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Ref: Density and Development Areas on the City

Quoting Jack Cummings, president of Dolphin Isles HOAssoc.

"As President of DIHOA, please accept my thanks that you will be able to speak on behalf not making such changes without holding a meeting to which all the property owners in the area have been invited to. From our past history of objection to such events, especially use of PUDs to circumvent zoning and development rule, it is evident of the historic position of DIHOA"

The area Between NE 19 St, and NE 26 St. between A1A and ICW has a problematic zoning : a thin strip of RMH-60 that runs along A1A adjacent to single family zoning R 8 and RM15 (which also is considered single family zoning). There is a block wick half of it is RMH-60 and half RM-15. This situation has a great negative impact on our single families homes. It needs to be corrected on the side of less density.

The value of the land is determined by what the City allows to build on it So is the City who forces the high prices which on its turn requires more density for a feasible economic return.

City is located on a semitropical climate which is an important factor to be considered on urban planning and developments rules.

Recommendations for the Barrier Island:

- Reduce and control density commercial and private. Hurricane vulnerable. Fragil
- Promote public open spaces by the Public Beach .
- Do not allow ID for the sole purpose of building more on the site

This recommendations applied to the area between A1A and US1 and at both sides of Sunrise Blvd. mainly for quality of life and traffic reasons : there is only a rather narrow bridge by the river, and Bayview Drive to service the Barrier Island, Sunrise Key and the Sunrise high rises human movement.

--The Galleria project can not ask for ID status. Does not comply its requisites neither goals

Recommendations in general

- Density along transportation corridors. Education
- Reduce density East of US1 on the Sunrise Blvd are, and North of Sunrise Blvd.
- Density on the corners of West of I-95 and Broward Blvd.
- density in Uptown
- Density West side of US1 Sputh of Sears Town