

10/18/2016  
R-4  
Regular Meeting  
Provided by  
Jim DeFrancesco

Tuesday, October 18, 2016  
Town Hall meeting regarding the Las Olas Marina  
Presentation by: SunTex and Edgewater Partners  
Presentation to the Fort Lauderdale city commissioners

Good evening Mr. Mayor; City Commissioners.

My name is Jim DeFrancesco, I am Jackson Towers Board President, and I want to thank all of you... Particularly Commissioner Trantalis for encouraging, SunTex to reach out to our community at Jackson Tower as well as our neighbor associations, the Portofino, leisure Beach, leisure Beach South, and the Venetian.

David Filler and his associates at SunTex made a very thorough presentation of the Marina this morning at a town hall meeting that we at Jackson Tower hosted for the other four associations that I just mentioned.

As a result, of what I thought was a very successful presentation and meeting, I would like to share with you some of thoughtful feedback resulting from our meeting this morning with our neighboring associations.

However, before I begin, I need to mention that I am only speaking officially for the interests of the residents of Jackson Towers, which as you know is a 125 unit high-rise condominium directly adjacent to the proposed Marina.

That said, as a general matter, I believe all of the associations and their directors who attended embraced the marina project with the addition of an upscale restaurant. SunTex did a very respectful job presenting, listening and offering suggestions to the issues and questions of the 30+ attendees.

So, I'd like to share some of those comments with you for the record. While there may still be unknown answers to the questions that were raised, we feel it is a very important first step to identify community concerns so the city can resolve them thoughtfully in the course of its overall planning.

Now, the presentation was largely about the Marina expansion and restaurant under alternate plan C titled "Mega Yacht Plan + Restaurant".

As you know this plan incorporates dredging out the parking lot to accommodate a large basin for additional dockage, an upscale restaurant and a separate location along the promenade, for an upscale lounge/bar.

While there were questions as to the number of slips that would be added to the marina; an answer which we still owe at least one of the attendees, the attendees generally agreed to accept plan C as it relates to the expansion of the marina basin.

The focus then turned to the restaurant. After much discussion, the number one choice for the location of the restaurant was plan C3 which locates the restaurant in the upper most North West corner of the marina. Although not voted upon, this location was generally the first choice of everyone in the room for the following reasons.

- a. It provides the best open water view for the restaurant patrons
- b. it provides the preservation of green space between the restaurant and Jackson Tower Las Olas
- c. it provides additional flexibility for loading and offloading patrons who valet their vehicles

The second most favored location for restaurant was along the promenade on the west side of the garage. The reasons for this selection were;

- a. it provides an open view of the water for restaurant patrons
- b. is on the opposite of the garage and not intrusive to residents
- c. it provides greater accessibility to parking in the garage
- d. the one negative was whether or not there was a large enough footprint along the promenade

In either case, We understand that this will be an upscale restaurant which is appealing to our Association members and residents. We further understand that the restaurant will be resident friendly. Which should take into account issues like noise restriction, pet friendliness for its outdoor café, and so on.

No particular recommendation was made for type of cuisine, although Suntex promised it would be fine dining.

So what are the concerns regarding the restaurant and the marina?

1. Loading and offloading for delivery vehicles provisioning the restaurant, trash removal, etc.
  - a. loading zones, street parking along S. Birch Rd.
2. Adequate parking for trucks and vendors servicing the residential buildings and boats in the Marina.
3. Relocation of pump station D31
4. The City of Lauderdale providing 7/24 security on site (with offices) to support the Marina and the garage areas.
5. Nonintrusive lighting and other open space amenities compatible with residential environment.
6. Provisions for burying underground utility lines along S. Birch Rd.
7. Assuring adequate pedestrian walkways,
8. Traffic pattern issues, Sun Trolleys loading / offloading passengers.

So in closing, our Association would like to stay closely abreast of the development of this project since it directly affects Jackson Towers, its property value, and preservation of the quality of life of the residents who have invested in at Jackson Tower.

Speaking for Jackson Tower, and I believe the feeling is shared with the other four associations, we share the city and Suntex's vision for improving our community. We implore the city commissioners to give thoughtful consideration to our community concerns and openly share how the city plans to address these issues within the project plan.

We wish to stay informed and have a relationship with Suntex and the City of Fort Lauderdale during the entire Marina project

Again, Thank you providing me an opportunity to address the Council.