

Support Letters - Given as much time as they had, & could get R-2

We went developer met

We have already approved large buildings in the ABA.

NOV 19, 2013

Orion 170 unit residence

Thousands for Spring Break

The Wave Hotel

~~We want developments~~

The difference being that these projects were self contained on one block.

They have 2 lanes of Valet parking that keeps overflow from spreading out to the street.

They are not adjacent to other buildings, with a street between them and the next

They have a

building. This automatically creates view corridors and keeps these building from being jammed against other buildings.

~~the area is like the Vintro~~  
Mott's staff also  
These people did not see a presentation

The Vintro has none of this.

\*\*\*\*\*

Bahia Mar/Waldorf Astoria

Almond ave 20 story building

Pelican Grand enhancements

Hilton Hotel modifications

Irelands Inn/Mandarin Oriental project

North Beach Zoning changes which we were an integral part.

Escape Hotel/Tiffany House project in the NBRA with a 120 foot residential tower.

The Conrad/Trump Tower changes

2nd developer attempting to bully it's way in

March 14th meeting, vote 196 to zero.

Obvious concern over developers' rights. Of course they have rights. They have the right to ask for special concessions based on meeting certain subjective criteria. They point to other developed properties as precedent for their developments. Generally, they are pointing to the worst examples of height/setback issues for this justification.

This means that we continue emulating these worst examples.

PROVIDED BY JOHN WEAVER

How many people know the name of the restaurant next to the Vintro

I don't understand why we would want developments that continue the mistakes of the past. In the Vintro's case, we haven't even made this mistake yet. The side setbacks are 10 feet and the back is 20 feet. For a 164 foot building. On a quarter acre lot. We will be making a new mistake. There is nowhere on the beach (and possibly, the city) where we have done this and there is nowhere in the code that says we have to. We legally can (and should) say no. If the developer sues the city, the city will win, and at least we'll have this settled. Make the decision based on what's right, not on what may happen afterwards.

By the way, the setbacks on the Seasons are 20 and 40 feet. The distance from the balconies on the southwest side of the Seasons to the Vintro is about 40 feet. I know, because I went out and measured it.

point to someone 40 feet away.

*Nothing in the aerial  
is like that*

This brings me to some other things I don't understand:

I don't know why the residents in the Seasons should have their property devalued by this building. Effectively, they are subsidizing the developer by being subject to these losses.

I don't understand why the small hotels in the immediate area should be faced with the prospect of going out of business. They aren't going to do much while the construction is taking place, and the businesses adjacent to the lot likely won't do much when the Vintro towers over them.

I don't understand why these people don't have property rights.

I also don't understand how this project even got to the commission. This project has been rejected at every level. It shouldn't have made it here and it certainly should be rejected here.

And finally, I don't understand 'neighborhood compatibility' and 'significant impact', and, it seems, no one else really does either. All this time we've been fighting over these terms, we've been fighting over the wrong thing. We should have been deciding what's good for the neighborhood.

The next thing I say is critical. I cannot overemphasize how important this is.

The Vintro will say that they met the level IV criteria and therefore are entitled to an approval. I cannot find that entitlement anywhere in the code. There is a lot of criteria that "may" be done, but none that "shall" be done. That is what we're here for, to determine what we "may" do. That is why you were elected, to make those decisions. Otherwise we could just have staff approve projects with a review from the city attorneys. There is no other reason to be here. It's your job to decide what is good for a neighborhood and reject anything that is not. The code allows for this.

**There is good in the Vintro project, but it is outweighed by the bad. It is a project you should reject.**

Property values will go down. I'm a property investor. I assume many of you on the board have some connection and/or knowledge of property and values. I certainly

wouldn't buy anything next to this hotel and I doubt that any of you would either. This can't be good for the beach.

Not compatible with other ABA properties, because those properties take up the entire block and are able to fit all cars onto their property. Never a backup in the street, and they aren't on corners that are anywhere near as dangerous.

We have an opportunity for a vision. There is parking going across the street. Suppose this became boutique hotels, restaurants, and small stores. It would be the gateway to the north end of A1A and the North Beach Village. We're trying to balance the amount of people on the beach, so we need to give them a reason to come up to Alhambra. The hotel won't bring beach goers.

Here is the crux of the whole debate about neighborhood compatibility. It is one line of code (section 47-25.3) that says:

**Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods.**

**W**hat does “Adjacent” mean? Who determines which “neighborhood” is adjacent?

This two story property is zoned ABA - the two story neighbors to the west are also zoned ABA, they say THEY are adjacent.

Development points to the big hotels scattered to the east on A1A who are also zoned ABA and they say those hotels are adjacent.

Everybody is defining “adjacent” to suit his or her own needs rather than code defining it for us.

**Define “adjacent” and you can define neighborhood compatibility.**

Here is the crux of the whole debate about neighborhood compatibility. It is one line of code (section 47-25.3) that says:

**Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods.**

**W**hat does “Adjacent” mean? Who determines which “neighborhood” is adjacent?

This two story property is zoned ABA - the two story neighbors to the west are also zoned ABA, they say THEY are adjacent.

Development points to the big hotels scattered to the east on A1A who are also zoned ABA and they say those hotels are adjacent.

Everybody is defining “adjacent” to suit his or her own needs rather than code defining it for us.

**Define “adjacent” and you can define neighborhood compatibility.**

Here is the crux of the whole debate about neighborhood compatibility. It is one line of code (section 47-25.3) that says:

**Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods.**

**W**hat does “Adjacent” mean? Who determines which “neighborhood” is adjacent?

This two story property is zoned ABA - the two story neighbors to the west are also zoned ABA, they say THEY are adjacent.

Development points to the big hotels scattered to the east on A1A who are also zoned ABA and they say those hotels are adjacent.

Everybody is defining “adjacent” to suit his or her own needs rather than code defining it for us.

**Define “adjacent” and you can define neighborhood compatibility.**

The CBA has a long and proud history of being the civic association that represents a neighborhood of over 6,000 people, one of the largest in the city. It has been led by some of the most distinguished and passionate civic leaders in the history of Fort Lauderdale. We are the last line of defense, in fact the ONLY line of defense for neighbors who are concerned about civic issues. We are poorly matched against big business, development, lobbying and politics. We are never questioned about our voting methods if we approve a development project. We are questioned about our voting methods when either the city or development doesn't like our vote. Our membership is representative, in the same way that city elections are. Only those citizens who care enough to be informed and take time out their busy lives to actually vote, get their voices heard.

## Explanation of CBA Voting practices

The CBA membership has 2 types of voting members: individuals and building representatives. Because building representatives are voting for the residents in an entire building, the CBA employs a weighted vote count where individuals count as 1 vote and building representatives count as 10 votes.

The 10 votes that the building representative casts is generally significantly less than the total number of residents in the building. I can only assume that this was done to be fair to individuals and smaller buildings. If the vote count was weighted by the number of residents in a building, then larger buildings would control most outcomes.

When a building sends in its' membership application, it indicates a main representative and 1 or 2 backups that are appointed to represent the building. Since these applications come from the building management and the representatives generally are on the condo board, we assume the board appointed them.



We feel this method accurately represents the wishes of beach residents. At any given CBA meeting, there will be 50 to 130 people. When the Vintro vote was taken, there appeared to be 100 to 120 people. Our last meeting had about 130 people, so it seems fair to say that the beach is well represented at these meetings. The number of residents represented by the buildings in the CBA membership is close to 4000.

To summarize, the CBA needed representatives of buildings to have a larger impact on the vote count than individuals. It makes sense to have a well informed representative make decisions for a large group of people. After all, it's what you do all the time on this commission.

# Vintro Hotel

## **YES -**

- World class
- Design Driven
- Iconic structure
- Great niche concept
- Construction jobs
- Lobbyists
- Parties, marketing

## **NO-**

- Rejected by Planning and Zoning 4-3
- Rejected by CBA 196-0
- Rejected by HPB 8-0

## **STILL TO DECIDE**

- Public safety
- Parking plan
- Traffic
- Site plan modifications
- Neighborhood compatibility
- Subjective interpretation of code
- Historic resource
- Precedent for “single lot” ABA development

# Breakdown of "300" letters of support for Grand Birch

**Buiding or Business name**                      **address**

**Form Letters  
CBA District**

Harbor House East	9 North Beach Road
Ritz Carlton	1North Fort Lauderdale Beach Blvd
Alhambra Place	209 North Birch
Harbor Haven	95 North Birch
Leisure House	3000 Rio Mar Street
Leisure Beach	
La Cascade	615 Bayshore Drive
Harborage Place	3055 Harbor Dr.
Vantqage View	2841 North Ocean Blvd
Las Olas Beach Club	
2430 Del Largo Drive (Dan Marino)	
2401 Desoto Drive	
86 Isles of Venice	
2906 NE 33rd St.	
300 Sunset Drive	
Various random Individuals	greater Fort Lauderdale
<b>Business who have interests on the Beach</b>	
Travelhost Magazine	
The Pillars	"as long as project meets existing code"
Fort Lauderdale Media Associates	Los Olas Blvd
Elysium Resort	552 North Birch Road
American meetings	111 sw 6th st.
North Beach Village Group	
Weichert Realtors	
Language Academy	

**Non beach residents  
individual letter  
of support**

Linda Gill	po box 21277
401 E las Olas Blvd	
304 North Federal Hwy	
111 SW 6th	
555 SW 3rd Avenue	
1617 SE 11th st.	
675 Ponce De Leon Drive	
1924 Sunrise Key Blvd	
2621 Castilla Isle	
<b>Individual letters of support from the beach</b>	
None	

## **Central Beach Alliance Membership Meeting Minutes Thursday, March 14<sup>th</sup>, 2013 – Hilton Beach Hotel**

**Present:** John Weaver, Karen Turner, Hans Bartels, Fred Carlson, Monty Lawani, Abby Laughlin

**Call Meeting to Order:** 7:05PM

### **Beach Update**

New District 2 commissioner Dean Trantalis thanked everyone at the meeting for support in the recent election. He spoke of his vision to build consensus on a number of beach issues ranging from infrastructure, greening up the beach, development concerns and economic concerns. All were invited to his swearing in Ceremony next Tuesday at 11:00AM.

### **Grand Birch Update:**

John Weaver informed all members that the City Commission meeting for Grand Birch is April 16<sup>th</sup>, 6:00PM, city hall. Please attend, wear red shirts and show your concerns about this project.

### **City/Business Presentation – Food and Beverage proposal for the Beach.**

Amaury Piedra , Chairman of the BID advisory committee spoke about his groups proposal to serve Food and beverage on the beach. (No alcohol) the proposal includes “zones” to serve food. Both big and small businesses will have an opportunity to participate. There will be an application and permitting process. He hopes to make this a pleasant experience that is fair and open to everyone.

Vote:

Motion to allow food and beverage service on the beach.

Motion passes, 203 to 38.

### **Vintro Hotel:**

Presentation by Attorney Scott Backman and transportation engineer Molly Hughes

Presenters are making their second presentation to the CBA. First one, was informational, this one a formal presentation. Scott stated that the project was a hotel with a vintage wine motif. Explained the ABA zoning and level 4 requirements. Stated, there had been some changes since last presentation. Molly Hughes explained the

valet parking system and the traffic management system. The team invited everyone to an open house at the project site on Sunday from 1-4pm.

Motion to **not** support this project.

Motion passes 196 to 0. Unanimous.

John Weaver reminds CBA members to attend the P&Z hearing on Wednesday March 20<sup>th</sup>, 6:30PM and voice your opinion on this project. Please wear red shirts.

**Adjourn: 8:45 PM**