

August 19, 2013

AUG 20, 2013

R-4

TO: Commissioners Bruce Roberts, Bobby DuBose, Dean Trantalis, Romney Rogers  
Jack Seiler - Mayor of the City of Fort Lauderdale  
Lee Feldman - City Manager  
Gregg Brewton - Director of Sustainable Development  
Ella Parker - City Planning  
Randall Robinson - City Planner

PROVIDED BY  
JANET SCRAFER

### Issues of Concern Regarding Marina Lofts (Case 51R12)

This position paper is presented on behalf of 53 owners of the Esplanade on the New River Condominium and a few neighbors by the Esplanade Development Review Team.

**First of all we want to state that we are all for appropriate development on the south side of the New River.** However, we believe that "activation of the River Walk" and a much better use of "air and light" can be achieved with a project that follows the Downtown New River Master Plan guidelines more closely and contains much less density than the Marina Lofts project as currently proposed.

While we acknowledge that the developer has offered to make a few changes from his original proposal, we **DO NOT** agree that the changes made **mitigate our concerns in any significant way**. This project seriously **over develops the site** with 966 units, while at the same time asking for a **641 parking space reduction**. No matter how many times the developer sites good "intent" in his narrative, the following facts remain:

- **Design not in compliance with the Design Guidelines for the New River Master Plan**
  - Unacceptably large in scale – the three, 28-33 story WALL of buildings along the river as proposed, dwarf the buildings in the surrounding area. **This project is in a TRANSITION ZONE**. Maximum tower height should be 24 stories on the east, going down to 18 -20 stories on the west. (transitioning from the 26 story New River Landing to the 16 story Esplanade on the New River)
  - Design does not fit the character of the proximate neighborhoods or the city center and is more suited for a commercial or institutional building.
  - The design should follow the guidelines calling for a 4 story Max shoulder height at street level with a 30 ft Min step-back along the towers and garages.
  - Design guidelines encourage the narrow edge to be parallel to the river. Marina Lofts design is just the opposite and creates the 28 story "wall" along the river, which will shadow the historic district and the River Walk area on both sides of the river.
  - Design guidelines say that multiple towers should vary height and be separated by 60', with the smaller tower closer to the river and taller ones further back. The western & central buildings are both 28 stories and are separated by 30 feet. At 7,8, and 10 stories, the garages should also be considered towers.
  - **7,8 & 10 story garages fill entire blocks behind the large wall of residential units** – a much better design would free up more green space on the ground level, creating a better quality of life for those in the development and the neighborhood. Garages should be incorporated UNDER the towers or at minimum, should have townhouses fronting the streets to provide a more human scale at street level.
- **Design lacks aesthetics and finish**  
Raw Concrete finishes   Wire mesh balcony railings   No special detailing on first two floors
- **Density would overwhelm the area's surface streets**
  - This project alone equals 56% of all the units already built in the downtown river front area (6 buildings/1711 units). Reducing the # of units approved by a considerable amount would solve many of the issues caused from the proposed overdevelopment of the site and allow for adequate parking and a better street level experience and safety.
  - **Traffic/road capacity** - Existing roads cannot handle the traffic associated with the density of this project. Keep in mind that this area has limitations due to its location between 2 drawbridges, the FEC rail (with increased traffic planned for the near future), the river and 6<sup>th</sup> or 7<sup>th</sup> Streets, which have very limited right of way availability. Resulting traffic from ML alone will significantly affect the quality of life and "livability" of the area, and be dangerous for pedestrians and bicyclists.

- Future development plans for the **entire area** between the New River, Andrews Ave, SW 4<sup>th</sup> Ave & 7<sup>th</sup> St (and further south) **should be considered** regarding traffic needs and mitigation, not just the Marina Lofts project. The density allowed for Marina Lofts needs to be considered as part of the total viable density for this area and the restrictions on traffic flow.
- **Requires a Large Parking Variance** – The project includes 3 massive parking garages of 7, 8 & 10 stories, which are full blocks long. Even so, they are asking for a **PARKING REDUCTION OF 641 SPACES FROM CODE**. The garage that is 10 stories tall includes 472 spaces, **386 of which are tandem parking spaces requiring Valet Parking**. This is a ridiculous idea. It could take hours to get your car from a garage that size with tandem parking. There are no parking options available in the area. Our position is that each phase must have adequate parking provided AND should stand on its own as a completed project.
- **Inadequate space allocated for loading/unloading**
  - The project narrative states that all loading and deliveries are to be entirely internalized. However, there does not appear to be enough space in the garages to accommodate large moving vans and semi trucks. The newly revised plan has all trucks serving the central and west building exiting on 4<sup>th</sup> Ave, in an area that currently serves the Esplanade's portico, loading zone, garage entrance and pedestrian area. Even if the turning radius is adequate (which is doubtful) this will cause a dangerous traffic issue for both pedestrians and vehicles on 4<sup>th</sup> Ave.  
ALL TRAFFIC FOR THE west & central GARAGES SHOULD BE REQUIRED TO ENTER & EXIT VIA SW 4<sup>TH</sup> CT.
  - Accommodation for loading and unloading boats, trailer storage area – do not see on plans. Loading/unloading of boats is currently done in the street on 3<sup>rd</sup> Avenue.
  - **We ask for careful review of the operational viability of the loading areas for each building. If adequate space is not available and delivery trucks end up unloading on the street, this will further aggravate the traffic and pedestrian safety issues.**
- **Phasing of the project over 7-8 years**
  - Construction of the Riverwalk should be part of the first phase of the development. Completion of the Riverwalk should not be delayed until the end of the entire project. (New River Yacht Club is being constructed without disturbing the intact River Walk Promenade in front of it)
  - Extreme length of time to disrupt the area.
  - Plans call for Phase 1 to be half of the cracked tower to be built, resulting in an unfinished look.
  - **Issue of whether the western & central buildings are one or two buildings and the proposed phased construction schedule.** If Phase 1 (western building) is a separate building, then the 60' between towers should apply. If the western and central building is one building, then they should be built together. If Phase 2 is not built, Phase one is not 60' from the property line as required.
  - Each phase must be a standalone project, in case the other Phases are never completed.
- **Concern for the health of the legally protected rain tree.** We prefer a development that would be compatible with leaving the tree in place. If the tree must be moved to preserve it, we urge it be located in a larger space, as the space provided for the tree in the plans is not adequate for it to thrive. We much prefer the City Arborists recommendation on moving the tree over the ones submitted by the City Manager. (ie not trimming the crown without oversight by the City Arborist prior to moving)
- **Final plan for the FPL high power lines not defined.** We are not comfortable with this being left to the permitting stage, thus removing our input from the process.

In closing, a careful examination of the detail in the plan leads us to believe that this project, if built as proposed, will be a development that is MUCH LESS than the renderings and narrative suggest. The lack of attention to detail is likely to result in **many issues that cannot be resolved after it is built**. This project is **too large and too dense** for this particular parcel of land and the surrounding infrastructure. The size of the project should be scaled down to allow for better integration into the surrounding neighborhood.

This piece of land is the last and only defining, keystone property left to be developed on the south side of the New River. **We have but ONE CHANCE to do it right.** The "right" development should bring vitality to this area, **but it must adhere to the design guidelines of the Downtown/New River Master Plan and complement the area.** These guidelines were painstakingly developed with input and consensus of the businesses and residents of the surrounding communities and the city staff and officials. If the city is not going to apply them on this last project, then **what was the point** of spending

the considerable time and money developing them? The Marina Lofts project as proposed, does not remotely comply with these guidelines, not even in "intent" as the developer claims. It is too large in scale, poorly designed for this site and will detract from the neighborhood feel of the area.

**VERY CAREFUL EXAMINATION AND CONSIDERATION MUST BE MADE PRIOR TO MAKING A DECISION TO APPROVE THIS PROJECT.**

We are asking that you **DO NOT approve** the Marina Lofts project as presented. We hope you will postpone a vote on approving this project until you can carefully review all the testimony and evidence presented and that you then ask the developer to redesign this development to make the necessary changes for this project **to comply with the New River Master Plan Design Guidelines**. We are also asking that you request a considerable reduction in scale and the # of units so it will be possible for the project to enhance the neighborhood, not overwhelm and weaken it. You can achieve your goal of urban density without going to the extremes this developer is requesting.

Sincerely,

The Esplanade Development Review Team

Janet Scraper, Bob Granatelli, Liz Naranjo, Carol Smith & Brian Brooksbank



**A few pictures to illustrate current loading/unloading, parking, traffic & drainage issues in area of Marina Lofts.  
Pictures from Winter 2012/2013**



Deliveries to Pirate Bar on SW 3<sup>rd</sup> Ave. Trucks must back into space; this blocks traffic during maneuvering



Water Taxi parking – over 20 cars & a box truck



Boat loading/unloading on SW 3<sup>rd</sup> Ave



Continued next page....



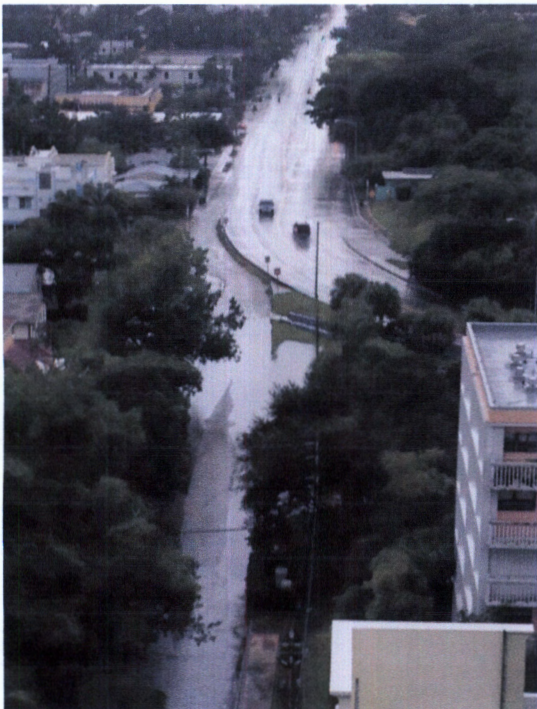
Traffic backed past SW 6<sup>th</sup> St/Andrews when bridge up



Esplanade Condo was approved without an area for moving trucks and this is the result. Trucks have to back into this position on SW 4<sup>th</sup> Ave. because they cannot go around the front of the building due to lack of sufficient turning radius on street. This blocks traffic.



Drainage problems on SW 4<sup>th</sup> Ave.



Huge areas of flooding along SW 4<sup>th</sup> Ave, 8" deep after moderate rainfall, also in front of and into Esplanade garage entrance and on SW 4<sup>th</sup> Ave south of bridge

Continued...



Street parking on 5 27 13 for Pirate Bar



SW 3<sup>rd</sup> Ave facing N from SW 5<sup>th</sup> St



SW 4<sup>th</sup> Ct facing W between SW 3<sup>rd</sup> & 4<sup>th</sup> Ave



## Janet Scraper

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**From:** Olson, Brian [BrianOlson@clearchannel.com]  
**Sent:** Friday, May 10, 2013 12:38 PM  
**To:** esplanade401@gmail.com  
**Cc:** Brian; kp2ko@comcast.net  
**Subject:** Esplanade Unit #1403 - No Vote on Marina Lofts as presented

Good Afternoon-

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Sincerely,

Brian and Kristine Olson

401 SW 4<sup>th</sup> Ave #1403, Ft Lauderdale, FL 33315

Esplanade on the New River

**Brian Olson** | SVPO - West Region | Clear Channel Media + Entertainment  
☎ 954-862-3162 | C: 954.734.0463  
7601 Riviera Blvd | Miramar | Florida | 33023



**Clear Channel Media and Entertainment, with its 243 million monthly U.S. listeners, is the leading media company in America with a greater reach than any radio, digital or television outlet.**

## Janet Scraper

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**From:** Tammie Gagner [teg194@aol.com]  
**Sent:** Friday, May 10, 2013 12:41 PM  
**To:** esplanade401@gmail.com  
**Subject:** marina lofts

"I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Tammie Gagner + Larry Meade

401 SW 4th Ave

#1704

Fort Lauderdale, FL 33315



## Janet Scrapper

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**From:** Frank Duch [frank.duch@beechwoodnc.com]  
**Sent:** Friday, May 10, 2013 9:18 AM  
**To:** esplanade401@gmail.com  
**Subject:** MARINA LOFTS--- May 10, 2013

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Walter Frank Duch Jr.

401 SW 4<sup>th</sup> Avenue, Unit 1407  
Fort Lauderdale, FL 33315



Esplanade Condo< esplanade401@gmail.com>

**(no subject)**

1 message

**DEBORAH KREIN**< nextripdgk@msn.com>

Fri, May 10, 2013 at 12:10 AM

To: "esplanade401@gmail.com" <esplanade401@gmail.com>

Re: Marina Loft development project

As a resident of Esplanade on the New River and as a recently resigned Administrative Coordinator of a local city working on the Planning & Zoning Board, I have a complete understanding of the development project of Marina Loft.

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you PLEASE vote NO on the Marina Lofts development as presented.

Deborah G. Krein  
401 SW 4th Avenue  
1203  
Fort Lauderdale, Florida 33315

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## Janet Scrapper

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**From:** Scrapper, Steve [steve.scrapper@mtnsat.com]  
**Sent:** Friday, May 10, 2013 10:50 AM  
**To:** esplanade401@gmail.com  
**Subject:** Marina Loft

Dear P&Z

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

In addition a few more comments:

- Phase 1 and Phase 2 are in reality one building and should not be approved as submitted.
  - They are less than the required 60 feet apart
  - They are connected on the top two floors
  - Phase 1 would look incomplete without Phase 2
- The RainTree is currently on a space that covers at least 1.5 acres
  - If moved, the tree should be located to a lot that is at least the same size - 1.5 acres
    - Marina Loft plans for a ½ acre lot for the RainTree
    - Do not approve the RainTree move unless the developer allocates at least 1.5 acres for the tree
  - Trimming of RainTree prior to move
    - Tree is 127 in diameter. In the drawings it looks like the tree has been trimmed back to the lot size of approximately 80 feet – a 30% reduction
    - No not approve the RainTree move if this severe trimming is part of the planned move
- Phase 3 is to be built over a hazardous work place with storage of boats, gasoline, oil and other volatile chemicals
  - Is there safety and zoning issues that need further study and review prior to approval of the Phase 3 building

Steve Scrapper

401 SW 4<sup>th</sup> Ave., #505

Ft Lauderdale, FL 33315

1.954.682.2043 mobile



Esplanade Condo <esplanade401@gmail.com>

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**Re: Marina Lofts**

1 message

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**Liz Naranjo** <liznar@comcast.net>

Thu, May 9, 2013 at 6:18 PM

To: Esplanade Condo <esplanade401@gmail.com>

I fully support and agree with the issues presented in the Position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you **VOTE NO on the Marina Lofts Development as presented.**

Liz Naranjo

401 SW 4<sup>th</sup> Ave # 807

Ft Lauderdale, FL 33315

954 445 9599





Esplanade Condo< esplanade401@gmail.com>

(no subject)

1 message

TomBlueTop@aol.com< TomBlueTop@aol.com>

Thu, May 9, 2013 at 6:02 PM

To: Esplanade401@gmail.com

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Tom Carhart  
401 SW 4th Ave  
Unit #608  
Fort Lauderdale, FL 33315



Esplanade Condo< esplanade401@gmail.com>

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**Planning and Zoning Meeting May 14th, 2013**

1 message

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**Peter Brock**< pdb373@sbcglobal.net>

Thu, May 9, 2013 at 4:29 PM

To: Esplanade401@gmail.com

Dear Team

We fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

We ask that you Vote NO on the Marina Lofts development as presented.

Thank you.

Peter & Jeanette Brock

401, SW 4th Avenue #607

Fort Lauderdale

Florida 33315



Esplanade Condo< esplanade401@gmail.com>

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**Marina Lofts**

1 message

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**torchfly** < torchfly@bellsouth.net>  
To: esplanade401@gmail.com

Thu, May 9, 2013 at 11:09 AM

Dear Sir/Madam:

I fully support and am in agreement with, the issues at hand, in the position letter of the Esplanade Development Review Team, regarding the above mentioned project. I would ask that you please vote NO on the Marina Lofts development, as it it presented thus far.

Thank you for your consideration in this matter.

Yours,  
Debra L. Seritello  
401 SW 4 Avenue #504  
Ft Lauderdale, FL 33315



Esplanade Condo< esplanade401@gmail.com>

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**CONSTRUCTION OF MARINA LOFTS**

1 message

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**JED BAROVICK**< jedi954@yahoo.com>

Thu, May 9, 2013 at 9:03 AM

To: esplanade401@gmail.com

I FULLY SUPPORT AND AGREE WITH THE ISSUES PRESENTED IN THE POSITION LETTER OF THE  
ESPLANADE DEVELOPMENT REVIEW TEAM REGARDING THE MARINA LOFTS PROJECT.

ESPLANADE OWNER      JED BAROVICK  
401 SW 4TH AVE APT 309  
FT LAUDERDALE FL 33315  
954-257-4600



Esplanade Condo< esplanade401@gmail.com>

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**Marina Lofts Project**

1 message

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**José F. Sárraga**< josarlaw@icepr.com>

Thu, May 9, 2013 at 8:56 AM

To: Esplanade401@gmail.com

May 09, 2013

TO WHOM IT MAY CONCERN

"My wife and I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding the Marina Lofts project.

My wife and I ask that you Vote NO on our behalf on the Marina Lofts development as presented.

Thank you for your prompt attention to this matter.

*José F. and Ana Sárraga*

Jose F. Sarraga & Ana M. Sarraga, Owners

Apt 1007 "The Esplanade By The New River Condo"

401 S.W. 4<sup>th</sup> Avenue

FT. Lauderdale, FL 33315

Mobile tel: (787) 501-5757

Email: josarlaw@icepr.com

Email: josarlaw@gmail.com





Esplanade Condo< esplanade401@gmail.com>

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**Vote NO on the Marina Lofts**

1 message

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**Jerald Gebo**< jerald\_gebo@msn.com>

Thu, May 9, 2013 at 7:54 AM

To: "esplanade401@gmail.com" <esplanade401@gmail.com>

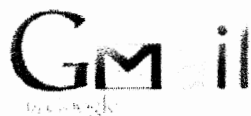
I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Jerald M Gebo

401 SW 4th Ave. #603

Ft Lauderdale, FL 33315



Esplanade Condo <esplanade401@gmail.com>

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**Marina Loft Development**

1 message

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**Gail Squires** <gailforce10@gmail.com>

Wed, May 8, 2013 at 6:26 PM

To: Esplanade Condo <esplanade401@gmail.com>

"I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Gail and Jonathan Squires

Apartment 507, 401 SW 4th Avenue, Fort Lauderdale, FL 33315.



Esplanade Condo <esplanade401@gmail.com>

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**Fw: Marina Lofts-ACTION REQUIRED**

1 message

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**RC Cartwright** <rccartwright@comcast.net>  
To: Esplanade Condo <esplanade401@gmail.com>

Wed, May 8, 2013 at 4:25 PM

**From:** RC Cartwright  
**Sent:** Wednesday, May 08, 2013 12:34 PM  
**To:** esplanade@gmail.com  
**Subject:** Marina Lofts-ACTION REQUIRED

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you vote NO on the Marina Lofts development as presented.

R.C. and Georgina Cartwright  
401 SW 4th Avenue  
Suite 408  
Fort Lauderdale, Florida 33315



Esplanade Condo< esplanade401@gmail.com>

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**Marina Lofts**

1 message

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**Jennifer Gitto**< JGitto@brooklyn.cuny.edu>

Wed, May 8, 2013 at 3:58 PM

To: Esplanade401@gmail.com

Dear Esplanade Design Review Team,

We fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

We ask that you Vote NO on the Marina Lofts development as presented.

Jennifer and Sal Gitto

401 SW 4<sup>th</sup> Avenue, Unit #1404

Ft Lauderdale, Fl 33315



Esplanade Condo< esplanade401@gmail.com>

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**Marina Lofts project**

1 message

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**Carole Chancy**< lolacarole@gmail.com>

Wed, May 8, 2013 at 3:48 PM

To: "esplanade401@gmail.com" <esplanade401@gmail.com>

We fully support and agree with the issues presented in the position of the Esplanade Development Review Team regarding Marina Lofts.

We ask that you vote NO on the Marina Lofts Development as presented.

Carole Chancy and Marie-Alice Fombrun  
Owners Unit 706  
Esplanade Condominium  
401 SW 4th Avenue  
Fort Lauderdale, FL

Sent from my iPad





Esplanade Condo< esplanade401@gmail.com>

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**Fw: Martin Belton # 1005**

1 message

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**Martin Belton**< mbelton@labocam.com>

Wed, May 8, 2013 at 3:45 PM

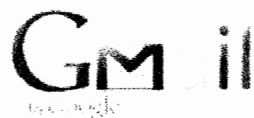
To: esplanade401@gmail.com

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Martin Tomas Belton

401 SW 4TH AV #1005



Esplanade Condo< esplanade401@gmail.com>

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**Martin Belton # 1003**

1 message

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**Martin Belton**< mbelton@labocam.com>

Wed, May 8, 2013 at 3:44 PM

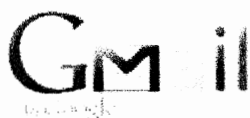
To: esplanade401@gmail.com

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Martin Tomas Belton

401 SW 4TH AV #1003



Esplanade Condo< esplanade401@gmail.com>

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**Fwd: Marina lofts**

1 message

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Julio Guzman< jrguz1@aol.com>

Wed, May 8, 2013 at 2:59 PM

To: esplanade401@gmail.com

Done!

Julio Guzman  
Insight Communications  
jrguz1@aol.com

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

From: Julio Guzman <jrguz1@aol.com>

To: esplanade <esplanade@gmail.com>

Sent: Wed, May 8, 2013 2:32 pm

Subject: Marina lofts

**"I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.**

**I ask that you Vote NO on the Marina Lofts development as presented.**

Julio Guzman & Dulcilia Guzman

P. O. Box 9023907

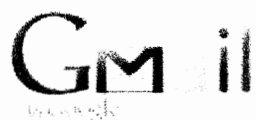
San Juan, Puerto Rico 00902-3907

unit 307 at the Esplanade.

We cannot attend since we are out of town.

GBY

Julio Guzman  
Insight Communications  
jrguz1@aol.com



Esplanade Condo< esplanade401@gmail.com>

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**Marina Lofts Development**

1 message

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**mcasey01@nycap.rr.com**< mcasey01@nycap.rr.com>

Wed, May 8, 2013 at 2:44 PM

To: "esplanade401@gmail.com" <esplanade401@gmail.com>

I fully support and agree with the issues presented in the position letter of the Esplanade Development a review Team regarding Marina Lofts.

I ask that you vote NO on the Marina Lofts development as presented.

Thank you,  
Russell Esposito  
Unit # 1505  
401SW 4th Ave  
Fort Lauderdale, Florida



Esplanade Condo <esplanade401@gmail.com>

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**RE: Marina Lofts - ACTION REQUIRED!!**

1 message

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**Donna Meents** <mdmeents@gmail.com>

Wed, May 8, 2013 at 1:41 PM

To: Esplanade Condo <esplanade401@gmail.com>

Cc: Mark Meents <mark@meents.com>

"I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented."

Mark is an XXL and

Donna is a Small

Please advise the amount owed for t-shirts.

Merci!

Donna Meents

Mark Meents

801

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**From:** Esplanade Condo [mailto:esplanade401@gmail.com]

**Sent:** Wednesday, May 08, 2013 11:43 AM

**Cc:** Bob Granatelli; BRIAN BROOKSBANK; Liz Naranjo; 'Carol C Smith'; Janet Scraper

**Subject:** Fwd: Marina Lofts - ACTION REQUIRED!!

Dear friends and neighbors

The Planning & Zoning hearing for the approval of the Marina Lofts is Tuesday May 14th, at 6:30 pm at City Hall. Please plan to attend! We also need you to send an email to us stating your agreement with our position (see below for more details)

We would like to share with you the status of our efforts with the Marina Lofts Development.



Esplanade Condo< esplanade401@gmail.com>

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**Marina Lofts**

1 message

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**ARNOLD LEWIS**< associates42@gmail.com>

Wed, May 8, 2013 at 1:01 PM

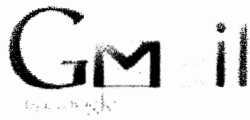
To: esplanade401@gmail.com

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented

Gonzalo Rey  
401 SW 4th Avenue  
# 802  
Fort Lauderdale, FL 33315





Esplanade Condo< esplanade401@gmail.com>

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**Marina Lofts**

1 message

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**ARNOLD LEWIS**< associates42@gmail.com>

Wed, May 8, 2013 at 12:58 PM

To: esplanade401@gmail.com

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development presented

Arnold Lewis  
401 SW 4th Avenue  
# 802  
Fort Lauderdale, FL 33315



Esplanade Condo <esplanade401@gmail.com>

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**Marina Lofts - ACTION REQUIRED!!**

1 message

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Ivan Primak <ivanprimak@hotmail.com>

Wed, May 8, 2013 at 12:44 PM

To: Esplanade Condo <esplanade401@gmail.com>

Cc: Bob Granatelli <bobgranatelli@gmail.com>, BRIAN BROOKSBANK <bcbrooksbank@aol.com>, Liz Naranjo <liznar@comcast.net>, Carol C Smith <smithc@bellsouth.net>, Janet Scraper <jbea@comcast.net>

"I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Ivan Primak

401 SW 4TH AVENUE # 201 at the Esplanade



Esplanade Condo< esplanade401@gmail.com>

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## Planning & Zoning Issue

1 message

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**KRISTEN Holcomb**< kdisantis@yahoo.com>

Wed, May 8, 2013 at 12:15 PM

Reply-To: KRISTEN Holcomb <kdisantis@yahoo.com>

To: Esplanade Core Group <esplanade401@gmail.com>

Dear Sir/Madam:

Please be advised that we totally support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

We respectfully request that you vote "NO" regarding the Marina Lofts development as presented.

Thank you in advance for your consideration.

Sincerely,

**Keith & Kristen Holcomb**

**401 SW 4th Avenue**

**Suite 1703**

**Fort Lauderdale, FL 33315**

**954/609-8810**

**kdisantis@yahoo.com**

## Janet Scrapper

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**Subject:** FW: Marina Lofts - ACTION REQUIRED!!  
**Attachments:** Position of Esplanade Development Review Team ML 5 2 13-1.doc; ATT01391.htm; Marina Lofts PZB Staff Report.pdf; ATT01394.htm; TRCA Marina lofts dev rev position April 30 2013.doc; ATT01397.htm

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**From:** Oceanmind [<mailto:oceanmind@aol.com>]  
**Sent:** Wednesday, May 08, 2013 12:08 PM  
**To:** [esplanade401@gmail.com](mailto:esplanade401@gmail.com)  
**Subject:** Fwd: Marina Lofts - ACTION REQUIRED!!

Sent from my iPhone

"I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Jacqueline Sugerman

401 sw 4th avenue - 203 at the Esplanade"

**Janet Scaper**

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**Subject:** FW: Marina Lofts - ACTION REQUIRED!!

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**From:** Jorge Herrera [<mailto:charles177@hotmail.com>]

**Sent:** Wednesday, May 08, 2013 12:02 PM

**To:** Esplanade Condo

**Subject:** RE: Marina Lofts - ACTION REQUIRED!!

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Jorge C. Herrera

401 SW 4th Avenue, Apt 1103, Fort Lauderdale, FL 33315

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①



Esplanade Condo< esplanade401@gmail.com>

## Esplanade 1000

1 message

Sandra Purcella< sandra@purcella.com>

Wed, May 8, 2013 at 12:01 PM

To: esplanade401@gmail.com

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts. I ask that you Vote NO on the Marina Lofts development as presented.

Sandra Purcella

401 Sw 4th Ave unit # #1000 at the Esplanade

Ft Lauderdale, FL 33301

86

**Janet Scraper**

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**Subject:** FW: Vote NO

----- Forwarded Message -----

**From:** Carol C Smith <[smithc@bellsouth.net](mailto:smithc@bellsouth.net)>

**To:** [esplanade@gmail.com](mailto:esplanade@gmail.com)

**Sent:** Sat, May 11, 2013 3:31:57 PM

**Subject:** Vote NO

"I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Carol C Smith  
Esplanade on the New River

401 SW 4th Avenue, Unit 605  
Ft. Lauderdale, FL 33315  
(954) 462-7696  
(713) 376-2240 Cell

## Janet Scraper

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**Subject:** FW: Marina Lofts - ACTION REQUIRED!!

**From:** Hal Chaikin [<mailto:hj15@comcast.net>]

**Sent:** Tuesday, May 14, 2013 11:30 AM

**To:** Esplanade Condo

**Cc:** Brooksbank, Brian; Carol C Smith; Janet Scraper; Bob Granatelli; Liz Naranjo

**Subject:** Re: Marina Lofts - ACTION REQUIRED!!

To the Esplanade Development Review Team:

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Tom Mislner and Hal Chaikin

Apt 406

**Local Address:**

401 SW 4th Ave. Apt 406  
Fort Lauderdale, FL 33315



## Janet Scraper

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**From:** bobgranatelli@gmail.com  
**Sent:** Tuesday, May 14, 2013 5:04 AM  
**To:** jbea@comcast.net; esplanade401@gmail.com  
**Subject:** Fwd: Marina Lofts P&Z Hearing

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Bob Granatelli

401 SW 4th ave # 1503/1501



Esplanade Condo&lt; esplanade401@gmail.com&gt;

**Fwd: FYL...**

1 message

**bcbrooksbank@aol.com**< bcbrooksbank@aol.com>

Tue, May 14, 2013 at 9:19 AM

To: esplanade401@gmail.com, Jbea@comcast.net, Bobgranatelli@gmail.com

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

From: Elaine Faber &lt;bellaelaine@me.com&gt;

To: bcbrooksbank &lt;bcbrooksbank@aol.com&gt;

Sent: Tue, May 14, 2013 8:54 am

Subject: Re: FYL...

Good Morning,

WE , Elaine and Amanda (my daughter), for units 1508 and soon 507 and 1600 vote NO to the Marina Lofts protect. Hopefully I will attend the meeting tonight. As a designer I think this project is totally an eyesore to the beauty of the river walk.

In Philadelphia, my home city, a small group of us fought City Hall when an outside developer came in to demolished three Horace Trumbauer, historical buildings to build ugly condos.

We succeeded, and as a result the law was changed for tearing down historical buildings. If any one has been to Philadelphia it remains part of the history of our country and yet has many Condos which blend into the inner city area.

My point, even a handful of people have the power to change something very valuable. The tree is something that needs protection and should in the future be the highlight of any developers plans.

In response to what was pushed under my door, written by Dan Lindblade, have him refer to what I wrote on op/editorial page of the Sun Sentinel, August 18, 2011 (please google the article on Public ART)

Our city could be the Paris of South Florida with proper visionaries with Art History backgrounds, not just who is trying to be re-elected.

Then , eventually we can say meet me at THE TREE!!!

With great support,

Elaine Faber, BA, MFA, Masters ED  
Elaine Faber Interiors and ART, INC

Amanda Dugan, BA (media and communication)  
PR Director 02 Media



Esplanade Condo <esplanade401@gmail.com>

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**Support for Esplanade Development Review Team**

1 message

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Elsa S <e4sung@yahoo.com>

Tue, May 14, 2013 at 8:37 AM

Reply-To: Elsa S <e4sung@yahoo.com>

To: "esplanade401@gmail.com" <esplanade401@gmail.com>

Dear Sir/Madame,

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Elsa Sung

401 SW 4th Avenue, Apt 208,  
Fort Lauderdale, FL33315

## Janet Scrapper

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**From:** ssimms4329@gmail.com  
**Sent:** Friday, May 10, 2013 2:47 PM  
**To:** esplanade401@gmail.com  
**Subject:** Support for the Team

I am out of town and only have access to my cellphone. However, please accept this emailing as a confirmation of my support for the important work being done by this dedicated group of homeowners.

It is imperative that we continue to strive to ensure that the needs of Esplanade homeowners are clearly communicated and that the integrity of the entire Riverfront neighborhood is protected.

If you need anything else from me, please do not hesitate.

Sent via BlackBerry by AT&T

Sandra Simms #1604

Dear Owner/Renter:

**The Planning & Zoning hearing for the approval of the Marina Lofts is Tuesday May 14th, at 6:30 pm at City Hall. Please plan to attend! We also need you to send an email to us stating your agreement with our position (see below for more details)**

We would like to share with you the status of our efforts with the Marina Lofts Development.

We have been working closely with the Tarpon River Civic Association, City Commissioners, City staff, P&Z Board, as well as our neighbors who are land use Professionals familiar with the details of shepherding complex projects through the City's approval process. We are doing our best to identify and mitigate material issues that will adversely affect our homes at the Esplanade.

After careful review of the latest plans and documents presented to the city, we have submitted the attached position paper to P & Z board members and city officials detailing our concerns that need further mitigation.

The main issues are as follows: (See Attachment for detail)

- **Design not in compliance with the Design Guidelines for the New River Master Plan**
- **Design lacks aesthetics and finish**
- **Density would overwhelm the area's surface streets**
  - o **Traffic/road capacity**
  - o **Requires a Large Parking Variance**
- **Inadequate space allocated for loading/unloading**
- **Phasing of the project over 7-8 years**
- **Concern for the health of the legally protected rain tree**

Please note that several of our issues are addressed in the City Staff report (attached) under "Conditions for approval". Thus, our efforts have paid off in a number of critical areas. However a number of items are still not resolved to our satisfaction. There for we are asking that the P & Z VOTE NO on approval, and that the plan be resubmitted AFTER our conditions are met.

We need your help. We need you to send an email (ASAP) to [esplanade401@gmail.com](mailto:esplanade401@gmail.com) stating exactly this:

"I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Name

*Deann Neres*  
Local address & unit # at the Esplanade *#1 404*

The strength of our efforts lay with you. The number of people that show up at the P & Z meeting in support of a position is taken into account by the board members when casting their vote. **WE NEED AN ARMY!!! Bring your family and friends!** We have **royal blue T-shirts** to wear to identify us in the crowd. Please let us know ASAP if you will be attending and how many T-Shirts you need, so we can order more if necessary (by Thursday).

Each citizen can speak on an issue for 3 minutes. You will need to sign in at the meeting to speak. If you want to speak, please let us know. If you plan to attend and not speak, we may be able to assign your minutes to another speaker. We are in need of minutes to assign to a professional who shares our concerns. We have been advised that the KEY issues for P & Z will be TRAFFIC & mitigation, PARKING & LOADING ZONES associated with the density of this project.

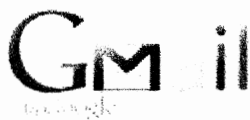
We will be available in the social room from 4:30-5:45 on May 14th, prior to the meeting to brief you on the procedures of the meeting, and hand out T-Shirts. We can car pool together at 5:45 after our meeting or meet you there.

Please direct any questions and comments to [esplanade401@gmail.com](mailto:esplanade401@gmail.com) We will respond as quickly as possible to your emails.

Thank you,

Esplanade Design Review Team,

Janet Scraper, Liz Naranjo, Brian Brooksbank, Carol Smith, Bob Granatelli



Esplanade Condo <esplanade401@gmail.com>

(no subject)

1 message

Ivan Primak <ivanprimak@hotmail.com>

Mon, May 13, 2013 at 9:15 PM

To: "Esplanade401@gmail.com" <Esplanade401@gmail.com>

"I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Iván Primak

401 SW 4th avenue & unit # 201 at the Esplanade"

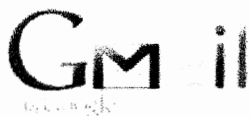
"I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Name **RICHARD WHITE**

Local address & unit # at the Esplanade"

**401 SW 4TH AVE, UNIT 405**



Esplanade Condo< esplanade401@gmail.com>

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**Marina Lofts Development**

1 message

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**Andy Joran**< ajoran@comcast.net>

Mon, May 13, 2013 at 6:41 PM

To: esplanade401@gmail.com

To whom it may concern,

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Thank you,

Andy Joran

401 SW 4<sup>th</sup> Avenue

#306

Fort Lauderdale, FL 33315

C: 954.529.7935



## Janet Scraper

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**Subject:** FW: Marina Lofts - ACTION REQUIRED!!  
**Attachments:** Position\_of\_Esplanade\_Development\_Review\_Team\_ML\_5\_2\_13-1.doc;  
Marina\_Lofts\_PZB\_Staff\_Report.pdf; TRCA\_Marina\_lofts\_dev\_\_rev\_\_postion\_April\_30\_2013.doc

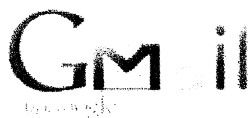
**From:** bcbrooksbank@aol.com [mailto:bcbrooksbank@aol.com]  
**Sent:** Monday, May 13, 2013 7:34 PM  
**To:** esplanade401@gmail.com  
**Subject:** Marina Lofts - ACTION REQUIRED!!

"I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Brian C Brooksbank

" 401 SW 4th Ave #206 Fort Lauderdale, FL 33315



Esplanade Condo <esplanade401@gmail.com>

---

**Marina Loft project/Esplanade**

1 message

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**Debra Curry** <piano1028@msn.com>

Mon, May 13, 2013 at 9:02 PM

To: Brians plight <esplanade401@gmail.com>

"I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Mark Cooper, owner of Esplanade unit #303

May 12, 2013

Planning and Zoning Board  
City of Ft Lauderdale

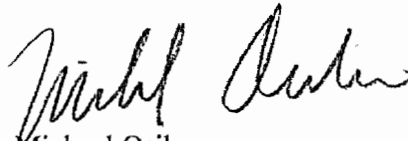
I am a resident of the Esplanade, 401 SW 4<sup>th</sup> Ave., Unit 1001. I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you vote NO in the Marina Loft development as presented.

The building of the Marina Lofts as presented by the developer has the potential to cause great harm to public safety in the neighboring community. Response time of fire crews, ambulances and police will be dramatically reduced due to the tremendous amount of traffic added to the area with virtually little street access. You are putting our neighbors in the building adjacent to the Esplanade, many who are senior citizens, at risk, should they need rapid medical assistance.

I am also concerned about the affects of shadowing on the Historic District across the River, an area that connects the past with the future. It would be a shame if the time and effort expended to save these buildings would be negated due to the affect on the area not getting enough sunlight in the summer months.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Osika". The signature is fluid and cursive, with the first name "Michael" being more prominent than the last name "Osika".

Michael Osika  
401 SW 4<sup>th</sup> Ave., unit 1001  
Ft Lauderdale, FL 33315

Daniel M. Salcedo, MD  
401 SW 4<sup>th</sup> Ave., Unit 1001  
Ft Lauderdale, Florida 33315  
May 12, 2013

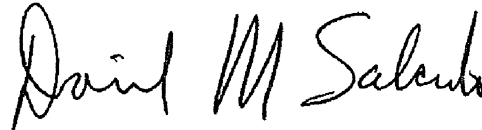
Planning and Zoning Board  
City of Ft Lauderdale

I am a resident of the Esplanade, 401 SW 4<sup>th</sup> Ave., Unit 1001. I am very concerned about the proposed Marina Lofts Project proposed for the property on the New River adjacent to the Esplanade. My greatest concerns are regarding potential affect of traffic on the local community, the potential harm to the protected raintree, as well as water runoff after storms (presently there is inadequate drainage in the area, and it will only get worse once this project starts construction.

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you vote NO in the Marina Loft development as presented.

Very truly yours

A handwritten signature in black ink that reads "Daniel M Salcedo". The signature is written in a cursive, flowing style.

Daniel M Salcedo, MD  
401 SW 4<sup>th</sup> Ave., unit 1001  
Ft Lauderdale, FL 33315

## Janet Scraper

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**Subject:** FW: Marina Lofts

**From:** Andrea Tambourino [<mailto:atambour@hotmail.com>]

**Sent:** Monday, May 13, 2013 12:39 PM

**To:** [esplanade401@gmail.com](mailto:esplanade401@gmail.com)

**Subject:** RE: Marina Lofts

We fully support and agree with the issues presented in the position letter of the Espanade Development Review Team regarding Marina Lofts.

We ask that you vote NO on The Marina Lofts developement as presented.

James and Andrea Tambourino  
Unit 708  
410 SW 4th Street  
The Esplanade  
Fort Lauderdale, FL 33312

## Janet Scraper

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**From:** Valentina Pietropaolo [pvale610@yahoo.com]  
**Sent:** Sunday, May 12, 2013 11:08 AM  
**To:** esplanade401@gmail.com  
**Cc:** albinodilorenzo@libero.it  
**Subject:** Marina Loft - Action Needed

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Albino Di Lorenzo

401 SW 4th Ave, Unit #901 at the Esplanade"

## Janet Scraper

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**From:** Ed Carson [carsed@comcast.net]  
**Sent:** Saturday, May 11, 2013 5:08 PM  
**To:** esplanade401@gmail.com  
**Subject:** Marina Lofts

To whom it may concern: I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you vote NO on the Marina Lofts development as presented.

Ed Carson  
401 SW 4th Avenue Apt 402  
Fort Lauderdale FL 33315

## Janet Scrapper

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**From:** David Marino [dmarino1950@gmail.com]  
**Sent:** Saturday, May 11, 2013 2:16 PM  
**To:** Esplanade Condo  
**Subject:** Marina Lofts

To whom it may concern,

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

David Marino

401 SW 4th

Apt 1106

Fort Lauderdale FL

33315



## Janet Scraper

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**From:** shester767@aol.com  
**Sent:** Friday, May 10, 2013 6:55 PM  
**To:** esplanade401@gmail.com

We vote no

There has been no wind study most of the buildings lost window glass during the last Hurricane why hasn't the city updated the Building Code calling for that analysis.

Miami, Tampa, Palm Beach & Orlando do.

Steve & Norma Hester  
#402  
Esplanade on the New River

## Janet Scraper

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**From:** Ralph Enderby [rte1@bellsouth.net]  
**Sent:** Friday, May 10, 2013 6:20 PM  
**To:** esplanade401@gmail.com

"I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Ralph Enderby

#1707 at the Esplanade

## Janet Scraper

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**From:** Michael Feinstein [michael@feinsteinlaw.net]  
**Sent:** Friday, May 10, 2013 4:28 PM  
**To:** esplanade401@gmail.com  
**Subject:** Owner of Espanade Condominium Unit 1202

To Whom It May Concern:

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

Sincerely,

*Michael L. Feinstein, Esquire*  
*Michael L. Feinstein, P.A.*  
*888 East Las Olas Blvd., Suite 700*  
*Fort Lauderdale, FL 33301*  
Phone 954-767-9662  
Fax: 954-527-0848  
Email: [michael@feinsteinlaw.net](mailto:michael@feinsteinlaw.net)

unit 1202

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## Janet Scraper

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**From:** lbenson1603@comcast.net  
**Sent:** Friday, May 10, 2013 1:32 PM  
**To:** esplanade401@gmail.com  
**Subject:** Esplanade Development

I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote No on the Marina Lofts development as presented.

Larry Benson  
401 SW 4th Avenue 33315 Apt. #1603

Unfortunately I am not able to attend the meeting as I must work the night of the 14th.

## Janet Scraper

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**From:** Dillinger, Phyllis [pdillinger@kpl.com]  
**Sent:** Friday, May 10, 2013 1:04 PM  
**To:** esplanade401@gmail.com  
**Subject:** Marina Lofts

"I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

I own unit #409 in the Esplanade.

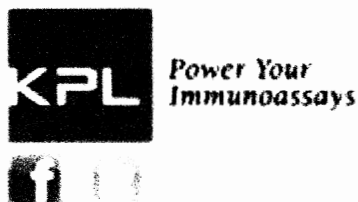
My local home is Washington, DC

Thank you

**Phyllis C. Dillinger**

Executive Vice President & C.F.O.  
301-948-7755 ext. 156

*ISO 9001:2008 Registered*



*President 2013, Women In Bio*  
[www.womeninbio.org](http://www.womeninbio.org)

## Janet Scraper

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**From:** WMG EA [EA-wmg@WrightMaritime.com]  
**Sent:** Sunday, May 12, 2013 12:20 PM  
**To:** esplanade401@gmail.com  
**Subject:** Marina Lofts - ACTION REQUIRED!!

TO WHOM IT MAY CONCERN:

WE fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

WE ask that you Vote NO on the Marina Lofts development as presented.

AJ AND ELLEN ANDERSON

803 COCONUT DRIVE, FORT LAUDERDALE 33315

I plan to attend the meeting Tuesday evening.

Thank you for your efforts!

Ellen

Ellen Anderson  
Executive V.P.  
Publishing  
Wright Maritime Group llc  
800 South Andrews Avenue, Suite 200  
Fort Lauderdale, Florida 33316  
U.S.A.

+1.954.523.0300  
+1.954.647.8934



Esplanade Condo <esplanade401@gmail.com>

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**Planning & Zoning hearing for the approval of the Marina Lofts**

1 message

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davoftl@aol.com <davoftl@aol.com>

Mon, May 13, 2013 at 11:38 AM

To: esplanade401@gmail.com

"I fully support and agree with the issues presented in the position letter of the Esplanade Development Review Team regarding Marina Lofts.

I ask that you Vote NO on the Marina Lofts development as presented.

David Benson

1100 SW 8th Avenue

Fort Lauderdale, FL 33315