

## Daniel Keester

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**From:** Thomas McKee <seapointe204@comcast.net>  
**Sent:** Thursday, July 22, 2021 9:18 AM  
**To:** Andrea McGee; Greg Harrison; Brian Donovan; Martha Lawson; David Recor; Daniel Keester; Jhickey@Cgasolutions.com  
**Cc:** mike.gabriele@gmail.com; palway@comcast.net; KB2 Management LLC  
**Subject:** File # LN-156; 900 N Ocean Blvd, PB  
**Attachments:** SeaPointe Letter to Planning Commission\_July2021\_900NOcean\_final.docx; Drawing 2\_2319 - A-21 - View Corridor Diagram.pdf; Attachment3.png; Attachment1.jpg; Attachment2.jpg

**EXTERNAL Email:** Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

We are members of the board of directors representing the owners residing at 812 N Ocean Blvd in Pompano Beach (hereafter referred to as SeaPointe). This letter is in reference to File # LN-156, the rezoning that is being proposed for the 900 block of North Ocean Blvd. The applicant is proposing a "mixed-use" development consisting of a 21-story 232-foot tower on the east side of North Ocean Blvd, south of NE 10 St, with 119 dwelling units, associated amenities, interior parking structure, landscaping, and a mixed-use component. The applicant has submitted a Rezoning application and Plat application with the Site Plan application. The property is proposed to be rezoned from RM-45 to PD-I.

As a follow-up to earlier email correspondence from two of our owners, Richard Schwartz, and Robert Hofmann, with Daniel Keester, Project Planner and Jim Hickey, Planning Director, we believe it is prudent to provide additional details in advance of the Planning Commission meeting to review the plans for 900 N Ocean Blvd.

The owners at Sea Pointe are not against the development at 900 N Ocean Blvd, but we are requesting that the Planning Commission considers the following information when evaluating the application:

- There are 18 north-facing units at SeaPointe with balconies that are angled (Drawing 1). Due to the orientation of the balconies, the walls of the proposed tower will completely block the eastward view of the ocean and sky views for these 18 units.
- The Line-of-Sight drawing submitted by the developer does not accurately reflect this since the rendering as it fails to depict the north-facing SeaPointe balconies being set back and having an easterly wall (Drawing 2). This is a misleading representation reflecting a minimal impact to the north views from SeaPointe when in reality it is complete obstruction of the lines-of-sight from these 18 units.
- As currently designed, this adverse impact on the views from these units would have a significantly negative impact on property values and the owners' quality of life. These are the primary reasons the SeaPointe owners chose to live and invest here. Two local realtors familiar with the SeaPointe property have estimated a 20-30% decrease in property values if the current views are obstructed.

- It is important to note that the property at SeaPointe does not allow leasing or rental of the units. All 31 property owners are either full-time residents or extended-stay snowbirds. There are no transient inhabitants.
- Several owners and board members from SeaPointe have participated in the calls with the developer and his team to learn more about the plans and share the concerns outlined above.

Since it is early in the development process, we are requesting the that the Planning Commission consider instructing the developer as follows:

- In preparation for the Planning Commission meeting, amend and submit the Line-of-Sight drawings to provide an honest and accurate depiction of the impact on the views from SeaPointe.
- Then, consider options to the planned development that would significantly reduce the adverse impact on the current owners at SeaPointe. Options include building the tower on the west side of the property along A1A or angle the south end of the tower toward the west to preserve more of the view from the north-facing units at SeaPointe.

As previously stated, the owners at SeaPointe are not against the development, however, we do oppose the tower placement as currently depicted and want to ensure the Planning Commission has accurate information upon which to base their decision as well as request that the commission considers the negative impact the current proposed plan will have on existing residents.

Thank you for your time and consideration.

Paul Livingway, President

Mike Gabriele, Vice President

Tom McKee, Secretary/Treasurer (724.787.3945)

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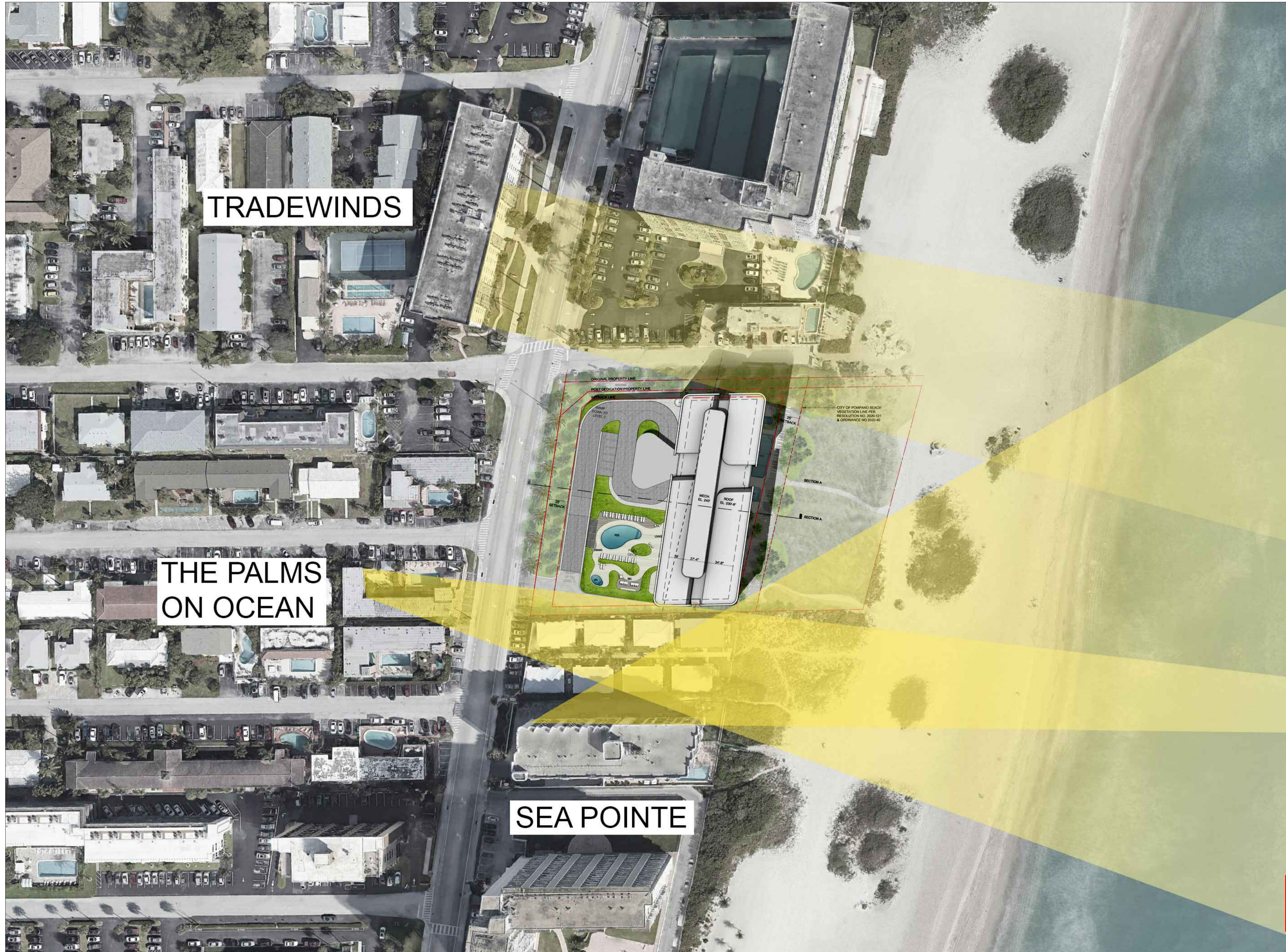
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Thank you for your time and consideration.

Paul Livingway, President

Mike Gabriele, Vice President

Tom McKee, Secretary/Treasurer



**900 N OCEAN**

POMPANO BEACH, FLORIDA

**OWNER:**

PRH 900 NORTH OCEAN, LLC

**ARQUITECTONICA**

2900 Oak Avenue  
Miami, Florida 33133  
Tel: (305) 372-1812  
www.arquitectonica.com

**KEITH**

301 E Atlantic Blvd.  
Pompano Beach, Florida 33060  
Tel: (954) 788-3400  
www.keithteam.com

**STRUCTURAL ENGINEER:**

TBD.

**MEP ENGINEER:**

TBD.

**ARGEO**

2900 Oak Avenue  
Miami, Florida 33133  
Tel: (305) 372-1812  
www.arquitectonica.com

**SEAL/SIGNATURE/DATE:**

Digital signed by Sherri Gutierrez  
DN: CN=Sherri Gutierrez,  
OU=ARGEO 100000007651650A0000000F3,  
C=US  
Reason: I am the author of this document.  
Date: 2021.03.17 14:05:51-0400

**Sherri Gutierrez**

**DRC SUBMITTAL**

18 MARCH, 2021

ISSUE #	DESCRIPTION	DATE
01	DRC	03/04/2021
02	DRC	03/18/2021

**PROJECT NUMBER:**

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**DRAWING NAME:**

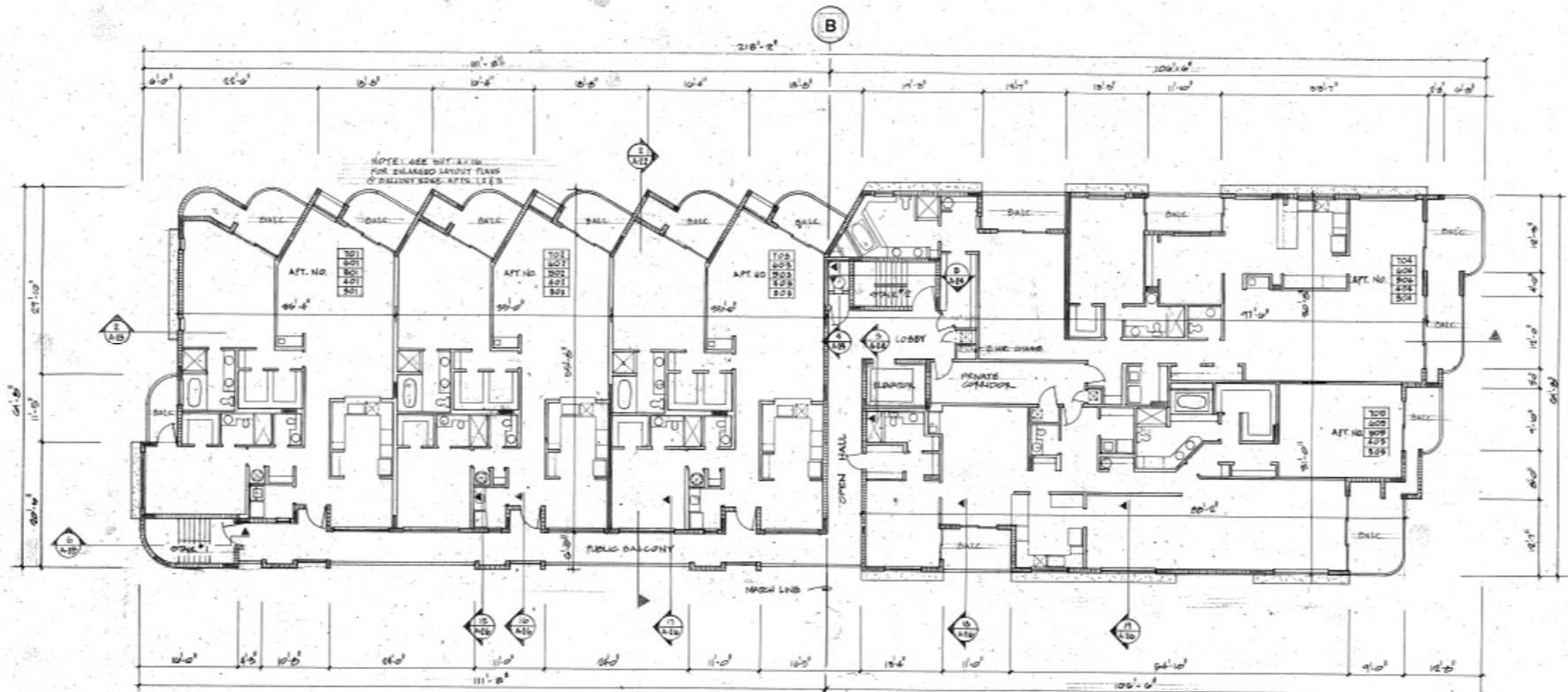
VIEW CORRIDOR DIAGRAM

**DRC**  
**001 A-21**

PZ21-1-0000002  
4/21/2021 SCALE: 1" = 20'-0"







3<sup>RD</sup>, 4<sup>TH</sup>, 5<sup>TH</sup>, 6<sup>TH</sup>, & 7<sup>TH</sup> FLOOR PLAN

SCALE: 3/8"=1'-0"

USE SHEETS A-10 & A-11 FOR DETAILS

DATE: 11-17-20  
DRAWN BY: [unintelligible]  
CHECKED BY: [unintelligible]

A 31 UNIT CONDOMINIUM  
SEAPOINTE  
POMPANO BEACH  
FLORIDA

WOLFF-DeCAMILLO ARCHITECTS PLANNERS  
A PROFESSIONAL CORPORATION  
10000 W. BOULEVARD, SUITE 100  
POMPANO BEACH, FLORIDA 33069  
TEL: 954-781-1111 FAX: 954-781-1112

A-6  
3388  
SEAPOINTE