



Townsend Place

July 13, 2017

Mayor Susan Haynie
Councilmember Scott Singer
Councilmember Andrea Levine O'Rourke
Councilmember Jeremy Rodgers
Councilmember Robert S. Weinroth
Boca Raton City Council
City Hall
201 West Palmetto Park Road
Boca Raton, FL 33432

Re: EL-AD Mizner on the Green, LLC ("EL-AD")
Mizner 200
CRP-16-01/16-97500007

Dear Mayor and Councilmembers:

I am the President of the Townsend Place Condominium Association, Inc. (the "Association"). The Association consists of 195 units in two buildings.

I have been a practicing attorney for fifty (50) years with considerable experience in land use.

Townsend Place is adjacent and to the immediate south of Mizner 200. There is no separation between Mizner 200 and Townsend Place. The Association strongly opposes approval of Mizner 200. The purpose of this letter is to explain the Association's opposition.

I have read Ordinance No. 4035 and the Architectural Guidelines contained therein. Ordinance No. 4035 sets forth scant traditional bulk regulations – a one-hundred-foot building height, a building setback against streets only and an open space requirement. The clear intent of Ordinance No. 4035 is to rely on the Architectural Guidelines, not the bulk regulations, to regulate the interaction of adjoining buildings in the Boca Raton Downtown.

Mizner 200 presents its southern elevation against Townsend Place without any regard for the Architectural Guidelines. The intent of the Architectural Guidelines is "to ensure that the development of the Downtown is carried out in accordance with a harmonious architectural environment" – where:

- "each building recognizes the scale and character of adjacent buildings"
- "the community as a whole shares in the benefits of redevelopment"
- "each building must relate to the whole"
- "each building should suggest the next"

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Mizner 200 has done none of the above. Rather it proposes a 100 foot high solid wall against Townsend Place. Mizner 200 has stated at numerous public hearings that Ordinance No. 4035 does not require any building setback against Townsend Place. Therefore the setback provided is above the call of Ordinance No. 4035 and is all that is required of Mizner 200. Not only are such statements false but they are cynical and ignores the good design and planning that is expected under Ordinance No. 4035.

EL-AD held a few meetings long ago with the Association, where the Association expressed clearly its concerns. EL-AD promised to consider the Association's input. Since that first meeting, EL-AD has made no changes to its southern elevation. More significantly, since these few meetings, EL-AD has refused, without explanation, any further discussion with the Association.

Respectfully submitted,

Townsend Place Condominium Association, Inc.



By: Craig B. Sherman,
President and Attorney at Law