

## Scott Reale

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**From:** Joe De Marinis <joe.demarinis@videotron.ca>  
**Sent:** Tuesday, November 15, 2022 7:11 AM  
**To:** Zoning Inquiries  
**Subject:** zoning changes  
**Attachments:** Zoning Oppositon Letter REV.docx

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Dear Zoning Board of Appeals,

Attached please find our written request that you deny Entourage Florida Development LL C's petition to request a variance to 3 zoning code provisions.

We received your Notification of Public Hearing regarding subject petition to be held on November 17th at 6PM and submit this correspondence by email according to the written instructions. Please include our written testimony and evidence into the recordings.

We strongly oppose this variance(s) petition by Entourage Florida Development LL C.

Sincerely,

Joe De Marinis  
514.235.5722

Dear Zoning Board of Appeals (ZBA),

**Subject: P&Z Number 22-11000017 Variance Request**

We are writing to express our strong opposition to all 3 of Entourage Florida Development LLC's variance requests to the following provisions of the Pompano Beach Zoning Code.

1. Section 155.5203(D)(3)(c)(ii) Perimeter Landscape Strips.
2. Section 155.5203(D)(5)(a) Landscaping Between UVA and Buildings.
3. Section 155.1502(D)(4)(b) Interior Landscaping Standards.

Reviewing the drawing you provided we have concluded that this development's proximity to 400 N. Riverside will effectively create a "street canyon" effect between our L-shaped building (Lado Del Rio Condominiums), the Entourage building, and the townhomes immediately south of us. This street canyon will trap and amplify road noise, amplify boat noise from the intracoastal, trap carbon dioxide from air emissions, increase temperatures by trapping heat from the concrete roadway, and alter ocean wind patterns around our building with an unknown impact. In addition, unhealthy water runoff that might otherwise filter into the intracoastal from the larger landscape buffers will be correspondingly reduced.

For the past 17 years as an owner and resident we have applauded the City's efforts to increase the amount of landscaping in our urban environment. Sometime around 2011 our association undertook a parking lot maintenance/repaving project. To obtain a permit from the city we were required to reduce the number of parking spaces and increase the amount of green space by planting trees and shrubs along our N. Riverside Dr boundary. I believe the city official that mandated this additional landscaping was Kimberly Person. We are optimistic the city will continue the sustainable greening of our city and apply those standards to Entourage -- not selectively enforce them.

We are all mindful of the environmental benefits of greenspace and landscaping. Landscape buffers act as an acoustic screen, a visual screen, clean and cool the air, and protect our intracoastal waterway.

For the reasons noted above we respectfully request that our zoning commission deny Entourage Florida Development, LLC's request for these 3 zoning variances. In fact, due to the proximity to N Riverside Dr, we would hope the commission requires Entourage to install larger landscape buffer strips. The building setback should align with the other buildings along the western side of N. Riverside Dr.

Unfortunately, we are out of state until the first week of December visiting family for the Thanksgiving Holiday and will not be able to attend the hearing in person. Hopefully, several of our neighbors will be able to attend to express their objections to the requested zoning variance.

Respectfully submitted,

Giuseppe De Marinis

Lado Del Rio

400 N Riverside Dr. Apt 402

Pompano Beach Fl, 44072

November 15<sup>th</sup>, 2022

P.S. Could you please request that Entourage provide funds to the city to install speed humps/bumps along the 400/500 Block of N. Riverside to reduce the speed of vehicles?