

## Scott Reale

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**From:** William Christensen <iruben06@yahoo.com>  
**Sent:** Monday, November 14, 2022 3:52 PM  
**To:** Zoning Inquiries  
**Cc:** Sweet Lioness  
**Subject:** Opposition to Variance Requests: P&Z Number 22-11000017  
**Attachments:** Zoning Oppositon Letter.docx

**EXTERNAL Email:** Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

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,

Bill Christensen

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,

Diane & William Christensen

Lado Del Rio

400 N Riverside Dr. Apt 407

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?

## Scott Reale

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**From:** William Christensen <iruben06@yahoo.com>  
**Sent:** Wednesday, January 18, 2023 7:40 PM  
**To:** Zoning Inquiries; Scott Reale  
**Subject:** Supplement Opposition To P&Z Number 22-11000017 Variance Request  
**Attachments:** Zoning Suplement Oppositon.docx

**EXTERNAL Email:** Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Dear Zoning Board of Appeals,

Attached please find a supplemental to our original 11/15/22 petition to oppose Entourage Florida Development LLC.s variance request for 3 zoning code provisions.

Regards,

Bill Christensen

Dear Zoning Board of Appeals (ZBA)

Subject: P&Z Number 22-11000017 Variance Request

This letter is a supplement to the opposition correspondence we submitted to you on 11/15/2022.

1. Is it true that a quorum of Zoning Commissioners where present to conduct the 11/17/22 meeting? If so, why was the meeting canceled at the last minute?
2. Has Entourage been provided copies of residents written oppositions? If so, why? Was the true reason for cancelling the 11/17 meeting to provide Entourage an opportunity to review resident reasons for objecting to the 3 variance requests and prepare responses for a rescheduled meeting?
3. Is it true that the ZBP meeting has been rescheduled for Thursday 1/19? If true, why hasn't the Zoning Board of Appeals communicated the rescheduled date for the meeting to all residents in the 500ft radius?
4. If it is true that the ZBA meeting has been rescheduled for Thursday, 1/19, why was the City's Riverside Drive Streetscape Improvement Workshop scheduled to occur on the same date and time at the Emma Lou Olson Civic Center. Many of us have planned to attend that Streetscape workshop not knowing the ZBA meeting has been rescheduled for the same time and date. Was this a simple oversight?

Specifically, regarding the Entourage project.

1. Our building is now approaching the 50<sup>th</sup> anniversary of obtaining our certificate of occupancy. How could this project impact the foundation and exterior skin of our building? Is there something Entourage can do to secure our building? Has the City or Zoning Commission or Entourage made provisions to protect the surrounding buildings from the damaging impact of vibration, noise, and dust during construction? Are best practices being employed? Have the lessons from the Surfside condo collapse been incorporated into Entourage LLC construction plans?
2. 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 construction project. The results could be water or sewer waste leak damage to owners' units.
3. Based on our professional experience buildings adjacent to construction, such as that planned by Entourage, can be besieged by rodents, cockroaches, termites, and fire ants. All displaced by the Entourage project.
4. What control measures will be put in place to limit construction noise?
5. What control measures will be put in place to limit construction dust?
6. Will Entourage compensate us for the additional capital and operating costs we incur for caste iron pipe damage and repairs, damage to units from leaks, rodent & cockroach removal and control, interior carpet cleaning from construction dust brought into our common area, automobile cleaning for residents in our

parking lot that get covered daily by dust from construction and construction equipment traffic, etc.?

7. What will be the impact on traffic flow along Riverside and our property? Specifically, if the zoning requests are approved won't the expanded construction zone for heavy equipment, cement trucks, etc., require more use of Riverside Drive? Will there be times we will not have access to our parking lot? Where will all the construction crew vehicles park?

Finally, a sampling of questions for Entourage.

1. Will Entourage Florida Development LLC include Lado Del Rio as an additional insured party from both the developer and contractors?
2. Will Entourage fund regular structural engineering reviews for our building during construction?
3. Is Entourage willing to put funds into escrow to cover any possible damage, repairs and legal fees if we have to litigate?
4. Will Entourage enter into a dispute resolution agreement with Lado?

To reiterate the position we stated in our November 15<sup>th</sup> letter to you we strongly request that our zoning commission deny Entourage Florida Development, LLC's request for these 3 zoning variances. We also request that the City, Zoning Commission and Entourage put in place practices and actions to mitigate any impact on our building and residents.

Respectfully submitted,

Diane & William Christensen

Lado del Rio

400 N Riverside Dr. Apt 407

Pompano Beach Fl. 33062

January 18<sup>th</sup>, 2023