

VICTORIA  
PARK  
CIVIC  
ASSOCIATION



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February 19, 2020

Mayor Dean J. Trantalis  
Vice Mayor Robert L. McKinzie  
Commissioner Steve Glassman  
Commissioner Heather Moraitis  
Commissioner Ben Sorensen  
Ella Parker, Director, Sustainable Development

Re: 333 NE 7<sup>th</sup> Avenue Project

Dear Mayor, Vice Mayor, Commissioners and Ms. Parker:

The Victoria Park Civic Association and its planning committee have reviewed the above-referenced project several times, and have voted to request the commission to call up this project. Our members and residents have expressed concern about the size of this project (13.5 stories), which is located inside the borders of the neighborhood, and its unique parking scheme (all valet). This project illustrates the concern we have with the Downtown Master Plan, which designates NE 7<sup>th</sup> Avenue in Victoria Park a “Near Downtown” character area which permits projects of this size. The Downtown Master Plan has not been reviewed in years, and is not reflective of current development patterns.

We request the opportunity to further share our concerns with you about this project at a commission meeting. Thank you.

**VICTORIA PARK CIVIC ASSOCIATION**

By:

Steffi Paskow

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President

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**From:** Art Levy <anfturph@icloud.com>  
**Sent:** Monday, February 10, 2020 3:53 PM  
**To:** Melissa Coningsby; Ben Sorensen; Steven Glassman; Dean Trantalis; Ella Parker  
**Cc:** Pratima Raju; Juan Saavedra; Robert McKinzie; Scott Wyman; Catherine Maus  
**Subject:** [-EXTERNAL-] The 333 Project

I have attended two presentations regarding the proposed project, 333 NE 7<sup>th</sup> Ave, studied the plans, and I believe construction would harm the Victoria Park neighborhood and the surrounding area in an irreversible way. It is the wrong thing to do in so many ways that it must be halted.

My reasons focus on two main areas. The first is the size and location. Aside from the Waverly, '333' will be the tallest building within Victoria Park. But unlike the Waverly, it will be away from the boundary highways, snuggled clearly within a residential surrounding. The height is abnormal for the neighborhood and untenable for residents who will no longer see the sun in the winter months. The density of residents is also extraordinary for this location; more than 100. This is an appalling precedent.

The second issue is the parking scheme. It appears to be technically innovative and ultra-efficient. But with a slight amount of reasoning it forecasts a traffic problem. The design is to have a staging line of up to 5 cars waiting for a valet to bring them on an elevator to an interior parking area with 100 car capacity. I have seen similar setups and it won't work for all tenants. The delivery time for a car would be so uncertain that most tenants with a timed destination will park on the street rather than chance delay. More than one hundred cars trying to game the system for quick access to their cars portends parking chaos in the surrounding area.

And considering that they plan to service more than a hundred cars, where will the excess beyond five wait for the valet? On 7<sup>th</sup> Avenue? Where will the tenants frustrated with the inevitable keep their cars?

The '333' proposal does not belong within Victoria Park. It is incompatible with the surrounding neighborhood in many aspects. I request that this project not be allowed to move forward.

Sincerely,

Arthur Levy

508 NE 17<sup>th</sup> Way

Victoria Park

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**From:** Art Levy <anfturph@icloud.com>  
**Sent:** Thursday, February 20, 2020 11:13 AM  
**To:** Melissa Coningsby; Ben Sorensen; Steven Glassman; Dean Trantalis; Ella Parker  
**Cc:** Pratima Raju; Juan Saavedra; Robert McKinzie; Scott Wyman; Catherine Maus  
**Subject:** [-EXTERNAL-] The 333 Project - followup

Followup to my letter of 2/10/20

This morning at 8:30 I drove along 4th Street to Federal Hwy and found the corner to be backed up to 7th Ave waiting at the Federal Hwy traffic light. I had to wait 3 traffic signal periods to get through. In the meantime, delivery trucks pulled in and out of the 711 causing incoming traffic to back up onto Federal Hwy. Emergency vehicles entering Victoria Park could never pass that mess.

The thought of putting a high-rise at that very spot with a 105 car capacity, not only defies logic, it screams the absence of planning sanity.

This project must be reconsidered as being incompatible with that section of Victoria Park.  
Arthur Levy

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**From:** Art Levy <anfturph@icloud.com>  
**Sent:** Sunday, March 22, 2020 3:36 PM  
**To:** Melissa Coningsby; Ben Sorensen; Steven Glassman; Dean Trantalis; Ella Parker  
**Cc:** Pratima Raju; Juan Saavedra; Robert McKinzie; Scott Wyman; Catherine Maus  
**Subject:** [-EXTERNAL-] 333 NE 7th Ave project

At a time when one disaster eclipses all other concerns, it's hard to pay attention to back-burner issues. But, the 333 NE 7th Ave will rear its head again and I have one more data point to add to the evidence that this project is unsuited for Victoria Park.

There is a well-documented ground wind magnification effect from tall buildings.

An existing 13 story residence at 900 NE 18th Ave is worth comparing. I have walked past this building many times and without exception, a mild breeze on any day is many times stronger near that building. This isn't surprising since the height causes an updraft that magnifies the breeze on the ground. My conservative estimate of the magnification (from experience) is that a 5 mph breeze is magnified to about 15 mph around the building, sometimes more depending on wind direction.

Now consider a residence taller than 900 NE 18th Ave (the 333 NE 7th Ave project) surrounded by one and two story residences during a hurricane. The resulting magnification from the updraft is difficult to estimate but it would surely be there and big.

The effect on nearby residences would be damaging and patently unfair. This is not mere speculation — walk past 900 NE 18th Ave any breezy day and feel the effect. It's there, and in fact, quite predictable.

This is yet another data point in the collection of reasons the 333 NE 7th Ave project is incompatible with the surrounding neighborhood.

Arthur Levy PhD Physics