

TO WHOM IT MAY CONCERN:

*Thank you for your interest in the future of **North Beach**. As you continue to plan improvements for our area, we urge you to close the beach parking lot at the east end of Gulfstream Avenue. The Breakers Condominiums and Las Brisas Condominiums are in agreement about this issue for the following reasons:*

Traffic/Signage

The entrances of both The Breakers and Las Brisas are located in the last block of Gulfstream Avenue. The Breakers has 54 units and Las Brisas has 82; therefore the residents, families, guests and service providers of 136 homes all must drive on this last block of Gulfstream in order to come and go to these residences. This is arguably the highest density of residential property traffic on all of North Beach, so the end of Gulfstream is not the best location to provide public beach parking. We recommend closing the parking lot and placing a sign at the intersection of Gulfstream and Gulfbreeze that says "No Outlet" or "Dead End." We further recommend revised signage on Surfside Blvd. at Gulfstream Avenue that directs beachgoers to the public parking lots at Surfside Park and Dolphin Park.

Noise/Nuisance/Security

Often, visitors to the beach bring blaring music, barking dogs, glaring headlights, shouting, car alarms, lovers' quarrels, and other disturbances that result in the arrival of law enforcement. Again, due to the high density of private homes at The Breakers and Las Brisas which are constantly subjected to these on-going disturbances, we urge you to close this parking lot. We also must cope with beachgoers who park illegally in our own private parking lots, and with strangers entering our buildings trying to use our restrooms. This causes security concerns to our condominium communities. More appropriate public parking is available at Surfside and Dolphin Parks.

Environmental Issues

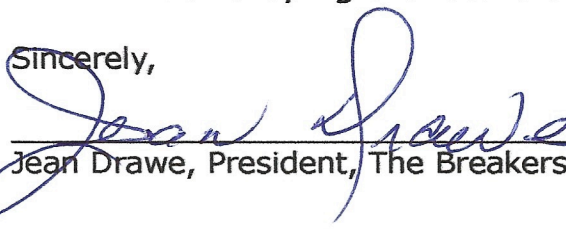

The city should not allow vehicles to continue to park in the Gulfstream parking area because it is a low-lying natural swale, inappropriate for parking due to frequent flooding from high tide salt water and/or rainwater. Vehicles drop oil and other fluids onto the parking area, and when those contaminants get washed into the bay, they reduce water quality in an area where hundreds of people are playing in the water throughout the year. We recommend closing the parking lot, installing bollards across the end of the street, and removing the existing paving materials from the parking area so that the natural vegetation can regrow in this low swale.

Property Values

It is common knowledge that waterfront properties have a higher monetary value when the only thing between them and the water is a beautiful beach and pedestrian sidewalk. Having a public parking lot between private homes and the beach brings down property values (136 of them in this case) and reduces quality of life for residents and beach users alike. Higher property values equate to higher taxes going to the city, which will help pay for more improvements for the public.

Thank you for considering our comments and recommendations as you move forward with shaping the future of North Beach.

Sincerely,


Jean Drawe, President, The Breakers Condominiums
Conni Geary Wise, President, Las Brisas Condominiums