

CBA Membership Meeting Minutes, November 21, 2019

Meeting called to order at 6:24 PM by President Bill Brown.

- Introduced the CBA Board who were present: Novick, Burns, Rosenbaum. Golden was absent.
- Offered thanks to the General Manager of the Ritz-Carlton, Greg Cooke, for hosting the meeting.

Vice President Jim Novick delivered an update on the 2020 CBA Board nomination process.

Secretary John Burns gave an update and details on the pending holiday party.

Dr. Elizabeth King shared information about the 18th Annual Toy Drive.

The naming of the new Las Olas Oceanside Park was discussed. By majority voice vote, the CBA supported this name.

Stephanie Toothaker, Esq., Raj Rana (owner's rep) and Stewart Robin (architect) delivered the 2nd presentation on the Homewood Suites development project at 3001 North Ocean Blvd. Key points presented included:

- Developer is requesting parking reduction from 108 to 78 spaces that will allow for lowered height.
- 108 rooms with no setback waivers
- Proposed project is 99'8" feet in height, less than the allowed 120 feet.
- Shadow study determined no shadow on nearby condo pool deck for 3 of 4 seasons.
- Valet parking only to avoid any spillage into adjacent condo parking lots.
- A traffic study has been conducted. The proposed trips are well below 1000 and should not be a significant impact on the street.

Residents expressed the following comments on the proposed project:

- It's overdevelopment on a .4 acre lot, combined with concerns over sea level rise.
- There was disagreement regarding the history of proposed projects for the site.
- The project is not compatible with the neighborhood.
- It was the first time that neighbors had heard about a shadow study.
- Concerned about the number of hotel occupants that could be crammed into a suite.
- Considered Homewood Suites a lower-end project on a postage stamp-size property.
- Concerned regarding traffic congestion, particularly with a proposed Publix across the street.

A ballot vote was conducted on this project.

- Condo votes supporting: 10
- Condo votes rejecting: 80
- Individual votes supporting: 5
- Individual votes rejecting: 156
- Total votes supporting: 15. Total votes rejecting: 236. CBA Membership did not support this project.

The meeting ended at 7:40 PM.

