



February 1, 2022

**RE: Upcoming February 7, 2022 City Commission Meeting  
Agenda Item IX.2 – Unfinished Business - Fillmore Parking Lot**

Dear City Commissioners, City Manager, and City Clerk,

This is Chris Goglia, President of the St. Armands Residents Association, writing on behalf of residents in the City neighborhood that will be directly affected by any development at the Fillmore Parking Lot.

Our Residents Association conducted our Annual Member Survey from September 2021-October 2021 to quantify our residents' positions on various issues. The Fillmore Parking Lot had been an issue since April 2021, along with the separate but connected issue of allowing taller commercial buildings at St. Armands Circle, and we spent much of last summer educating our members on these issues.

Here are the two relevant questions, the responses from 125 residents, and our interpretation of the results:

**Question #1.** Would you like the City Commission to sell the St. Armands Fillmore Parking Lot site to the development group who is proposing to build a boutique hotel there, along with a food market (similar to Morton's Gourmet Market on Osprey) and a parking garage? (n=125)

Yes: 37%

**No: 42%**

I don't know and/or I need more information: 22%

**Our interpretation of these results:** More respondents oppose this development than support it, but it's roughly 50/50 with a sizable number who still need more information and/or time to make up their mind. For a project that could have a significant and long-term impact on the residential experience in our neighborhood, we think the City should take more time to consider and debate this proposal.

(continued)

**Question #2.** Commercial property owners on St. Armands are asking the City to increase the allowed height of commercial buildings from 35' to 45' and to allow the use of residences and boutique hotels on the upper levels. This would be on top of the 11' flood plain resulting in buildings that could be over 55' in height from grade. Do you support or oppose this?

Support: 25%

**Oppose: 75%**

**Our interpretation of these results:** A strong majority of St. Armands residents do NOT want a commercial height increase. And, now that at least three independent competing proposals have come in, none of which have requested a height increase to build a profitable development there, this seems completely unnecessary.

Based on our research, the collected data, and our interpretation of the results, **we OPPOSE the proposed development at the Fillmore Parking Lot.**

If the City chooses to proceed anyway, then residents would prefer any proposal that does not require a commercial height increase; **residents would prefer any proposal other than the JWM-Benderson proposal.**

Sincerely,

Chris Goglia, President  
St. Armands Residents Association

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