

To: City of Pompano Beach Planning and Zoning Board

Date: April 25th, 2023

Attention: Pamela Stanton

Subject: Entourage Florida Development Planning and Zoning Application 22-12000011

We are writing to convey our strong opposition to the high-rise building proposed at 407-419 N Riverside Drive by Entourage Florida Development, LLC. As longtime owners and occupants of Lado Del Rio Apt, 407, we are directly across from the proposed high-rise building.

Specifically, we request that Entourage meet with us and other abutting residents to fully disclose their plans, hear our concerns, and incorporate reasonable resolutions to those concerns in a contractual agreement. The purpose of this agreement is to mitigate potential damage, including additional capital or operating costs abutting properties could incur from this project. The provisions of this agreement need to resolve concerns over 1.) adequate setback distances, 2.) having Entourage add abutting properties as insured parties. 3.) require Entourage to put funds in escrow to cover any possible damage, repairs, increased operating expense and legal fees if we must litigate a dispute, 4.) agree on a dispute resolution process, and 5.) have Entourage fund scheduled structural engineering reviews of abutting buildings during construction.

Our home at Lado Del Rio has reached its 50th anniversary of obtaining its certificate of occupancy. As with many condominiums of our vintage, we have cast iron sewers and waste pipes that would be extremely susceptible to vibration damage and cracking from the Entourage demolition and construction project. The result could be water or sewer waste leaking into owners' units. Is Entourage prepared to compensate owners for structural damage to our foundation, cast iron pipes, waste water leak damage, and cracks in our building's exterior skin?

It is well known that buildings adjacent to demolition and construction such as that planned by Entourage can be besieged by rodents, cockroaches, termites, and fire ants. Is Entourage prepared to pay for these increased operating costs?

Is Entourage employing best practices for dust control? What specific measures are they taking for daily dust from construction and construction equipment traffic? Are they prepared to pay for interior carpet cleaning from demolition and construction dust brought into our common area? Are they prepared to pay for automobile cleaning for residents in our parking lot from dust?

Is Entourage employing best practices for noise control? The high rise building planned for 407-419 N Riverside Drive will effectively create a “street canyon” effect that will trap and amplify road noise, amplify boat noise from the intracoastal. Are they prepared to increase greenspace and add landscape buffers to act as an acoustic screen, a visual screen, clean and cool the air and protect our intracoastal waterway?

Is Entourage employing best practices for flood control? If so, what are they?

Unfortunately, we are out of state because of a family illness and will not be able to attend the hearing in person. Hopefully this letter clearly communicates our opposition and expected mitigation plan regarding the high rise building proposed by Entourage Florida Development LLC.

Respectfully submitted,

Diane & William Christensen

Lado Del Rio Apt. 407

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