

Jim Conneannon PH-4

OCT 21, 2014

Good Evening. Honorable commissioners and Mayor Seiler. I would like to thank you for spending your valuable time on this important issue tonight. I understand that this is a difficult position, challenged by volumes of written communication and the voices of unhappy, sometimes volatile neighbors.

I am speaking to you tonight as the president of the Sunrise Intracoastal Homeowner's Association and resident of the City for 31 years.

For the record, my board of directors voted ¹⁷⁻¹ to oppose the proposed 920 Intracoastal Drive development called AquaBlu as currently offered.

The board has met with the developer and the board has said that the project is too massive, yet the developer has said they could not modify the plans.

The Board of Directors has voted to oppose this project as proposed since it sets a dangerous precedent for future development of this size including the proposed Galleria development.

AS WELL AS
DON ADJACENT RMH-60 PROPERTIES.

I am not anti-development, nor is the Board. We believe the area is in need of well planned, thoughtful, environmentally sound growth with consideration for the existing neighborhood culture. We support development within this context.

My neighborhood and the surrounding area has been built according to the zoning code.

We are only asking for the developer to do the same.

I will try to summarize our reasons for opposing this project as follows.

Not neighborhood compatible - The proposed building in no way complements or is complementary to the existing buildings and land uses in the area -- in design and appearance, in scope, or in placement. This building is not "neighborhood compatible" and sets the wrong precedent for acceptable development for our Intracoastal Waterway and for the predominantly single family and low density residential uses immediately surrounding this lot. For example, Intracoastal Waterway south of Sunrise is not part of the Downtown RAC (Regional Activity Center). ~~Intracoastal Drive south of Sunrise is not part of the Downtown RAC.~~ It is predominantly single family and low-density residential except for 3 buildings:

Sunrise Tower at approximately 130 feet built in 1962

Corinthian at approximately 195 feet built in 1974

Gallery One Hotel at approximately 125 feet built in 1986

The Commission has been very sensitive to development on either side of the Intracoastal. You have struck down overly dense and overly wide and overly tall proposed buildings in favor of more reasonable development in keeping with the goal of preserving the beauty of our waterway and preventing the concrete wall effect.

This proposal and (others on the drawing board) provide for greater density and taller high-rises than are being approved for most of the Downtown RAC thereby setting an unacceptable precedent for our neighborhood area.

Inadequate setbacks based on existing code. –

Building as proposed is too big for the lot and does not comport with height and setback modifications and should be denied.

- The shape of the lot demands severely reduced setbacks to accommodate all the units the developer has planned.
- The first 5 stories of the building are a pedestal - like the hotels on A1A. Developer's requested setbacks are about equal to what a single family house requires.
- Pedestal is only required because there are too many units for this lot.

- At 50 feet tall the Pedestal is twice as tall as the residential units to the south (900 Intracoastal Drive) and west of this space even before you take into account Sunrise Intracoastal neighborhood.

This like trying to put a size 9 foot into a size 7 shoe.

In short, the size and design of the project is not appropriate for the limited size of the lot selected for construction of the project.

Review of this project must be considered in light of the IE at the Galleria and other development proposed for the East Sunrise corridor. We must all be concerned about:

- Lack of street parking for overflow of residents' and guests cars
- Overburdening storm water systems. More concrete where pervious area now exists.
- Traffic gridlocks on 26th Avenue proposed to be one lane north and one lane south (which is the access road for 920 Intracoastal Drive) and as well as 9th and possibly Middle River. How will traffic flow be managed? How will emergency and service vehicles get in and out of this gridlock to Sunrise Intracoastal and other residences and businesses in this area?
- School overload.

- When did the residents agree that the projects of this size and scope (Galleria Mall) and the surrounding residential neighborhoods should turn into Aventura North?

We have never been invited to planning meetings. We have only been called after plans had already been drawn up and already put into the DRC process.

We are also concerned that the construction of this project and the proposed Galleria Parcel A property, which are intended to begin at the same time (September 2015) will impose severe hardship to the neighborhood.

→ One more point to consider. I was present during the two negotiating sessions between the Corinthian and AquaBlu teams since Friday and unfortunately no resolution was achieved. The developer was firm on the height of the building at 201/~~227~~^{FEET} feet which makes it the tallest in the area. The developer states that at 200+ feet it fits with other buildings in the area. However, by the information provided by the developer of all the other buildings in the area (Le Club, Sunrise Harbor, Sunrise Tower, La Rive, Americas On The Park, GalleryOne Hotel, and others to the south) everyone except the older (circa 1974) Corinthian are below the code of 150 feet.

This raises the question why does AquaBlu get the exception?

THIS IS NOT A QUESTION ~~OF~~ REGARDING DENSITY, BUT RATHER A QUESTION REGARDING THE OVERALL COMPATIBILITY WITH THE NEIGHBORHOOD.

HOW CAN THIS PROJECT BE UNIQUE TO THE AREA AND COMPATIBLE WITH THE ~~NEIGHBORHOOD~~ NEIGHBORHOOD AT THE SAME TIME?

DENY THIS PROJECT

We hope that you vote to ~~recommend DENIAL~~ as currently proposed to the city commission.

Once again I thank you for listening to our position and ask for your support in denying the project as currently proposed.

In a recent meeting with developer's representatives, we were told that DRC had "approved" this application, and that such setback and height demands are "automatically approved by P&Z. The representatives did not have answers about traffic flow, access to services, construction precautions, parking, docks, and myriad other details that our residents feel are important to consider.

REGARDING ECONOMIC IMPACT, I WOULD
~~STATE~~ THAT THERE ARE SIGNIFICANT POSITIVE
SUGGEST INCLUDING TAX REVENUE & CONSTRUCTION JOBS
IMPACTS FROM OTHER HIGH END CORRIDOR PROJECTS
IN THE AREA THAT ALL CONFORM TO THE
EXISTING CODE.

EVERYONE THAT SUPPORTS AQUARLU LINES
IN AREAS ~~OUTSIDE THE~~ ~~OUTSIDE THE~~
~~NO~~ THAT ARE NOT CLOSE TO THE
PROPOSED SITE.