

December 5, 2017 Ft Lauderdale Commission Meeting

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Comments to Commission:

From: Joseph Maus jmaus@MausLawFirm.com

Subject: Bahia Mar

Date: Dec 5, 2017 at 3:45:56 PM

To: Jack Seiler Jack.Seiler@Fortlauderdale.Gov, Bruce G.

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Regular Meeting
12/5/2017 R-4
Provided by
Joe Maus

From what I have heard from each of you at previous meetings, approval of this project seems to be a foregone conclusion. Regardless, please note my objection to allowing the development to move forward as it is currently proposed.

Approval of this project as proposed further perpetuates the original faulty lease which has left the City with few current options for controlling and improving the property, and actually makes the property situation much worse. Everyone sitting in the audience knows – if it is approved tonight, the lease extension is next, and the property is gone forever. With all the questions and uncertainties surrounding the development, I hope you're comfortable giving this property away when we don't need to. The Boat Show is locked in now and a long term agreement is no longer a concern. The only real question is – is this what you want for the premier piece of public land in Fort Lauderdale – a 15 building apartment complex that will most likely be there for the next 99 years once you give the developer a lease extension? If this is the best the City can negotiate, and the residents can hope for on this property, we are in a really sad state of leadership.

Jack, you said in the Sun Sentinel editorial the “status quo is not acceptable”. Why not? We get a small rate of return on the property for the next 40 years, or until further negotiations occur, and then the property reverts to the City. Why is that such a bad thing? The City has lived with a bad lease on the property for a long time already; why compound the lousy lease with an even lousier development that should be going up alongside I-95? As Jim Naugle said at one of the meetings, 40 years goes by quick as he recalled the time when a developer wanted dockominiums at Bahia Mar.

The Commission has also previously said rental apartments is not what we want at Bahia Mar. Why are we considering it now?!?! Because they may or may not come back and change it to condominiums at some point. Why isn't that being considered now if that is the plan?

The 15 new buildings changes the primary use of this property from hotel/marina to apartment village. You've got at least two outside attorney's opinion on that – Bob Dunckel and Jim Brady – both well respected land use attorneys. The Sun Sentinel agrees and so do more than a thousand residents.

I would have hoped this Commission, with Bahia Mar being as controversial a topic as it has been, would err on the side of residents and deny the application at some point. Instead, what I

have seen at the many meetings is the exact opposite with three of you attempting to push this through at all costs. This is a bad project proposed in the wrong location that has been mismanaged by the City from the very start of its consideration. If there are any uncertainties you have about this project, you owe it to the residents of Fort Lauderdale to vote no.

Joseph M. Maus

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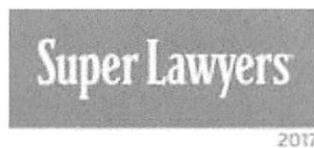
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