

To: Pompano Beach Planning and Zoning Board (March 22, 2023, meeting)

Re: Application by Entourage Florida Development, LLC
City of Pompano Beach Planning and Zoning Application 22-12000011.
407-419 N. Riverside Drive

March 19, 2023

Dear Neighbors,

Please accept this letter in opposition to the above project.

I am one of the owners/shareholders of the Marine Terrace Cooperative Association located at 401 N. Riverside Drive, Pompano Beach, Florida. As such, I have the exclusive right to possess Unit 508 which is located on the 5th floor. It runs the entire East-West span of the building facing the proposed development. As a result, I am a direct abutter to the two lots located at 407-419 N. Riverside Drive upon which the applicant has declared an intent to build a high-rise condo tower.

I have owned/occupied Unit 508 at Marine Terrace for 22 years. I am in opposition to the applicant's proposal and ask that you remand it back to them with the conditions suggested below.

Background:

1. When the Marine Terrace building was designed and built in 1955-8, it was the largest building in the area outside of downtown Fort Lauderdale. It is 5 stories tall and has 39 residential units. It is one of the few remaining mid-century architectural gems on the Barrier Islands from Palm Beach to Miami. It is one of the oldest multi-family structures in Pompano Beach.
2. The proposed high-rise tower is inconsistent with the appearance of aesthetic quality one sees in the 400 block of N. Riverside Drive. Specifically, it is incompatible with the historic Marine Terrace building located directly to its south, the Lido Building to its east and the Trident Building to its north.
3. I have recently had the opportunity to review most of the application submitted by the applicant. As I understand the plans, the southwest corner of the proposed high-rise tower will be roughly 36.5 feet from the sea wall and 45 feet from the Marine Terrace property line.

4. From most of my unit, this is the view I currently have:



5. Should this project be allowed to move forward as currently planned, here is a sketch (excuse my lack of precision) of what the view from my unit will be if the high-rise tower is allowed to move forward:



6. The structure will have a substantial negative impact on the riparian water view rights of the five owners who occupy the units along the entire north facing side of Marine Terrace. The city should not be complicit in allowing the applicant to impede the land rights of its neighbors.
7. This should be resolved by limiting the height of any new proposed structure to the height of existing structure on 419 N. Riverside Drive. Any structure built on 407 N. Riverside Drive should be designed to not block the water views of those on the lower floors of 401 N. Riverside Drive and all other all direct abutters. Other developers more attuned to the neighborhood have angled their structures toward the south-west, rather than creating a fixed wall blocking visual access to the water. At least half of the buildings between Atlantic Blvd and 14th Street are angled on their lots.

8. They also have indicated they do not plan to rebuild their seawall, but rather just cap it. This is what Riverside Drive looks like during the fall high tides, due to both outdated municipal infrastructure and rising sea waters.



9. And here is what their seawall looks like completely submerged. (November 9, 2022). Clearly, the new condo association will have to replace this seawall nearly immediately. This work should be done now.



10. By admission, the proponents of this project have no connection with Pompano Beach, nor the Riverside Drive area. They are real estate speculators trying to cash in on the popularity of the neighborhood, earn millions of dollars of profits and leave. Once all the condos are sold, the real estate developer – your applicant - will no longer have any interest in the project or honoring any assurances or commitments to neighbors or the city.

11. To date, the developers have made no effort to meet with the broader community – their direct abutters. They have said repeatedly that they have no obligation to meet with their neighbors. Last week, they had the opportunity to meet with three owners, a meeting that I arranged, and I again suggested they meet with the entire neighborhood they are negatively impacting.

Over the past two decades we have seen the city's tremendous success in preserving and strengthening residential neighborhood characteristics. We are thankful for the additional green areas throughout the city. We are only asking that the same be done here on Riverside Drive.

Please remand this project back to the developers for 60 days with the following instructions:

1. Applicant must outline their plans to the entire community and incorporate the community's feedback in the project. This must be done before the Planning and Zoning Board reaches its final decision. They have to provide the entire community with complete, up to date drawings so there can be a meaningful review.
2. Reduce the footprint of the proposed building, thus keeping access to the water and views substantially intact. In particular, the building should be angled facing south-west. The structural wall along the southern property line should be removed and there should be a wider setback on the south side to allow access to the water.
3. Explore and devise ways to lessen the direct negative impact on neighbors, including water run-off plans, viability of retaining the existing seawall and other issues raised as a result of deeper analysis of the project.
4. Ensure that all representations made by the developer will be binding on the resulting condo association which will take responsibility for this project.
5. Replace the lost 20+ affordable housing units at Stratford Apartments homes to working class people such as firefighters, teachers, EMTs, landscapers, and others.
6. Develop a Construction Disruption Avoidance Plan which will address issues such as traffic, air rights, worker parking, noise, trash removal, dust mitigation, painting, cleaning, insuring area properties etc.

Respectfully submitted,

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