

District Supervisors

- John Hall,
Chairman
- Sandra
McCormick,
Vice-Chairman
- Fred Bourdin,
Supervisor
- Daniel Dean,
Supervisor
- Tony
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Supervisor

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New Community Strategies
4801-232 South University
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Residents Encouraged To Attend This City Commission Meeting

A 133-unit town-home development has been proposed next to Coral Bay at the intersection of SR-7 and NW 31st Street.

The property is currently zoned for B-2 Business. Before the proposed residential development can be constructed, the City of Margate must approve a land use amendment for the property. If the land use amendment is approved, the project will almost certainly be built.

We are concerned that the residential development will create substantially more traffic congestion around Coral Bay, especially at rush hour at the SR-7 intersection. The City of Margate was to have considered the issue at its March 1st meeting, but the developer asked that it be rescheduled for the March 15th City Commission meeting.

The combined impact of this project and proposed retail development adjacent to North Bay Drive will have a potentially serious and negative impact on traffic flow around Coral Bay. Everyone is strongly encouraged to attend the March 15th City Commission meeting, located at City Hall, 5790 Margate Boulevard, to voice their concerns.

Developments Planned Around Coral Bay

In the last couple of months, two new developments have been proposed next to Coral Bay that will impact the community. The first proposed development is a new retail center anchored by Best Buy and other tenants that create more traffic and potential problems for our Community. The proposed development is located on the vacant parcels across from North Bay Drive and will extend to Sample Road. FDOT will not allow access from Sample Road, so virtually all the traffic will be routed to NW 62 Avenue/NW 31st Avenue. The property currently is zoned for this use, so a public hearing on zoning and land use will not be held.

The second development is the residential development that does need a land use and zoning change for it to go forward. Details on that development appear above. Members of the Board and residents from the community are participating in these public meetings and we hope other Coral Bay residents get involved when its time for the City to approve or disapprove of these changes.

Hurricane Wilma Clean-up

A Status Report On The Ongoing Repairs and Finances

The District continues its repair and cleanup efforts following Hurricane Wilma. Since the last newsletter:

- We have repaired the fence at the Tennis Courts and installed new windscreens.
- Stump grinding has been completed for the 300 trees the District lost.
- Fencing around the pool areas is under repair. A larger fence is being installed at the Peninsula Park entrance.
- Irrigation systems have been mostly repaired and the remaining work continues.
- Issues between our insurer and FEMA on lighting replacement have been resolved and fixture replacement styles are being chosen. Entryway and landscape accent lighting should be repaired during the month of March and early April. The pole lighting at the entryways to North and South Bay Drive will be brought up to the new hurricane code.
- Mulching of landscape beds, traffic circles and the playground area that was delayed because of storm damage has been completed.
- Peninsula Park will be closed for the next few months while the building and lighthouse are renovated and the lake erosion is repaired. After Wilma, the pool also developed a substantial leak and the pool will be repaired at the same time. New pool furniture will also be installed.

We continue to work with FEMA on the replacement of wooden fencing that was destroyed or damaged by the storm. FEMA will not likely pay for a good portion of the fencing that wasn't significantly damaged. A replacement fence style has not yet been chosen because of the unknown reimbursement issue from FEMA. We will be removing the fencing after both parties have agreed to the disputed sections. If we remove the fence prematurely, we may not be able to prove the damage was caused by the hurricane. This fencing is one of our top priorities.

FEMA has tentatively approved an amount for street sign replacement. At an upcoming Board meeting, signing styles will be discussed. We would like to standardize street signs throughout the District into one style.

FEMA will not be participating in any lakeshore erosion repairs that occur on private property. Although they initially contemplated participating in those repairs because of the District's maintenance easement, they felt it was mostly an improvement to private property.

We met with a FEMA inspector to review the damage to the District's stormwater discharge system, particularly the headwalls supporting the stormwater drains. These structures received significant damage from erosion and we expect to have their estimates of reimbursement in early March.

FEMA has also indicated to all units of local government that they will not likely pay for stump grinding of fallen trees. The District will have spent about \$60,000 for stump removals and we expect to appeal this decision, particularly for trees in road rights-of-way and parks as we feel these were public safety concerns.

We are estimating that the District's cost for repairs from Wilma will be between \$150,000 and \$200,000. While this is a lot of money, it's still a fraction of the cost of cleanup and repairs that have been undertaken.

Report Suspicious Activities Directly to the Police

The District routinely receives calls from residents reporting suspicious activity on District property days or even weeks after the fact; long after effective action can be taken. The District does not want to discourage anyone from making these reports. They do help us keep abreast of the state of the community. However, our community needs anyone making such a report to take an additional step: **CALL THE POLICE WHEN YOU SEE SOMETHING SUSPICIOUS.**

Calls to the Margate Police Department's non-emergency number (954-972-7111) are anonymous. While the calls are recorded, there is no caller ID on that line, so unless you identify yourself or provide other contact information, you remain anonymous. Of course, if you witness criminal activity or need immediate assistance, call 9-1-1.

Concrete Fence Nears Completion Contact Us For Outstanding Items On Your Lot

The District's concrete fence replacement is nearing completion and we want to make sure that each affected property has been repaired and is in good condition after the construction. Painting has begun on the South Bay Drive side of the community. After your fence has been painted, please inspect your property to see if anything needs to be repaired by the contractor.

If you still have a wooden fence in your side yard, it should have been reconnected. If you had a wooden fence but lost it during Hurricane Wilma, an attachment point for your future fence should be mounted on the wall. Holes should be filled, temporary fencing should be removed, the area should be cleaned-up, and the yard near the fence re-sodded, if necessary. If you think you've been overlooked, and if painting has been completed on your fence, please email us at ncschrisw@bellsouth.net or call us at 954.689.4804. We prefer email as it allows us to quickly compile your requests. If your fence hasn't been painted yet, then please wait a week or so after it is painted to allow time for the contractor to complete his work.

New Community Strategies
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We're on the Web!

See us at:

www.coralbaycdd.com

- Coral Bay Map
 - Village Information,
Including Association
Documents
 - Current and Prior
Newsletters
 - Forms: Clubhouse
Rental, Permits, Pool
Key Request
 - Prototype Plans for
erosion control
 - Guardhouse Security
form
-

Village Homeowners' Associations

- The Cape** Meets the fourth Thursday of each month at 7:30PM. Contact Consolidated Community Management (954) 718-9903
- Fay's Cove** meets quarterly. Contact Leigh Hoffman of Alliance Property Systems (954) 572-5900 x3.
- Indian Key** meets the last Tuesday of every month at 7:00PM. Contact C. Eric Whittle of Integrity Property Management (954) 346-0677 x111.
- Islamorada** meets on the 2nd Monday of the month at 7:30PM. Contact Dennis Holste at New Community Strategies (954) 689-4804.
- Las Brisas** meets as announced. Contact Leigh Hoffman of Alliance Property Systems (954) 572-5900 x3.
- Las Brisas Del Mar** meets the third Tuesday of each month with times to be announced. Contact Leigh Hoffman of Alliance Property Systems (954) 572-5900 x3.
- Mallory Harbor** meets the third Thursday of each month at 7:00PM. Contact Glen Stout of Sundance Property Management (954) 255-6888 x 222.
- Port Antigua** meets the 2nd Wednesday of each month at 7:00PM. Contact Leigh Hoffman of Alliance Property Systems (954) 572-5900 x3.

Entryways Added To Concrete Fence Work

The Board of Supervisors has approved a change order to the concrete fence contract. This new work will extend the concrete fence into:

- The Las Brisas entryway at Sea Grape Circle.
- The Port Antigua entryway at El Capitan will also now be a concrete fence.

Both new entryway features will have a half-moon crown accent to match the other existing entryways in Coral Bay. We will affix lettering designating the Village's name on each entryway. Both of these entryways previously had wooden shadowbox fencing that was destroyed during Hurricane Wilma.

Now that painting on the concrete wall has begun, the District will soon begin entryway repainting. The painting will match the existing concrete fence color. Lighting fixtures will be upgraded and much of the landscaping will be improved. At the point where the new concrete fence meets each entryway, the gaps will be filled in with block and stucco added to match the finish on the entryway.

By the time all of this is complete in late spring, we will likely begin replacing our winter flowers with our summer selection. We think after this is all completed, the community will return to an appearance that it hasn't enjoyed in years. We'll all be glad when this work is all done