

AUG 20, 2013

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PROVIDED BY  
RALPH ENDERBY

**Open Letter to Mr. Asi Cymbal  
regarding the density of Marina Lofts**

December 17, 2012

Dear Mr. Cymbal,

As you probably know I have followed your Marina Lofts project with some interest and have commented on it at a number of forums - the latest being the City Commission meeting of December 4<sup>th</sup> and the County Commission meeting of December 11<sup>th</sup>. You can see the City Commission video and other posting on the website I created: [www.Esplanaders.webs.com](http://www.Esplanaders.webs.com). You may also remember me from the few minutes we spoke at the Pirate Republic Bar about the transmission line running thru your property and the problems it causes.

BUT the reason I am writing you is to tell you...

**THAT YOUR PROJECT IS TOO DENSE... TOO MANY UNITS...**  
**It should be more like 400 units not 1000!**

Why just 400 units and not the 1000+ you are designing for now?

Because 400 is in line with the other 6 condos on the River and is what the property can reasonable support.

I know you have argued: "I have 6 acres and that's only 179 units per acre - not that much higher than the other buildings on the River".

Sorry, but you don't have 6 acres. You only have a little over 3 acres after you subtract lands you can't build on. Almost 1 acre needs to go to the Riverwalk - the 60 foot linear park along the River. Another 1.4 acres is occupied by the boat storage area (and the wasted strip of land between it and the eastern property line). And some land needs to be devoted to the future Rain Tree Park. Either the 90 by 90 foot lot you desire or my and the Riverwalk Master Plan's proposal of 1/2 acre. (I won't get into the transmission line and the easement it requires or the structures needed to bring it underground and back up again.) That means only 3 acres or so can actually be built on. And 3 acres for 1000 units is more than twice the density on ANY project along the River. Yes, I know you have also said: "look at the New River Yacht Club project going up by Andrews Blvd. It will be 256 units on only 1.1 acres. That is more like my density." Sorry again, but the land the Related Group owns at that location is actually 2.68 acres (see attached County records of their plots). It is true the actual footprint that the 256 unit building sits on is 1.1 acres but some of the surrounding land probably will end up as green space and will reduce their density considerably - and yes I know about the commercial building they propose across from Publix. Because of the uncertainty of this project, I feel it best to reference the existing 6 projects and their known densities. They have an average density of 121 units/acre (see attached - "Analysis of Downtown units") and this would indicate 400 units, or so, for your Marina Lofts project would be the "right" number.

Four hundred units would mean you wouldn't have to ask for a parking space variance. That you wouldn't have to go to unassigned and tandem, valet, style parking.

Four hundred units would mean not 2 to 3 thousand renters but less than a thousand. The traffic would be greatly alleviated and the associated problems. The Rain Tree could stay where it is and Rain Tree Park could serve as a great little pocket park for the project and provide the much needed green space. At 1000 units there is little green space and way too many people to share it with. (Note the picture is from the New River Master Plan and shows a proposed "Rain Tree" pocket park.)



Four hundred units means that the buildings could still be designed to provide unblocked river view slight lines from the Esplanade and possibly allow the transmission lines to stay where they are and not necessitate their costly burying or relocating. (See my enclosed amateur attempt to show how a 175 unit building could sit between a half acre Rain Tree Park and the Riverwalk and still not block the view from the Esplanade – the other 225 units and the parking garages fitting easily on the other 2 lots.)

Four hundred units would mean that the construction wouldn't take 6 to 8 years and the neighborhood would get back to normal that much sooner. In addition the "venturi" wind amplification effect and the sun shadowing issues would be greater relieved with the smaller size buildings.

Finally, you have argued that you can't make money at a project of only 400 units. Well the other 6 developers apparently did with their projects and you also have the additional income from the boat storage area.

So in conclusion, I feel the City messed up when they allowed 1000+ units. Maybe they forgot to subtract off the non-buildable sections of the 6 acres, or maybe they just were over excited to see someone wanted to develop the property. I too want to see the property developed and the Riverwalk continued, but not with 1000+ units and its problems.

Please therefore, Mr. Cymbal, consider just 400 units.

Sincerely,  
Ralph Enderby  
Esplanade owner and neighbor



## Property Map for Related Group on the Southside of the New River by Andrews Blvd.

Shows a total of 2.68 acres with the New River Yacht Club being built on the top 3 lots.



## A 175 Unit Proposal

Diagram showing how a 175 unit building could be built on the west most lot of the Marina Lofts project. Shows that such a building would fit between a ½ acre "Rain Tree" pocket park and the 60 foot wide Riverwalk linear park. Note that the proposed building would preserve the river view from the Esplanade Condo to the west.

It is suggested the total units for the project be restricted to 400 units with the other 225 units on the other 2 lots to the east.





## Statistics of Downtown Riverfront Condominiums

	# units	Height	year	sq. foot range		Area (acres)	units/acre	Address
Esplanade	139	16	2005	892	1546	1.2	116	401 SE 4th Ave., 33315
Las Olas Grand	211	39	2005	1630	6300	1.91	110	411 N New River Drive, 33301
Las Olas Riverhouse	287	42	2005	1200	5000	2.78	103	333 Las Olas Way, 33301
Watergarden	315	32	2004	820	2100	2.24	141	347 East North New River Drive, 33301
Symphony	315	22/22	2005	790	2278	2.4	131	600 W Las Olas Blvd., 33312
Nu River Landing	410	25	2006	634	1792	3.32	123	511 SE 5th Ave., 33301
Total	1677					Average	121	

### Marina Lofts (original purchase of 6 acres)

if build on all 6 acres and assume 1074 units	1074	36/25	?	400*	1420*	6	179
if build on all 6 acres and assume 121 units/acre	725					6	121
if donate .8 acres for Riverwalk (55' wide)	628					5.2	121
less boat storage area of 1.4 acres (142'x415')	459					3.8	121
if .5 acre is donated for "Rain Tree Park"	399					3.3	121

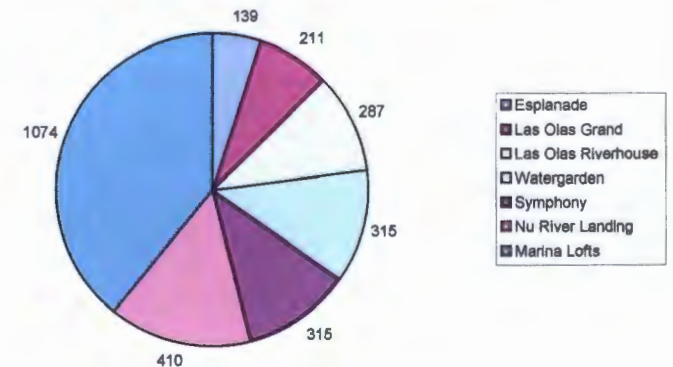
### Notes:

The units/acre of 179 would be 50% higher than the above average of 121  
 The # units is 725 if the above average units/acre of 121 is assumed  
 The # units drops to 628 when land for the Riverwalk is excluded  
 The # units drops to 459 when additional land for the boat storage area is excluded  
 The # units drops to 399 when additional land for the park area is excluded

\* from DRC documents submitted to the City



Number of units in Riverfront Condominiums







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Symphony	315	22/22	2005	790	2278	2.4	131
Nu River Landing	410	25	2006	634	1792	3.32	123
Total	1677					Average	121
<b>Marina Lofts (original purchase of 6 acres)</b>							
if build on all 6 acres and assume 997 units	997	33/28	?	400*	1420*	6	166
if build on all 6 acres and assume 121 units/acre	725					6	121
if donate .8 acres for Riverwalk (55' wide)	628					5.2	121
less boat storage area of 1.4 acres (142'x415')	459					3.8	121
if .5 acre is donated for "Rain Tree Park"	399					3.3	121