

Rafaela Thermidor

From: Karen Manzone <kmanzone1234@gmail.com>
Sent: Tuesday, April 26, 2022 12:31 PM
To: Rafaela Thermidor
Subject: 1508 North Ocean Blvd. Project #12000037

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Please include this letter as part of the back-up documents to **ALL** members of the Planning and Zoning Board **BEFORE** the Wednesday April 27th meeting.

Attention: P & Z Board:

- Fred Stacer, Chair
- Tobi Aycock
- Richard Klosiewicz
- Darlene Smith
- Tundra King
- Joan Kovac

We are writing this letter to ask you to vote NO on approval of the plat for the 1508 North Ocean Blvd. Project **#12000037**.

We live at 3232 NE 16th Street, #4. We are concerned with the proposed increased acreage of the plat from .62 acres of land to .86 acres. How are the developers proposing to justify this increase? In our opinion, the area of developable land on which they can build should only include the area they own (.62 acres). Why are they requesting this increase...to increase the height of the building, to increase the number of units, to close off the street for public use, to encroach on the public park? These are questions that need to be answered. The proposed project is not compatible with the size of the parcel, as well as the surrounding neighborhood.

We are also concerned with the preservation of our treasured resources surrounding this property and maintaining a balance between development and conservation. Recreational activities include swimming, snorkeling, fishing, and kite boarding, area wildlife which includes sea turtles, birds, and other animals, as well as fragile native vegetation.

Thank you for your attention on this matter, and again, I urge you to vote NO on approval of the plat for the 1508 North Ocean Blvd. Project **#12000037**.

Sincerely,

Karen and Bernie Manzone, Jr.