

Scott Reale

From: Hunter O'Hanian <h393@aol.com>
Sent: Tuesday, November 8, 2022 3:35 PM
To: Zoning Inquiries
Subject: Message to ZBA regarding application for variance 22-11000017

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Re: P&Z number 22-11000017

Greetings,

I would like to offer my objection to the application for a variance by Entourage Florida Development, LLC for the new residential tower they propose to build at 407-419 N Riverside Drive, Pompano Beach.

I have owned Unit 508 at 401 N. Riverside Drive in Marine Terrace for the past 22 years. As some of you are aware, when this co-op building was built in 1958, it was the largest building in the area outside of downtown Fort Lauderdale. It is only 5 stories tall and has only 39 residential units. I have seen many changes to this neighborhood over the decades. The northern side of my unit - the entire width (east to west) of the building, will directly face the proposed new development.

As the Board is aware, zoning laws exist to provide a template for how neighborhoods look and feel. They seek to regulate many things, including density, usage and the experience from the streetscape. They seek to enforce an agreed-upon sense of what we want neighborhoods to look and feel like. This includes required property line setbacks and green spaces or landscaping of a particular size. Variances from those prerequisites should only be allowed when the applicant shows it is "unusually difficult" to comply with the stated regulations which seek to enforce a community standard.

In this case, we have a real estate developer who's sole motivation is to capitalize on the current popularity of the Beach neighborhood in PB. Their motive is to make money from their venture. They are not someone who will be a part of the neighborhood. They have spent a considerable sum for the property (\$9 million?) and will spend millions more to develop it into condos to be sold off. After the building is completed and the units sold, the developer - the entity seeking an exemption from the stated community standards in the zoning regulations - will be gone and if their variance is allowed, the city and neighborhood will be worse off because our stated sense of community priorities has been ignored.

All three variances sought by the applicant seek to lessen agreed upon setbacks and green space in their project. In particular, they seek to lessen the amount of green space along N. Riverside Drive. As you are aware, N. Riverside Drive is challenged in many ways as we experience record flooding and increased traffic. This variance will not in any way help N. Riverside Drive or those who live in this neighborhood.

Importantly, the applicant has not evidenced their compliance with the zoning laws will be "unusually difficult". All they need to do is reduce the size of their proposed structure, comply with the existing zoning laws and their problem will be solved. The solution to the problem is one that only they created - and the solution is on them to solve. It should not be left on the shoulders of the city - and its current and future residents - to bear.

As you know - your decision on this matter will likely last 100 years or more. If the variance is allowed it will - in effect - become permanent. If this exception is granted, how will other requests for similar treatment be handled? In effect, by granting this variance, the ZBA will be negating a core tenant of the city's zoning code.

Accordingly, I ask that the applicant's petition be denied.

Respectfully,

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