mailto:president@riovistaonline.com)

Subject: RE: [-EXTERNAL-] A RVCA question

It would depend. There is not a straight number. As part of the study that would need to be done, they would look at how many vehicles enter the street now, look at the highest volume times and calculate delay based on the time it takes for the arm to raise and do math to figure that out. Then that would dictate how far back.

It would not be supported to close all streets into Rio Vista. The neighborhood is built on a grid like pattern and there are many accesses and adding just a few arms would then impact other streets. It is important to note that the gate arms cannot prevent any vehicles from using the street. Additionally through my research of other arms, I was told that the traffic study would need to be funded by the neighborhood as well as the continued maintenance of the arms and their mechanics and receive a revocable license from the city to place the equipment there that includes liability coverage in case someone is hurt by that arm.

Karen Warfel | Transportation Planning Program Manager City of Fort Lauderdale | Transportation & Mobility  
290 NE 3rd Ave., Fort Lauderdale, FL 33301  
P: 954-828-3798 | C: 954-732-6348  
[kwarfel@fortlauderdale.gov](mailto:kwarfel@fortlauderdale.gov)

-----Original Message-----

From: [president@riovistaonline.com](mailto:president@riovistaonline.com) <[president@riovistaonline.com](mailto:president@riovistaonline.com)>

Sent: Thursday, February 18, 2021 9:21 AM

To: Karen Warfel <[KWarfel@fortlauderdale.gov](mailto:KWarfel@fortlauderdale.gov)>

Subject: RE: [-EXTERNAL-] A RVCA question

Hi Karen,

We had a BOD meeting and this topic came up. I have a follow-up question for you if you can give me a ball park answer.

Do you have an estimate on how far from Federal Hwy would they have to be to be approved by FDOT? Are the distances different when there is a traffic light (7th and 9th)?

Thanks.

Christina Currie, Esq.  
President  
Rio Vista Civic Association

-----Original Message-----

From: Karen Warfel <[KWarfel@fortlauderdale.gov](mailto:KWarfel@fortlauderdale.gov)>

Sent: Wednesday, February 10, 2021 5:04 PM

To: Charles M. Tatelbaum <[cmt@TrippScott.com](mailto:cmt@TrippScott.com)>; '[president@riovistaonline.com](mailto:president@riovistaonline.com)' <[president@riovistaonline.com](mailto:president@riovistaonline.com)>

Subject: RE: [-EXTERNAL-] A RVCA question

So it is what I thought. The issue would be if you expect that the gate would stop anyone from entering. That is not

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allowed. They have to go up automatically when a vehicle approaches which is how all of the existing gate arms in the city operate.

Additionally if they are being installed near major roadways like US1, there would need to be a traffic study reviewed and approved by FDOT to ensure that cars do not back up onto US1 and proper care taken on installation location. The way the Revocable License Agreements were drafted for past projects is that the HOA is responsible for all maintenance costs and the City reserves the right to revoke the agreement and remove the arms if there is an issue.

They have generally been used in neighborhoods that have one or two entrances and are not connected to the greater street network. Do the advocates for this approach have certain streets in mind or is it every access?

Karen Warfel | Transportation Planning Program Manager City of Fort Lauderdale | Transportation & Mobility  
290 NE 3rd Ave., Fort Lauderdale, FL 33301  
P: 954-828-3798 | C: 954-732-6348  
[kwarfel@fortlauderdale.gov](mailto:kwarfel@fortlauderdale.gov)

-----Original Message-----

From: Charles M. Tatelbaum <cmt@TrippScott.com>

Sent: Tuesday, February 9, 2021 10:49 PM

To: Karen Warfel <[KWarfel@fortlauderdale.gov](mailto:KWarfel@fortlauderdale.gov)>; 'president@riovistaonline.com' <[president@riovistaonline.com](mailto:president@riovistaonline.com)>

Subject: RE: [-EXTERNAL-] A RVCA question

Karen:

Below is the response that I received.

Mr. Tatelbaum:

Without going into and boring you with a full legal dissertation, pursuant to state law, a municipality is not authorized to install or permit the installation of a security gate on a public road which limits access to the road. Any gate that would hinder, impede, stifle, retard, obstruct or restrain the free, convenient, and normal use of any public street by preconditioning such access with the opening of any gate-arms would violate state law. In other words, if a neighborhood installed a guardhouse, all vehicles would have to be provided access without question - there could be no delay in access or any exercise of any control over ingress and egress.

I hope the foregoing sufficiently responds to your question. If not, feel free to contact me.

Best regards,

Alain E. Boileau  
City Attorney  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301  
(954) 828-5038 | [aboileau@fortlauderdale.gov](mailto:aboileau@fortlauderdale.gov)

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this communication in error and then delete it. Thank you.

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-----Original Message-----

From: Karen Warfel [mailto:[KWarfel@fortlauderdale.gov](mailto:KWarfel@fortlauderdale.gov)]  
Sent: Tuesday, February 9, 2021 4:42 PM  
To: Charles M. Tatelbaum; '[president@riovistaonline.com](mailto:president@riovistaonline.com)'  
Subject: RE: [-EXTERNAL-] A RVCA question

Can you share which attorney provided you that information?

We have done these in the past that are just for the appearance. You can't make gates actually restrict vehicles coming in. In the previous instances, there is a need to do a traffic study to analyze the impacts on the surrounding streets and that vehicles going through the gates won't back up into main roads. Additionally the HOA would need to maintain the equipment.

Karen Warfel | Transportation Planning Program Manager City of Fort Lauderdale | Transportation & Mobility  
290 NE 3rd Ave., Fort Lauderdale, FL 33301  
P: 954-828-3798 | C: 954-732-6348  
[kwarfel@fortlauderdale.gov](mailto:kwarfel@fortlauderdale.gov)

-----Original Message-----

From: Charles M. Tatelbaum <[cmt@TrippScott.com](mailto:cmt@TrippScott.com)>  
Sent: Friday, February 5, 2021 7:41 AM  
To: Karen Warfel <[KWarfel@fortlauderdale.gov](mailto:KWarfel@fortlauderdale.gov)>; '[president@riovistaonline.com](mailto:president@riovistaonline.com)' <[president@riovistaonline.com](mailto:president@riovistaonline.com)>  
Subject: RE: [-EXTERNAL-] A RVCA question

Karen:

Thank you for the prompt response. Late yesterday, I received a communication from the Fort Lauderdale City Attorney advising me that under applicable laws and regulations, it is not legal for a community association to erect gates or restrict the flow of traffic to create a gated community.

As result, while I greatly appreciate your offer to look into it, I can save you the trouble, as it appears that it cannot be done.

Chuck Tatelbaum

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-----Original Message-----

From: Karen Warfel [mailto:[KWarfel@fortlauderdale.gov](mailto:KWarfel@fortlauderdale.gov)]  
Sent: Friday, February 5, 2021 7:22 AM  
To: Charles M. Tatelbaum; '[president@riovistaonline.com](mailto:president@riovistaonline.com)'  
Subject: RE: [-EXTERNAL-] A RVCA question

I will look into this and find information for you. I have not personally worked on one of these but I will find out what needs to be done.

Karen Warfel | Transportation Planning Program Manager City of Fort Lauderdale | Transportation & Mobility  
290 NE 3rd Ave., Fort Lauderdale, FL 33301  
P: 954-828-3798 | C: 954-732-6348  
[kwarfel@fortlauderdale.gov](mailto:kwarfel@fortlauderdale.gov)

-----Original Message-----

From: Charles M. Tatelbaum <[cmt@TrippScott.com](mailto:cmt@TrippScott.com)>  
Sent: Thursday, February 4, 2021 11:45 AM  
To: '[president@riovistaonline.com](mailto:president@riovistaonline.com)' <[president@riovistaonline.com](mailto:president@riovistaonline.com)>; Karen Warfel <[KWarfel@fortlauderdale.gov](mailto:KWarfel@fortlauderdale.gov)>  
Subject: RE: [-EXTERNAL-] A RVCA question

Thanks Christina.

Karen - that is quite the compliment coming from Christina. Any help that you can provide to me to point me in the right direction to answer the question will be appreciated.

Chuck

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-----Original Message-----

From: [president@riovistaonline.com](mailto:president@riovistaonline.com) [mailto:[president@riovistaonline.com](mailto:president@riovistaonline.com)]  
Sent: Thursday, February 4, 2021 11:43 AM  
To: 'Karen Warfel'  
Cc: Charles M. Tatelbaum  
Subject: FW: [-EXTERNAL-] A RVCA question

Karen,

I want to introduce you to Charles Tatelbaum. He is a Rio Vista resident and serves as counsel to RVCA. A question has come up he is working on and it occurred to me that you may know the answer to this.

There is a move by a small group of residents in Rio Vista to have the entrances to Rio Vista gated, what would it take to get this done?

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Thanks Karen!

Chuck,

Karen Warfel is the most knowledge person in the City on Transportation matters. Sorry I did not connect you sooner!

Christina Currie, Esq.  
President  
Rio Vista Civic Association

-----Original Message-----

From: Charles M. Tatelbaum <cmt@TrippScott.com>

Sent: Thursday, February 04, 2021 11:33 AM

To: 'Ben Sorensen' <[BSorensen@fortlauderdale.gov](mailto:BSorensen@fortlauderdale.gov)>; Currie Christina <[president@riovistaonline.com](mailto:president@riovistaonline.com)>; Alain Boileau <[ABoileau@fortlauderdale.gov](mailto:ABoileau@fortlauderdale.gov)>

Subject: RE: [-EXTERNAL-] A RVCA question

Thanks Ben.

Alain - any assistance that you can provide to us will be greatly appreciated.

Chuck Tatelbaum

Charles M. Tatelbaum

Director

phone 954-525-7500 | fax 954-761-8475 | direct 954-760-4902

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-----Original Message-----

From: Ben Sorensen [mailto:[BSorensen@fortlauderdale.gov](mailto:BSorensen@fortlauderdale.gov)]

Sent: Thursday, February 4, 2021 11:31 AM

To: Charles M. Tatelbaum; Currie Christina; Alain Boileau

Subject: Re: [-EXTERNAL-] A RVCA question

Hi Chuck,

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Sure thing. I am looping in Christina as she knows a bit about this as well as Alain our City Attorney.

Ben

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Ben Sorensen  
City Commissioner - District 4  
The City of Fort Lauderdale  
Cell: 954.218.3688  
Email: [bsorensen@fortlauderdale.gov](mailto:bsorensen@fortlauderdale.gov)<mailto:[bsorensen@fortlauderdale.gov](mailto:bsorensen@fortlauderdale.gov)>  
Website: [www.fortlauderdale.gov](http://www.fortlauderdale.gov)<<http://www.fortlauderdale.gov>>

On Feb 4, 2021, at 10:59 AM, Charles M. Tatelbaum <[cmt@trippscott.com](mailto:cmt@trippscott.com)> wrote:

Ben:

There is a move by a small group of residents in Rio Vista to have the entrances to Rio Vista gated.

My understanding is that this is not possible for City owned streets, but I am not sure.

Can you direct me to someone in the City Attorney's Office that can assist me in dealing with this issue?

Many thanks.

Chuck

<imaged8cc0e.JPG>

Charles M. Tatelbaum

Director

phone 954-525-7500 | fax 954-761-8475 | direct 954-760-4902

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