

HPB Presentation - November 18, 2025

Good Morning. Alicia A. Casanova – 4775 Collins Avenue. I have served as Board President of the Green Diamond Condominium Association for the past 25 years, and today I am also representing the Blue Diamond Condominium Association. I'm also Vice-President of the Mid-Beach Neighborhood Association.

Our Blue & Green Diamond 44-story towers, with 630 units, sit just two properties north of the Fontainebleau, yet at no time were we contacted or included in any discussion regarding this massive proposed project that will certainly impact us. The complete lack of community outreach is extremely disturbing.

While we do not object to the Fontainebleau's desire to renovate or enhance their recreational facilities, we strongly oppose the current plans, which include a 100- or 120-foot, 10-story water slide and its large accompanying structure, something they proudly describe as "one of the tallest slides in the country" and one which will most certainly attract a huge number of visitors from around the world.

After thoroughly reviewing the eleven variances being requested today, we find no justifiable reason for the HPB to grant these significant waivers. We also question why a proposal of this scale and impact is not being presented to the City Commission, where a broader public evaluation would be appropriate and where requirements such as public outreach and traffic studies would normally be expected.

Our concerns are substantial. They include, but are not limited to:

- Traffic impacts and additional, unbearable congestion that will result from this attraction located on an FDOT-controlled major roadway which is already under construction and will continue to be for several more years.**
- Inadequate vehicular access, given the limited length of the Fontainebleau's driveway areas and the lack of self-parking.**
- Environmental impacts, especially given our direct proximity to the dunes, the beach, and the sensitive coastal ecosystem.**
- Incompatibility with the surrounding neighborhood, both in scale and in the intensity of use.**

For these reasons and others, and on behalf of the hundreds of neighbor residents we represent, we respectfully urge you to reject this proposal in its current form. We remain supportive of reasonable renovations that enhance the property's amenities without negatively impacting the traffic, character, safety, and livability of our neighborhood. We hope that our input and feedback as neighbors can be taken into consideration when making revised plans.

Thank you.