



# The Port Condominium and Marina

## “Boat Rack-A-Miniums” and Residential Condominiums

by Marcy L. Kravit, CMCA, AMS

**K**nown as the boating capital of the world, Fort Lauderdale is the home to the most watercraft-friendly community. The high-rise condominium market in Florida continues to absorb waterfront and marina facilities for residential use. The Port Condominium and Marina incorporated a vertical dry stack building and residential tower that encompasses a “dream come true” for yachting enthusiasts.

The Port Condominium is located adjacent to The Port Marina and is centrally located in the heart of Fort Lauderdale’s world-renowned yachting destination on 17th Street Causeway overlooking Port Everglades.

The entry of the condominium provides elegant water features. These luxurious move-in ready units were built with spectacular floor to ceiling views, rosewood custom kitchens, marble floors, large lanais, and large balconies. Residents enjoy great visuals of mega yachts and endless miles of ocean with spectacular sunrises and sunsets. This dog-friendly urban residence includes a luxurious clubroom and a pool area with a fitness center, allowing the owners a hassle-free life of living next door to the marina facility, in an environment that is as laid back as it gets and all within minutes of the ocean.

The residential units are located within walking distance of the marina and are completed and tastefully done. Owners took occupancy of the residential condominiums in mid 2005. Each of the 129 units includes nine-foot ceilings (10 feet on the 5th and penthouse floors), features Brazilian cherry hardwood floors in living areas, Berber carpet in the bedrooms, travertine marble bathrooms with frameless glass bath enclosures, kitchens with Italian cherry hardwood cabinets, Kitchen Aid™ architect series appliances, and granite countertops. These are great finishes, comparable to units in far more expensive buildings. These residences offer soaring views of the Downtown Fort Lauderdale area and the beautiful Intracoastal Waterway. As you enter the doorways to the unit, you are greeted by an outrageous view of Downtown Fort Lauderdale.

The Port Condominium offers four floors of gated garage storage, on-site management by The Continental Group, valet parking, as well as round-the-clock front desk services, a private fitness facility, saunas, heated lap pool, business center, spa, clubroom with bar, and lots more. There is ample guest parking (valet of course) and no restrictions on pets. The residential building recently turned over from the developer and elected a new board of directors. The board is in the process of addressing the turnover related items as all new properties take on this responsibility. The developer is anxious and eager to work with the board in resolving any outstanding items, concerns, or issues. One of the projects that the board felt would enhance the property was to decorate and upgrade the elevator lobbies that lead out to the parking garages. Throughout the building you will find artwork of fish and marine life. In the garage areas, the board decided to purchase artwork and prints of boats and vessels to incorporate the theme. The residential condominium is operated and maintained in a business-like manner. The newly-elected board is doing a great job in protecting their investment and providing the quality of life that the owners deserve.

The Port Marina is state-of-the-art and marks a new era in dry storage technology. It is the nations first computerized, touch-screen directed, indoor dry-lift condominium marina. If you love boating, you will love The Port. Thanks to the merger of boating industry leaders, Maff-stack and Vertical Yacht Storage Systems, boaters with vessels of any size are no longer required to take unnecessary risks leaving their boats docked in the water or at forklift operated marinas.

The facility is located only minutes from Port Everglades inlet in Ft. Lauderdale. The Port Marina provides complete launch access to the ocean and points north or south on the Intracoastal. This

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"Keeping your boat in dry storage will maintain its value," Chris Rosenberg, developer, advises. "The fiberglass won't fade and the canvas won't rot. The cradle I designed can pick up a 35,000 pound boat and handle it is as gently as a baby."

"The Port Marina is amazing," Rosenberg adds. "It provides a climate-controlled, hurricane-protected environment with its garage-like door on the canal-side of the building and a roll-across device covering the internal canal."

Equipped to house 125 boats, the marina's computerized lift system can handle crafts up to 52 feet long, 15 feet wide and 18 feet high. All vessels travel through a spray-down wash system before returning to storage. This all concrete enclosed facility is capable of withstanding 140 mile per hour winds in a climate-controlled dust free environment. Unlike an old fashioned gas-powered forklift based system, the computer controlled lift system will not damage boats. With a very low risk of operator related damage, the fully automated, laser-guided crane system provides convenience and total peace of mind.

For years, the construction of residential property has been absorbing waterfront and marine facilities. With Vertical Yachts Storage innovative technology, existing marinas or undeveloped ones can now be transformed into the marina of the future or into a dynamic and mixed-use residential/marina community.

The automated and electric lifting and moving system is very reliable, without the use of high-maintenance hydraulic systems, and is not subject to harsh operator use and errors. In addition, the use of a laser guided computer controlled system eliminates the need for two personnel to be involved in the lift operation. The dockmaster and dockhands are trained on the setup procedures, engineering, maintenance and systems to operate the bridge crane.



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Using a computer controlled system, one operator can both safely operate the lift and spot the boat while moving 360 degrees around the craft to ensure it is positioned correctly. The long-life electric motors and automated controls are very low in maintenance and energy costs as compared to fossil fuel-driven forklift trucks. Because none of the mechanical components ever interface with salt water and due to the fact that there are no hydraulic systems, the regular maintenance costs of the industrial rated bridge crane are significantly lower than that of a gas/diesel forklift.

Dry dock space is purchased fee-simple and is deeded separately from

the residential condominium units. Owners are able to rent or lease their "boat-rack-a-miniums".

The Port's location offers the conveniences of businesses, entertainment, and cultural amenities of Fort Lauderdale. A few minutes from The Port and easily accessible by water taxi or land taxi is Las Olas Boulevard, a lively, pulsating, world-class meeting place. Night or day, Las Olas is the place to be where fashion trends are set, where window shoppers chat in a dozen languages, and where visitors young and old gather to shop, please their palates, and be entertained. Las Olas is at the forefront of everything from fashion boutiques and art galleries, to memorable restaurants and sidewalk cafes. With beautiful Fort Lauderdale Beach on one end and the exciting Arts and Science District on the other, The Port Condominium and Marina ranks as one of the city's greatest locations.

Due to the intricate system of canals and waterways, the citizens of Fort Lauderdale choose boating for their transportation of choice. There are over 165 miles of navigable waterways and inlets in Fort Lauderdale, giving rise to its standing as a major yachting center. Fort Lauderdale has received the nicknames the "Venice of America" and the "Yachting Capital of the World." The Port Condominium and Marina is a stunning sanctuary in the heart of the most spectacular waterways in the world where luxury residences and boat dry-storage condominiums go hand in hand. Residents and their guests can enjoy a short walk from their condo door to that of their boat, and out to the gorgeous Intracoastal Waterway and the Atlantic Ocean. ■

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