

Scott Reale

From: Zoning Inquiries
Sent: Wednesday, November 16, 2022 12:08 PM
To: Scott Reale
Subject: FW: zoning changes 407-419 N Riverside Dr

Regards,



Hours of Operation:
Monday – Thursday 7 AM – 6 PM
Closed Fridays

Please note: Florida has a very broad public records law. Most written communications to City officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

From: CAROLYN TROJAN <trojfam19@comcast.net>
Sent: Wednesday, November 16, 2022 12:02 PM
To: Zoning Inquiries <Zoning@copbfl.com>
Subject: zoning changes 407-419 N Riverside Dr

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:

I am in receipt of a Notice of Public Hearing regarding a request from Entourage Florida Development LLC for variances at 407-419 Riverside Drive.

I have read the request and oppose the three variances. My reasons are stated below.

There needs to be a 10 foot wide perimeter landscaping strip not 5 feet along Riverside Drive as a safety buffer and to be aesthetically pleasing along Riverside Drive. There is no sidewalk on this side of Riverside Drive. This puts the building and parking footprint too close to the street. Additionally, that section of Riverside Drive tends to flood during rain storms. This building should conform like the other buildings along Riverside Drive.

Secondly, to reduce a 24 ft wide buffer to a 5 foot buffer from the building next to it is a big difference of 19 feet - its to close to the building next to it.

Lastly, the developer wants to omit an 8 foot wide landscape island for parking - NO! Landscaping should never be omitted for a paved parking lot.

Setbacks are determined for a reason by the city. This building needs to go back to the drawing board and be redesigned to conform with existing setbacks. This new development should blend in with existing buildings and be built without variances on the 2 lots.

Sincerely,
Carolyn Trojan
N Riverside Drive