

June 18, 2021

VIA REGULAR MAIL AND EMAIL AT: [Robert.Fournier@sarasotafl.gov](mailto:Robert.Fournier@sarasotafl.gov)

Robert M. Fournier, Esq.  
1 So. School Avenue, Suite 700  
Sarasota, FL 34237

Re: Renaissance 1 Association, Inc.: View Corridor Easement

Dear Mr. Fournier:

I certainly appreciated the time that you and the City Manager spent with us in regard to discussing the View Corridor Easement for the Renaissance 1 Association, Inc. ("Association"). After this very productive meeting, the Board of Directors ("Board") developed the following list of questions or concerns needing further clarification.

*1. Per VCE Para 2, FEMA ("Flood Zone A") level at time of signing of VCE is in effect (11 feet in 1999 vrs 14 feet now). We also disagree with the Van Wezel's interpretation of where the building height in the easement is measured from. The plain interpretation of the easement is that the building height is measured or begins from the flood elevation of Flood Zone A not the finished floor in Flood Zone A. By beginning the height measurement from the finished floor adds significant height to the building, which we believe is not allowed by the View Corridor Easement.*

*2. Per VCE Para 2, A maximin of 2 structures may have a height of up to 90 feet above Flood Zone "A" (Existing Van Wezel and proposed new PAC) but could also include the new PAC and a replacement structure for the Van Wezel if demolished in the future.*

*3. Placement of the proposed new PAC in the northwest corner of the property as shown in the August 30, 2019, City Master Plan.*

*4. Per VCE Para 2, "structures" means a single building under one continuous roof, not a series of buildings clustered near one another and NOT under one continuous roof.*

*5. The proposed dimensions of the fly tower would not exceed the requested fly tower modification of 22.8 feet in height, 60 feet wide (east/west direction), and 125 feet deep (north/south direction).*

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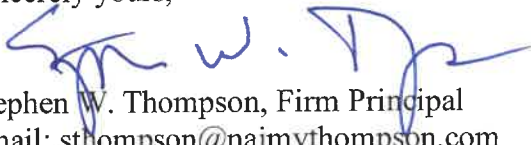
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The Board is in the process of preparing a survey that it will distribute to the owners to determine the level of support or opposition the owners within the Renaissance 1 have in regard to the amendment to the View Corridor Easement to allow a building higher than the current limitations in the easement allow. We look forward to moving this dialog along.

Sincerely yours,



Stephen W. Thompson, Firm Principal  
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SWT/cb