

To: Pompano Beach Architectural Appearance Committee for Major Building Design (March 7, 2023 meeting)

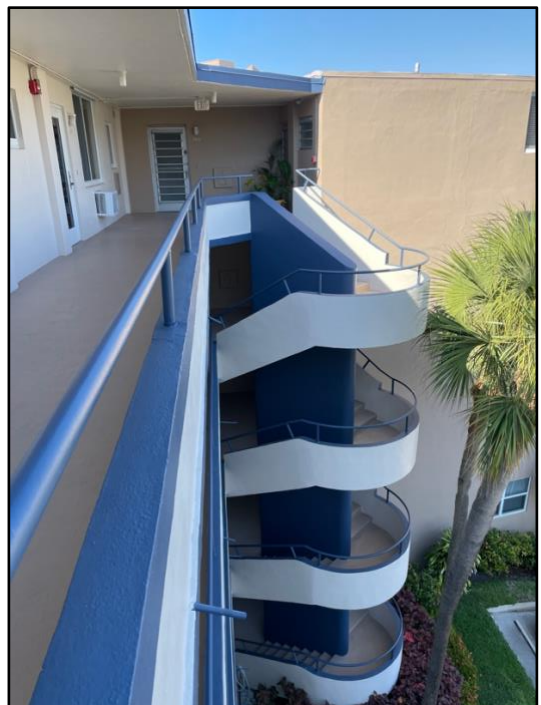
Re: Application by Entourage Florida Development, LLC  
City of Pompano Beach Planning and Zoning Application 22-12000011.

Dear Neighbors,

I am one of the owners/shareholders of the Marine Terrace Cooperative located at 401 N. Riverside Drive, Pompano Beach, Florida. As such, I have the exclusive right to possess Unit 508 which is located on the 5<sup>th</sup> floor. It runs the entire East-West span of the building facing the proposed development.

As a result, I am a direct abutter to the two lots located at 407-419 N. Riverside Drive upon which the applicant has declared an intent to build a high-rise tower. I have owned/occupied Unit 508 at Marine Terrace for 22 years.

When the Marine Terrace building was designed and built in 1955-8, it was the largest building in the area outside of downtown Fort Lauderdale. It is 5 stories tall and has 39 residential units. It is one of the few remaining mid-century architectural gems on the Barrier Islands from Palm Beach to Miami. It is one of the oldest multi-family structures in Pompano Beach.



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Considering the historic aesthetic value of Marine Terrace, as well as the structures to the north and east of 409-419 N. Riverside Drive, it is respectfully requested that the Architectural Appearance Committee issue Development Orders to compel modification of the applicant's plan to specifically address the following aesthetic deficiencies:

1. The proposed building is inconsistent with the appearance of aesthetic quality one sees in the 400 block of N. Riverside Drive. Specifically, it is incompatible with the historic Marine Terrace building located directly to its south, the Lido Building to its east and the Trident Building to its north.
2. Furthermore, the structure will have a substantial negative impact on the riparian water view rights of the five owners who occupy the units along the entire north facing side of Marine Terrace. The city should not be complicit in allowing the applicant to impede the land rights of its neighbors. This should be resolved by limiting the height of any new proposed structure to the height of existing structure on 419 N. Riverside Drive. Any structure built on 407 N. Riverside Drive should be designed to not block the water views of those on the lower floors of 401 N. Riverside Drive. Marine Terrace Units 108, 208, 308 and 408 are all direct abutters to the applicant's site and will also be adversely affected by the proposed structure.

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3. When compared to other existing surrounding buildings, the proposed structure will have a negative appearance on the area and eliminate substantial open space in the area.
4. The developer has not sought input from the neighborhood regarding concerns regarding the mass and scale of the proposed structure in their neighborhood.
5. The proposed structure ignores the historic fabric of the structures previously on the site and is not in a scale appropriate to the design of the surrounding buildings. It will be twice as high as the multi-family structures directly to its south and east and ten times as high as the single-story structure to its east.
6. The proposed building is not harmonious with the permeant neighboring developments. It will contribute to the further “Canyonization” of N. Riverside Drive.
7. The mass of the proposed building will negatively impact traffic on N. Riverside Drive which is already severely impacted by vehicle traffic and rising water levels from the Intracoastal Waterway. Setbacks should be pushed back to allow for great aesthetic engagement with the neighboring buildings and streetscape.
8. The developer should be encouraged to design a new structure or renovate the existing structure consistent with other recent new construction and renovation of existing structures on N. Riverside Drive. Examples include:



**Renovation  
1010 N.  
Riverside Drive**



**New construction – 1000 N. Riverside  
Drive**

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While Zoning is the single most powerful legal enforcement of an overall urban concept, it does not create superior design, aesthetic order, or amenity. Pompano Beach should strive for superiority aesthetic order.

Therefore, it is the task of the Architectural Appearance Committee to preserve and promote various elements of the physical and functional aspects of the urban fabric and require new projects enhance, rather than denigrate from that which already exists.

Accordingly, I respectfully request that the Architectural Appearance Committee issue Development Orders consistent with the suggestions delineated above.

Respectfully submitted,

Hunter O'Hanian  
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