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## Alliance readies vote on Bahia building project

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For many beach residents active in the Central Beach Alliance, this was a last call to be heard.

For one final time, developer LXR Luxury Resorts and Hotels appeared in front of Alliance members seeking input on its massive building project along the Intracoastal Waterway, a project that is expected to cost \$500 million.

LXR has spent considerable time seeking approval for the Bahia project from area neighborhoods and groups that it eventually hopes to bring to city boards later this year. Because the site is in the heart of Alliance territory, LXR officials have stood in front of its members several times with slides and building plans. The Alliance group plans to take a vote on the project on May 21.

"[Central Beach Alliance] thumbprints are all over this now," said LXR vice president Peter Henn. The project proposes a collection of high-end condominiums, trendy eateries, a world-class hotel and an underground parking garage. "And I can tell you we have sufficient funds to do whatever we want when the time is right."

Henn has said the project may take up to 10 years to complete.

While Alliance president Steve Glassman is in favor of the project, he said he is also aware that a number of beach residents don't want more buildings.

"But because this is such a big parcel ... and because of the economic times we're facing, we need to appeal to a niche market," he said. "It has to provide something for everyone."

Alliance vice president Fred Carlson said many residents have not seen anything from the city about financial arrangements. "We've been preoccupied by form and color, now we need to know the arguments the city is using to craft a lease agreement," he said. "Will they receive a portion of the money from the sale of the condos?"

Resident Chuck Hansen said his condo along Fort Lauderdale Beach Boulevard has the most beautiful view in the city.

"I'll lose one-third of it to these buildings," he said.

Hansen also said that he has attended every city and association meeting about the Bahia project and written everybody in the area, asking them to voice their disapproval of the buildings' height.

"I don't have any chance of throwing a monkey wrench into their plans," he said. "But I can try to keep the height down."