

Rafaela Thermidor

From: Jackie LaPiana <jalapiana@gmail.com>
Sent: Tuesday, April 26, 2022 4:26 PM
To: Rafaela Thermidor
Subject: Development Review of Project #12000037

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Ms. Thermidor -

Please forward this email to the members of the Planning and Zoning Board for inclusion in the back-up documentation for Project #12000037 in anticipation of the Wednesday, April 27 meeting.

Members of the Board -

We learned last night - with less than 48 hours notice - that the plat approval for this project is on the agenda for tomorrow's Board meeting. We are out of town so will not be able to attend in person and want to share two new issues.

- This winter and spring 16th Street was closed for a very welcomed beach replenishment project that all will benefit from unlike this proposed condo project. Beach neighbors and visitors lost their right of way to the parking spaces on the street to accommodate all the dump truck traffic carrying sand. Pedestrian traffic was re-routed to access points north and south of 16th Street. Passing this everyday on my walk I couldn't help but wonder how the flow of construction vehicles during working hours and the overnight/weekend storage of those vehicles could be accommodated in such a small space with very small set-backs. Will the 16th Street access to the beach and the public parking spaces be blocked during the multi-year construction of this project?
- Looking at the site plan under discussion at tomorrow's meeting we noticed that the public area of the beach which includes the restrooms is now labeled as "area under separate permit; adjacent property: Land Use: Rec-Open Space; Zoning: RM-45." Who holds the permit to that parcel? Mt. Vernon Properties? When did Mt. Vernon Properties obtain public property?

Given these two issues and the many brought to your attention in the past two plus years by those of us who live in the neighborhood, we ask that you vote no on approval of the plat for Project #12000037.

Thank you for your consideration,

Jackie and Joseph LaPiana
150 N Ocean Blvd., #405