

Central Beach Alliance Board of Directors

Zoom & Phone Conference

April 27, 2020

Present: Bill Brown, Bob Golden, Elizabeth King, Paula Yukna, Deborah Rosenbaum, John Burns

Absent: Jim Novick

Meeting held at the request of Robert Lochrie, attorney for Bahia Cabana Project. (See copy of request below.)

- Lochrie and the architect, George Fletcher, presented the project.
- Although this project is just outside the CBA boundaries, the developer wanted to present to the CBA Board. They have talked to the closest condo association, The Harborage.
- There are two building sites across the street from each other.
- On the water next to the fire station: 124 room boutique hotel with six residences on upper floors. Restaurant on ground level. 10 stories, 110 feet high. Docks for four boats, probably not open to public.
- On the south side of the street: 37 unit residential + 229 parking spaces for both properties. Garage pedestal will be five stories. 162 parking spaces are required by code. This building will be 110 feet tall.
- Not asking for rezoning or code variations.
- Regarding trips, the hotel has trips grandfathered in. Trips are not applicable to the residential building.
- No set date for DRC or P&Z. Developer has submitted plans to city and hopes to receive comments from the city in May.
- No date established for ground breaking, brand for hotel or price-point for residences.
- CBA Board suggested developer could enhance crosswalk at A1A/Harbor Drive. Perhaps contribute to enhancing crosswalk across A1A to Beach Park & parking lot. Suggested renderings should be corrected as images show public promenade & dock access on the north of the fire station.

From: **Robert Lochrie III** <rlochrie@lochrielaw.com>

Date: Tue, Apr 21, 2020 at 7:49 PM

Subject: Bahia Cabana Site - PLN-SITE-200400089

To: cbafitcom@gmail.com <cbafitcom@gmail.com>

Hi Bill, I hope all is well and everyone is staying safe. We are working on a new project on the Bahia Cabana site. I am sure you are familiar with the site; it is just south of the City Fire Station and just outside of the CBA boundaries. The owner is proposing a 124 room hotel with 6

residential penthouses. The application is intended to meet code and is not requesting any variances. As you may know, the City is not confirming DRC dates at this time but as soon as I have a date and time I will let you know. They may do a virtual meeting on May 12th but a lot is still up in the air. In the meantime, do you have time for a call so that I can fill you in? We could also do a zoom meeting with the architect if that is convenient.

Thanks,

Robert