

From: p.brouillard@videotron.ca
To: [Daniel Keester](#); [David Recor](#); [Gisla Augustin](#); [Greg Harrison](#); [Jean Dolan](#); [Martha Lawson](#); [Rex Hardin](#); [Scott Reale](#); [Wade Collum](#)
Subject: [Not Virus Scanned] Palm Aire Pétition
Date: Thursday, October 5, 2023 6:20:36 AM
Attachments: [Palm Aire Petition.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.

This email contains an encrypted attachment. Encrypted attachments cannot be scanned for viruses and malicious content. Were you expecting this file? If not please report this to IT.

Please find attached the Palm Aire petition signed by the owners of the condo located at:
3970 Oaks Clubhouse Dr., Unit 402
Pompano Beach, FL 33069

Cordially,

Pierre Brouillard & Suzanne Gervais

Courriel : p.brouillard@videotron.ca

From: [Desiree Montalvo-Holt](#)
To: [Jean Dolan](#)
Subject: [Scan] 2023-09-26 17:13
Date: Tuesday, September 26, 2023 5:17:29 PM
Attachments: [2023-09-26 17-13.pdf](#)

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.

--
Sent with Genius Scan for iOS.
<https://dl.tglapp.com/genius-scan>

Sent from my iPhone

From: [Eduardo Mendoza](#)
To: [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: "The Oaks at Palm Aire" proposed housing development
Date: Wednesday, October 4, 2023 6:44:22 PM
Attachments: [Opposition to the Oaks at Palm Aire Proposed Housing Development \(1\).pdf](#)

This Message Is From an External Sender

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Dear Sir:

Attached to this email, you may find a letter signed by me, regarding "The Oaks at Palm Aire" proposed housing development.

Sincerely Yours,

Eduardo Mendoza

From: [Andrea JaramilloG](#)
To: [Rex Hardin](#)
Cc: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); Gisla.Augustin@copfbl.com; [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: LETTER/PETITION
Date: Saturday, September 30, 2023 5:01:13 PM
Attachments: [letter_palm aire condo 5111 firma.pdf](#)

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.

Miguel Ávila / Andrea Jaramillo G.
800 Cypress Blvd.
Bldg 91A Apt 201.
33069.

September 20, 2023

City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor

Mr. Rex Hardin, Mayor:

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain, on our already overburdened infrastructure. This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas.

We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated. Thus, there are no units left for the city to allocate to this developer.

Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map. Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city.

Moreover, the type of housing being proposed is not in keeping with the character of our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures.

Finally, We are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values.

We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Sincerely,

the undersigned:

Marie M Kline

Steven J. Keine

4015 W Palm Aire Dr, Apt 604
Pompano Beach, FL

From: [Gabriel Roche](#)
To: [Rex Hardin](#)
Cc: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: CITY OF POMPANO BEACH
Date: Tuesday, October 3, 2023 10:09:19 PM
Attachments: [City Hall 2.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.

From: [Alicia Roche](#)
To: [Rex Hardin](#)
Cc: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: CITY OF POMPANO BEACH
Date: Tuesday, October 3, 2023 9:51:23 PM
Attachments: [City Hall 1.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.

From: [Kenneth Walters](#)
To: [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Club Link Proposed Project in Palm Aire
Date: Monday, October 9, 2023 5:04:34 PM
Attachments: [Club Link Letter.png](#)

This Message Is From an External Sender

This message came from outside your organization.

Ladies And Gentlemen:

Please see the attached letter that states my negative position on the above project.

My wife and I have lived in Palm Aire for almost 20 years..... It is a beautiful community!

The project is just too much for the footprint!

I'm sure that many in the community would ACCEPT the project if it did NOT have the 5 apartment buildings?

Sincerely:

Kenneth Walters
3800 Oaks Clubhouse Dr. #406

September 20, 2023

City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor

Mr. Rex Hardin, Mayor:

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Thank you for your attention to this matter.

Sincerely,

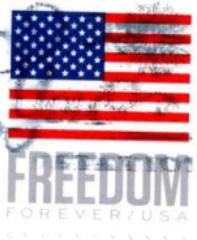
the undersigned:

Darlene Palmieri

D. Palmeri
4020 W. Palm Aire Dr.
APT. #409
Pompano Beach, FL
33069

MIAMI FL 330

25 SEP 2023 PM 6 L



MR. Daniel Keester, Planning & Zoning Board
City of Pompano Beach
City Hall Main Bldg.
100 West Atlantic Blvd., ~ 3rd Floor
Pompano Beach, FL 33060

D. Palmieri
1020 W. Palmaire Dr.
#409
Pompano Beach, FL
33069

MIAMI FL 330

25 SEP 2023 PM 6 L

Ms. Martha Lawson, Head Secretary Zoning Board
City of Pompano Beach
City Hall Main Building
100 West Atlantic Blvd - 3rd Floor
Pompano Beach, Florida 33060

33060-609900

D. Palmieri
4020 W. Palm Aire Dr.
#409
Pompano Beach, FL
33069

MIAMI FL 330

25 SEP 2023 PM 6 L



Mr. Wade Collum, Urban Forester
City of Pompano Beach
City Hall Main Bldg.
100 West Atlantic Blvd. ~ 3rd Floor
Pompano Beach, FL 33069

4020 W. TURNER DR. LARIMER,
APT. 409
Pompano Beach, FL
33069

MIAMI FL 330

25 SEP 2023 PM 6 L

A decorative card featuring a stylized 'Thinking of You' message in cursive script. The word 'Thinking' is written in a large, flowing script, and 'of You' is in a smaller script. A small five-pointed star is positioned between 'Thinking' and 'of You'. To the right of the text is a graphic of the American flag with a decorative sunburst or flower-like shape at the top right. Below the text, the word 'FREEDOM' is printed in large, bold, capital letters, with 'STATIONERY' in smaller letters underneath. The entire design is on a light-colored background with some decorative lines and dots.

Mr. David Recor, Director of Development Svcs.
City of Pompano Beach
City Hall Main Bldg - 3rd Floor
100 West Atlantic Blvd.
Pompano Beach, FL 33060

33060-609900

D. Palmieri
4020 W. Palmaire Dr.
#409
Lombard Beach, FL 33069

MIAMI FL 330

25 SEP 2023 PM 1 L

Thinking



Mr. Scott Reale, Senior Planner
City of Pompano Beach
City Hall Main Bldg.
100 West Atlantic Blvd. ~ 3rd Floor
Pompano Beach, FL 33060

33060-609900

D. Palmeri
4020 W. Palm Aire DR.
APT. H09
Pompano Beach, FL
33069

MIAMI FL 330

25 SEP 2023 PM 6 L

Mr. Gisla Augustin, Planning & Zoning Board
City of Pompano Beach
City Hall Main Bldg.
100 West Atlantic Blvd. ~ 3rd Floor
Pompano Beach, FL 33060

33060-609900

September 20, 2023

City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor

Mr. Rex Hardin, Mayor:

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

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Finally, We are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values.

We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Sincerely,

the undersigned:

A handwritten signature in black ink, appearing to read "Dease M. Goldberg". The signature is fluid and cursive, with "Dease" and "M." on the first line and "Goldberg" on the second line.



Ms. Diane Sandberg
4020 W Palm Aire Dr Apt 409
Pompano Beach, FL 33069-4162

MIAMI FL 330

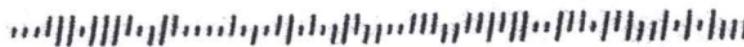
25 SEP 2023 PM 6 L



Ms. Martha Lawson - Head Secretary Boxing Board
City of Pompano Beach appeals
City Hall main Building
100 West Atlantic Blvd ~ 3rd Floor
Pompano Beach, Florida

33060

33060-609900





Ms. Diane Sandberg
4020 W Palm Aire Dr Apt 409
Pompano Beach, FL 33069-4162

MIAMI FL 330

25 SEP 2023 PM 6 L

Mail a smile.



Mr. Wade Collum, Urban Forester
City of Pompano Beach
City Hall Main Building
100 West Atlantic Blvd - 3rd Floor
Pompano Beach, Florida
33060-609900 33060



Ms. Diane Sandberg
4020 W Palm Aire Dr Apt 409
Pompano Beach, FL 33069-4162

Mail as service

MIAMI FL 330

25 SEP 2023 PM 6 L

Mr. David Recor, Director of Development Services
City of Pompano Beach
City Hall Main Building - 3rd Floor
100 West Atlantic Blvd - 3rd Floor
Pompano Beach, FL 33060

33060-609900

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Ms. Diane Sandberg
4020 W Palm Aire Dr Apt 409
Pompano Beach, FL 33069-4162

MIAMI FL 330

25 SEP 2023 PM 6 L

Thinking



Mr. Scott Reale, Senior Planner
City of Pompano Beach
City Hall main Building
100 West Atlantic Blvd ~ 3rd Floor
Pompano Beach, Florida 33060

33060-609900

III. Results and Discussion



Ms. Diane Sandberg
4020 W Palm Aire Dr Apt 409
Pompano Beach, FL 33069-4162

Mail a smile.

MIAMI FL 330

25 SEP 2023 PM 6 L



Mr. Daniel Keester, Planning & Zoning Board
City of Pompano Beach
City Hall Main Building
100 West Atlantic Blvd ~ 3rd Floor
Pompano Beach, Florida

33060-609900

33060



Ms. Diane Sandberg
4020 W Palm Aire Dr Apt 409
Pompano Beach, FL 33069-4162

MIAMI FL 330

25 SEP 2023 PM 5 L

Thinking of you



Ms. Jean Dolan, Planning/Zoning Board
City of Pompano Beach
City Hall main Building
100 West Atlantic Blvd. 3rd Floor
Pompano Beach, Florida 33060

NOV 18

25 SEP 2023 PM 5 L
MIAMI FL 330



Ms. Diane Sandberg
4020 W Palm Aire Dr Apt 409
Pompano Beach, FL 33069-4162

MIAMI FL 330

25 SEP 2023 PM 6 L



Ms. Sisla Augusten, Planning/Zoning Board
City of Pompano Beach
City Hall Main Building
100 West Atlantic Blvd ~ 3rd Floor
Pompano Beach, Florida

33060-609900

73065

September 20, 2023

City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor

Mr. Rex Hardin, Mayor:

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

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Moreover, the type of housing being proposed is not in keeping with the character of our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures.

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We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Sincerely,

the undersigned:

Carmen E. Beltran
3641 OAKS CLUBHOUSE DR
UNIT 106
POMPANO BEACH, FL, 33069

From: Jonathan Pokress <jpokress@gmail.com>
Sent: Thursday, September 21, 2023 7:05 PM
To: Greg Garrison; David Recor; Martha Lawson; Scott Reale; Gisla Augustin; Daniel Keester; Jean Dolan; Wade Collum
Subject: Opposition to new Palm Aire Development Project
Attachments: 2023-09-21 palm aire new development letter.pdf

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.

Dear City Officials,

Please find attached a signed letter in opposition to the proposed Palm Aire golf course development.

Thank you for your consideration. Overall Pompano is being developed beautifully, this project excluding ;)

Best,

Jon and Leslie Pokress

3970 Oaks Clubhouse Drive, Apt 304

Pompano Beach, FL 33069

704-608-9717

From: Muro, Luis <Luis.Muro@ecolab.com>
Sent: Friday, September 22, 2023 8:53 AM
To: Greg Garrison
Cc: David Recor; Martha Lawson; Scott Reale; Gisla Augustin; Daniel Keester; Jean Dolan; Wade Collum
Subject: Letter/Petition to stop the Palm Aire Oaks Project
Attachments: Scanned document from HP ePrint user

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.

Enclosed you will find a letter of petition to stop the palm Aire Oaks Project.

Best regards

Luis Muro

CONFIDENTIALITY NOTICE: This e-mail communication and any attachments may contain proprietary and privileged information for the use of the designated recipients named above. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Natasha Groysman <natashagroysman@gmail.com>

Sent: Friday, September 22, 2023 8:53 AM

To: Greg Harrison; David Recor; Martha Lawson; Scott Reale; Gisla Augustin; Daniel Keester; Jean Dolan; Wade Collum

Subject: Palm Aire Oaks Project

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.

September 22, 2023

City of Pompano Beach

City Hall Main Building

100 West Atlantic Boulevard

Pompano Beach, Florida 33060 - Third Floor

Mr. Rex Hardin, Mayor:

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn on the land currently occupied by the golf course. The proposed project includes 270 new flex units comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

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Thank you for your attention to this matter.

Sincerely,

Natasha Groysman
Palm Aire Unit owner

Building 103

From: Bob Foster <bob@rbobfoster.com>
Sent: Friday, September 22, 2023 9:33 AM
To: Scott Reale; Martha Lawson; Wade Collum; Jean Dolan; Gisla Augustin; Daniel Keester; Greg Harrison; David Recor
Cc: Brandy Drabic . M&M Prop Mgmt
Subject: Letter/Petition for the Mayor re: Palm Aire Oaks Project
Attachments: September_20_carta_palm_aire.pdf

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.

Please accept the attached letter, electronically signed by me as per this email, in opposition to the above request for development approval.

Thankyou.

Kind regards,
Owner and ratepayer,
Robert Foster
Apt 204, Bldg 104
4015 w Palm Aire Dr
Pompano Beach FL 33069

----- Forwarded message -----

From: Palm Aire Country Club 10 <notifications@frontsteps.com <mailto:notifications@frontsteps.com>>
Date: Thu, Sep 21, 2023, 5:12 PM
Subject: Letter/Petition for the Mayor re: Palm Aire Oaks Project
To: <bob@rbobfoster.com <mailto:bob@rbobfoster.com>>

Palm Aire Country Club #10 Bulletin

Letter/Petition for the Mayor re: Palm Aire Oaks Project

Palm Aire Country Club #10 Residents

Please see attached letter/petition that is going around. We ask that you as owners in Palm Aire Country Club #10 please sign this and mail to the city officials below to show how you feel about this project.

Greg.Harrison@copbfl.com <mailto:Greg.Harrison@copbfl.com>
David.Recor@copbfl.com <mailto:David.Recor@copbfl.com>

Martha.Lawson@copbfl.com <mailto:Martha.Lawson@copbfl.com>
Scott.Reale@copbfl.com <mailto:Scott.Reale@copbfl.com>
Gisla.Augustin@copbfl.com <mailto:Gisla.Augustin@copbfl.com>
Daniel.keester@copbfl.com <mailto:Daniel.keester@copbfl.com>
Jean.Dolan@copbfl.com <mailto:Jean.Dolan@copbfl.com>
Wade.Collum@copbfl.com <mailto:Wade.Collum@copbfl.com>

Sent by Palm Aire Country Club #10
under the care of M&M Property Management

<http://url7288.frontsteps.com/ls/click?upn=l-
2Bpytmc1k48b0oKFuKk2CuBpkxmYac0xAeSOUUFYxfHytTnMzv0SVTAa9ciN92hjiWCqiFeuh0Nb6ozvaxhtvaYsSd
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Powered by FRONTSTEPS.com <http://url7288.frontsteps.com/ls/click?upn=l-
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Manage Email Preferences <[>
<\[http://url7288.frontsteps.com/wf/open?upn=sc-2FwmgPD-2BFUr3SLqma0GUYLx4CjpJvdYPsVclbftlsuMjpSDRth3elI2m2WapnWDcFWQAh-2B8x9r-2FpJuRazU42g-2B06DVyNQxmKzRZKCJ2SLf954pD1rEiRF0APrR4GYFZHy7f3Gs-2BtijabTztmzR3rsXi70kBnmudX3-2BP7V-2BPgEHios7-2FvUgWYYCUyV8-2B0WOSW9GeqnxPFzl6aOKuMF28pe5Y0K-2F9IM9iz59Tkyrf-2FKnIPdGp9JGpdFZTNXZdvIIincwtuayqwItC4UPtGwsJJj9-2BkDOwGFscoUzQhZVuOupCDx6D17f1UsvQbGWtI4uHa-2BLocHhERpLcRStktasvJgkLMDGvrq8ZayeXQoURT-2BF67sYYSZHYnZz55qdO6Cgm5LoyfUYI3hd-2FOP3XIHDfKjpAql0Xaqw29D5PwjntW8IfkM1XKdvqhp96-2BSApPwB9VydNhGcEcaiXxQ3nFrXC3UmKNRkllW7Vy3xQ4B1xJzUDSbomt1aadAr3PFhanCj-2B5quiUt1VkhjGCTaItCzw-3D-3D>\]\(http://url7288.frontsteps.com/wf/open?upn=sc-2FwmgPD-\)
From: Andres Ellis <\[ellisandres@yahoo.com\]\(mailto:ellisandres@yahoo.com\)>
Sent: Friday, September 22, 2023 10:08 AM
To: Greg Garrison; David Recor
Cc: Martha Lawson; Scott Reale; Gisla Augustin; Daniel Keester; Jean Dolan; Wade Collum
Subject: Letter/Petition to stop the Palm Aire Oaks Project
Attachments: \[September_20_carta_palm_aire_a0a26802-f11e-4400-b491-f81657864a34.pdf\]\(http://url7288.frontsteps.com/ls/click?upn=September_20_carta_palm_aire_a0a26802-f11e-4400-b491-f81657864a34.pdf\)](http://url7288.frontsteps.com/ls/click?upn=ZhTVb-2Fls-2FZHY2WqDsScWaK56TxmHtqmHBUhbESg83GHDZSrb9xAnvlnEAa-2BkEWMXPbf5GXPxYrsrNd6xyhzgkfCF-2BIVvt5Yun4npLwcuiGegprYmMw-2BqzZR4Xdm7CG9JKCGAF-2BDsa2vMj4mtCVIWQg-3D-3DtWFz_N5Sm6hy-2Bj4S7qX4K4-2Fge4fcTnGgLvsKWrQkjyl87PNxpPCvZ9me69BBQaopdLeACQYZUpI0qcGZhHXAnbmrH9S-2FQD9YzZ1EHcnf6IqsA2DXl9Fe6lKcgLTN8FkSIYCtw5W-2BrpAtntfmkPrcjreWWQhx9vpWhg2wHUSU1Yn5NJdzjE8gXuj54-2BiipLaLoxDKz5ucuLWxbYHCjtYtWnsvFBoItRbp6aPZltI35D6rscqDdOq5twRQ0EnM-2BgQsIBlpN0pnryKcUYyNNY3HP94uUtRe8ckh4CAS7uV5xPUs-2BWP8hZR8auP1SEUekBKNjG7pE4tahHYvuZh8SZQJatZaK6tbJ-2BSiQoqlwZF-2Bh8Dna4lZVSYh9IPu0-2FKOSu9N4nKR-2BFD-2F7dhUrPDMxqQF3lCzOaRATHwgpanfLvW1W8pA0Lo-2B14w43tEyXfyMK0eVzL5QZhw-2BhcGa-2FC8H1LCrE-2FQG6DHtNGF5JA47n8h1HRae74noV1bv6fSmjfuMCvzZxCvBht0aMlhaOwSmD6OQECBsg-3D-3D><<a href=)

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.

Dear Mr. Rex Hardin, Mayor:

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain, on our already overburdened infrastructure. This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas.

We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated. Thus, there are no units left for the city to allocate to this developer.

Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map. Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city.

Moreover, the type of housing being proposed is not in keeping with the character of our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures.

Finally, We are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values. We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Sincerely,

Andres Ellis & Andreina Ravelo
954-709-5485 / 954-678-8847
ellisandres@yahoo.com

4101 Carriage Dr Apt C1
Pompano Beach, FL 33069

From: Eli Saghbini <eli.saghbini@yahoo.com>
Sent: Friday, September 22, 2023 10:09 AM
To: Greg Harrison; David Recor; Martha Lawson; Scott Reale; Gisla Augustin; Daniel Keester; Jean Dolan; Wade Collum
Subject: Letter/Petition for the Mayor re: Palm Aire Oaks Project
Attachments: September_20_carta_palm_aire - signed.pdf; September_20_carta_palm_aire - Signed.pdf

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.

Hi - Please see attached

From: Aaron Bartfield <rebahron@gmail.com>
Sent: Friday, September 22, 2023 11:31 AM
To: Greg Harrison; David Recor; Daniel Keester; Martha Lawson; Scott Reale; Gisla Augustin; Wade Collum; Jean Dolan
Subject: Fwd: Palm Aire
Attachments: Doc - Sep 22 2023 - 11-26 AM.pdf

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.

----- Forwarded message -----

From: Aaron Bartfield <rebahron@gmail.com <mailto:rebahron@gmail.com>>
Date: Fri, Sep 22, 2023 at 11:26?AM
Subject: Palm Aire
To: Aaron Bartfield <rebahron@gmail.com <mailto:rebahron@gmail.com>>

Scanned with TurboScan.

Sent from my iPhone

From: [Martha Lawson](#)
To: [Pamela Stanton](#)
Cc: [Daniel Keester](#); [Jean Dolan](#)
Subject: FW: Housing development at Oaks at Palm Aire
Date: Monday, September 25, 2023 7:44:02 AM
Attachments: [petition_1_palmaire.pdf](#)
[petition_3_palmaire.pdf](#)
[image003.png](#)



Hours of Operation Mon – Thurs 7am to 6pm

From: Quintal Nicole <quintalnicole@yahoo.ca>
Sent: Saturday, September 23, 2023 1:39 PM
To: Greg Harrison <Greg.Harrison@copbfl.com>; Martha Lawson <Martha.Lawson@copbfl.com>; David Recor <David.Recor@copbfl.com>; Scott Reale <Scott.Reale@copbfl.com>; Gisla Augustin <Gisla.Augustin@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>; Jean Dolan <Jean.Dolan@copbfl.com>; Wade Collum <Wade.Collum@copbfl.com>
Subject: Housing development at Oaks at Palm Aire

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.

From: [Martha Lawson](#)
To: [Pamela Stanton](#)
Cc: [Jean Dolan](#); [Daniel Keester](#)
Subject: FW: Letter/Petition for the Mayor et al re: Palm Aire Oaks Project
Date: Monday, September 25, 2023 7:43:23 AM
Attachments: [image002.png](#)



Hours of Operation Mon – Thurs 7am to 6pm

From: William Huber <williambarbarahuber@gmail.com>
Sent: Saturday, September 23, 2023 2:05 PM
To: Rex Hardin <Rex.Hardin@copbfl.com>
Cc: Martha Lawson <Martha.Lawson@copbfl.com>; Scott Reale <Scott.Reale@copbfl.com>; Gisla Augustin <Gisla.Augustin@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>; Jean Dolan <Jean.Dolan@copbfl.com>; Wade Collum <Wade.Collum@copbfl.com>; Brandy Drabik <brandy@mmpm.us>; Daniel Bale <dwbale@outlook.com>; Sergio P-Louis <sergio.pierrelouis@gmail.com>; j & I Shumway <lshumway01@embarqmail.com>; Rochelle Steinfeld <steinfeld.rochelle@gmail.com>; Ernest Lampro <ernieatpalmaire@gmail.com>; Christopher Gauldin <cgauldin68@gmail.com>; lynnefielder95@gmail.com
Subject: Fwd: Letter/Petition for the Mayor et al re: Palm Aire Oaks Project

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.

Dear Mayor Hardin - We wish to join virtually all of the owners of condos in PalmAire Country Club/Building 79 in Association 6 in OPPOSING (together with all of our owners we have spoken with) re: this unwanted development. There are absolutely no benefits here for the thousands of existing residents now living in Palm Aire - and this proposal's legality is also very much in question. To allow this project to go forward would also set bad precedents with respect to proposals for future developments, which would also be very contrary to the wishes of the vast majority of our OWNERS! We beg our elected officials to vote NO with respect to the Palm Aire Oaks Project, and we trust that all of our elected officials will vote NO to protect our interests in our several communities, our "greeness", & our investments. Thank you!

William & Barbara Huber - PalmAire 79/106
Seventeen year residents of PalmAire

Date: September 23, 2023 at 1:11:45 PM EDT

Subject: Fwd: Letter/Petition for the Mayor re: Palm Aire Oaks Project

----- Forwarded message -----

From: notifications@frontsteps.com

Date: Thu Sep 21 16:51:00 EDT 2023

Subject: Letter/Petition for the Mayor re: Palm Aire Oaks Project

To: barbhuber37@gmail.com;

Palm Aire Condo Association 6 Bulletin

Letter/Petition for the Mayor re: Palm Aire Oaks Project

Palm Aire Country Club #6 Residents

Please see attached letter/petition that is going around. We ask that you as owners in Palm Aire Country Club #6 please sign this and mail to the city officials below to show how you feel about this project.

Greg.Harrison@copbfl.com

David.Recor@copbfl.com

Martha.Lawson@copbfl.com

Scott.Reale@copbfl.com

Gisla.Augustin@copbfl.com

Daniel.Keester@copbfl.com

Jean.Dolan@copbfl.com

Wade.Collum@copbfl.com

Sent by **Palm Aire Condo Association 6**
under the care of **M&M Property Management**

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?

From: [Jeanette Puglio](#)
To: [Jean Dolan](#)
Subject: Fw: Letter/Petition for the Mayor re: Palm Aire Oaks Project
Date: Monday, September 25, 2023 1:49:27 PM
Attachments: [September 20 carta palm aire.pdf](#)

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----- Forwarded Message -----

From: Jeanette Puglio <jp1277@bellsouth.net>
To: Daniel.keester@copbfl.com <daniel.keester@copbfl.com>
Sent: Monday, September 25, 2023 at 01:48:47 PM EDT
Subject: Fw: Letter/Petition for the Mayor re: Palm Aire Oaks Project

----- Forwarded Message -----

From: Jeanette Puglio <jp1277@bellsouth.net>
To: gisla.augustin@copbfl.com <gisla.augustin@copbfl.com>
Sent: Monday, September 25, 2023 at 01:48:17 PM EDT
Subject: Fw: Letter/Petition for the Mayor re: Palm Aire Oaks Project

----- Forwarded Message -----

From: Jeanette Puglio <jp1277@bellsouth.net>
To: Scott.Reale@copbfl.com <scott.reale@copbfl.com>
Sent: Monday, September 25, 2023 at 01:47:11 PM EDT
Subject: Fw: Letter/Petition for the Mayor re: Palm Aire Oaks Project

----- Forwarded Message -----

From: Jeanette Puglio <jp1277@bellsouth.net>
To: Martha.Lawson@copbfl.com <martha.lawson@copbfl.com>
Sent: Monday, September 25, 2023 at 01:45:38 PM EDT
Subject: Fw: Letter/Petition for the Mayor re: Palm Aire Oaks Project

----- Forwarded Message -----

From: Jeanette Puglio <jp1277@bellsouth.net>
To: "brandy@mmpm.us" <brandy@mmpm.us>
Sent: Friday, September 22, 2023 at 07:16:13 AM EDT
Subject: Re: Letter/Petition for the Mayor re: Palm Aire Oaks Project

On Sep 21, 2023, at 4:50 PM, Palm Aire Condo Association 6 <notifications@frontsteps.com> wrote:

Sent from my iPhone

Palm Aire Condo Association 6 Bulletin

Letter/Petition for the Mayor re: Palm Aire Oaks Project

Palm Aire Country Club #6 Residents

Please see attached letter/petition that is going around. We ask that you as owners in Palm Aire Country Club #6 please sign this and mail to the city officials below to show how you feel about this project.

Greg.Harrison@copbfl.com

David.Recor@copbfl.com

Martha.Lawson@copbfl.com

Scott.Reale@copbfl.com

Gisla.Augustin@copbfl.com

Daniel.keester@copbfl.com

Jean.Dolan@copbfl.com

Wade.Collum@copbfl.com

Sent by Palm Aire Condo Association 6
under the care of **M&M Property Management**



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<September_20_carta_palm_aire.pdf>



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From: [Martha Lawson](#)
To: [Pamela Stanton](#)
Cc: [Jean Dolan](#); [Daniel Keester](#)
Subject: FW: Letter/Petition to the Mayor, RE: Palm Aire Oaks Project
Date: Monday, September 25, 2023 7:45:58 AM
Attachments: [Letter Palm Aire Condo 12.pdf](#)
[image003.png](#)



Hours of Operation Mon – Thurs 7am to 6pm

From: Gabriella Mazziotta <pelusa44@hotmail.com>
Sent: Friday, September 22, 2023 10:37 PM
To: Rex Hardin <Rex.Hardin@copbfl.com>
Cc: Greg Harrison <Greg.Harrison@copbfl.com>; David Recor <David.Recор@copbfl.com>; Martha Lawson <Martha.Lawson@copbfl.com>; Scott Reale <Scott.Reale@copbfl.com>; Gisla Augustin <Gisla.Augustin@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>; Jean Dolan <Jean.Dolan@copbfl.com>; Wade Collum <Wade.Collum@copbfl.com>
Subject: Letter/Petition to the Mayor, RE: Palm Aire Oaks Project

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.

Good evening,

Please find attached the petition to deny the "Oaks at Palm Aire" proposed housing development.

Regards,
Gabriella Mazziotta

From: [Martha Lawson](#)
To: [Pamela Stanton](#)
Cc: [Jean Dolan](#); [Daniel Keester](#)
Subject: FW: Opposition to The Oaks at Palm Aire
Date: Monday, September 25, 2023 7:45:35 AM
Attachments: [Opposition to The Oaks at Palm Aire.pdf](#)
[image003.png](#)



Hours of Operation Mon – Thurs 7am to 6pm

From: leocottin@gmail.com <leocottin@gmail.com>
Sent: Saturday, September 23, 2023 11:12 AM
To: Greg Harrison <Greg.Harrison@copbfl.com>
Cc: David Recor <David.Recor@copbfl.com>; Martha Lawson <Martha.Lawson@copbfl.com>; Scott Reale <Scott.Reale@copbfl.com>; Gisla Augustin <Gisla.Augustin@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>; juan.dolan@copbfl.com; Wade Collum <Wade.Collum@copbfl.com>
Subject: Opposition to The Oaks at Palm Aire

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EMAIL ADDRESS as legitimate and know the contents are safe.

Please see attached letter.

Thank you,

LEOPOLDO COTTIN
4114 CARRIAGE DR, N3
POMPANO BEACH, FL 33069

From: [Martha Lawson](#)
To: [Pamela Stanton](#)
Cc: [Jean Dolan](#)
Subject: FW: Palm Aire Country Club Oaks Project
Date: Monday, September 25, 2023 7:43:05 AM
Attachments: [image002.png](#)



Hours of Operation Mon – Thurs 7am to 6pm

From: simmons family <simmons.family@rogers.com>
Sent: Saturday, September 23, 2023 5:48 PM
To: Greg Harrison <Greg.Harrison@copbfl.com>; David Recor <David.Recro@copbfl.com>; Martha Lawson <Martha.Lawson@copbfl.com>; Scott Reale <Scott.Reale@copbfl.com>; Gisla Augustin <Gisla.Augustin@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>; Jean Dolan <Jean.Dolan@copbfl.com>; Wade Collum <Wade.Collum@copbfl.com>
Subject: Palm Aire Country Club Oaks Project

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.

Dear Mayor Hardin:

We wish to join virtually all of the owners of condos in PalmAire Country Club/Building 79 in Association 6 in **OPPOSING** this unwanted development.

There are absolutely no benefits here for the thousands of existing residents now living in Palm Aire - and this proposal's legality is also very much in question.

To allow this project to go forward would also set bad precedents with

respect to proposals for future developments, which would also be very contrary to the wishes of the vast majority of our OWNERS!

We beg our elected officials to vote **NO** with respect to the Palm Aire Oaks Project, and we trust that all of our elected officials will vote **NO** to protect our interests in our several communities, our "greenness", & our investments. Thank you!

Steve and Sheila Simmons
Jean Jacques and Tara Danon
Palm Aire Building 79
Apartment 305
Owners of this condo for 44 years

From: [Martha Lawson](#)
To: [Pamela Stanton](#)
Cc: [Jean Dolan](#); [Daniel Keester](#)
Subject: FW: Palm Aire Oaks Project
Date: Monday, September 25, 2023 7:44:57 AM
Attachments: [Palm Aire Oaks Project Petition Letter K. Miller.pdf](#)
[image003.png](#)



Hours of Operation Mon – Thurs 7am to 6pm

From: Kelly Miller <kellykmiller5@gmail.com>
Sent: Saturday, September 23, 2023 12:13 PM
To: Greg Garrison <Greg.Harrison@copbfl.com>; David Recor <David.Recor@copbfl.com>; Martha Lawson <Martha.Lawson@copbfl.com>; Scott Reale <Scott.Reale@copbfl.com>; Gisla Augustin <Gisla.Augustin@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>; Jean Dolan <Jean.Dolan@copbfl.com>; Wade Collum <Wade.Collum@copbfl.com>
Subject: Palm Aire Oaks Project

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.

Please see the attached Project Petition Letter for the Palm Aire Oaks project.

--
Kelly Miller
3900 Oaks Clubhouse Dr. #310
Palm Aire
(206) 909-5133

From: [Martha Lawson](#)
To: [Pamela Stanton](#)
Cc: [Daniel Keester](#); [Jean Dolan](#)
Subject: FW: Palm Aire Oaks Project
Date: Monday, September 25, 2023 7:42:22 AM
Attachments: [Palm Aire Dev.pdf](#)
[image003.png](#)



Hours of Operation Mon – Thurs 7am to 6pm

From: Harlan Sandberg <harlank23@gmail.com>
Sent: Sunday, September 24, 2023 1:01 PM
To: Greg Garrison <Greg.Harrison@copbfl.com>; Martha Lawson <Martha.Lawson@copbfl.com>; Scott Reale <Scott.Reale@copbfl.com>; Gisla Augustin <Gisla.Augustin@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>; Jean Dolan <Jean.Dolan@copbfl.com>; Wade Collum <Wade.Collum@copbfl.com>
Cc: David Recor <David.Recor@copbfl.com>
Subject: Palm Aire Oaks Project

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.

To whom it may concern:

Attached is a letter which explains and expresses mine and my wife's complete and total opposition to this proposed project. I would appreciate it if you would read the letter and consider our views seriously. This project, if built, would have a huge and lasting negative impact on our neighborhood.

Harlan Sandberg
Diane Sandberg
4020 W Palm Aire Dr.
Apt. 409

Pompano Beach, Florida 33069



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From: [Martha Lawson](#)
To: [Pamela Stanton](#)
Cc: [Jean Dolan](#); [Daniel Keester](#)
Subject: FW: Palm Aire Oaks Project
Date: Monday, September 25, 2023 7:46:57 AM
Attachments: [Palm Aire Oaks Project Petition Letter J Miller.pdf](#)
[image003.png](#)



Hours of Operation Mon – Thurs 7am to 6pm

From: Julie Miller <miller.julie.a5@gmail.com>
Sent: Friday, September 22, 2023 7:43 PM
To: Greg Harrison <Greg.Harrison@copbfl.com>; David Recor <David.Recor@copbfl.com>; Martha Lawson <Martha.Lawson@copbfl.com>; Scott Reale <Scott.Reale@copbfl.com>; Gisla Augustin <Gisla.Augustin@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>; Jean Dolan <Jean.Dolan@copbfl.com>; Wade Collum <Wade.Collum@copbfl.com>
Subject: Palm Aire Oaks Project

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.

Please see the attached Petition letter for the Palm Aire Oaks Project.

Thank you,

Julie Miller
3900 Oaks Clubhouse Drive #310
PACC6, Bldg. 76

From: [Martha Lawson](#)
To: [Pamela Stanton](#)
Cc: [Jean Dolan](#); [Daniel Keester](#)
Subject: FW: PETITION FOR MAYOR REX HARDIN
Date: Monday, September 25, 2023 7:47:32 AM
Attachments: [CARTA AL ALCALDE POMPANO CTA 2023-09-22 .pdf](#)
[image003.png](#)



Hours of Operation Mon – Thurs 7am to 6pm

From: CCT <cctinoco@gmail.com>
Sent: Friday, September 22, 2023 6:48 PM
To: Rex Hardin <Rex.Hardin@copbfl.com>; Greg Harrison <Greg.Harrison@copbfl.com>; David Recor <David.Recor@copbfl.com>; Martha Lawson <Martha.Lawson@copbfl.com>; Scott Reale <Scott.Reale@copbfl.com>; Gisla Augustin <Gisla.Augustin@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>; Jean Dolan <Jean.Dolan@copbfl.com>; Wade Collum <Wade.Collum@copbfl.com>
Cc: Tinoco Carolina <cctinoco@gmail.com>
Subject: PETITION FOR MAYOR REX HARDIN

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.

From: [Martha Lawson](#)
To: [Pamela Stanton](#)
Cc: [Jean Dolan](#); [Daniel Keester](#)
Subject: FW: PETITION FOR MAYOR REX HARDIN
Date: Monday, September 25, 2023 7:47:47 AM
Attachments: [CARTA AL ALCALDE POMPANO BTA 2023-09-22 18.24.44_1.pdf](#)
[image003.png](#)



Hours of Operation Mon – Thurs 7am to 6pm

From: CCT <cctinoco@gmail.com>
Sent: Friday, September 22, 2023 6:46 PM
To: Rex Hardin <Rex.Hardin@copbfl.com>; Greg Harrison <Greg.Harrison@copbfl.com>; David Recor <David.Recor@copbfl.com>; Martha Lawson <Martha.Lawson@copbfl.com>; Scott Reale <Scott.Reale@copbfl.com>; Gisla Augustin <Gisla.Augustin@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>; Jean Dolan <Jean.Dolan@copbfl.com>; Wade Collum <Wade.Collum@copbfl.com>
Cc: Tinoco Carolina <cctinoco@gmail.com>
Subject: PETITION FOR MAYOR REX HARDIN

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.

From: [Martha Lawson](#)
To: [Pamela Stanton](#)
Cc: [Daniel Keester](#); [Jean Dolan](#)
Subject: FW: Petition for the Mayor re: Palm Aire Oaks Project
Date: Monday, September 25, 2023 7:46:14 AM
Attachments: [Petition for the Mayor re Palm aire Oaks Project.pdf](#)
[image003.png](#)



Hours of Operation Mon – Thurs 7am to 6pm

From: DIANE HUDON <diane@msdh.ca>
Sent: Friday, September 22, 2023 9:26 PM
To: Greg Harrison <Greg.Harrison@copbfl.com>
Subject: Petition for the Mayor re: Palm Aire Oaks Project

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.

Please see attached letter

***Maurice Senécal & Diane Hudon
Owners in Palm Aire Country Club # 10***

From: [Martha Lawson](#)
To: [Pamela Stanton](#)
Cc: [Jean Dolan](#); [Daniel Keester](#)
Subject: FW: Proposed "Oaks of Palm Aire" Development
Date: Monday, September 25, 2023 7:45:20 AM
Attachments: [image002.png](#)



Hours of Operation Mon – Thurs 7am to 6pm

From: Robert Sinclair Sr <rsinclairsr@gmail.com>
Sent: Saturday, September 23, 2023 11:37 AM
To: Martha Lawson <Martha.Lawson@copbfl.com>
Subject: Proposed "Oaks of Palm Aire" Development

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 writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community. Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain, on our already overburdened infrastructure. This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas. We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated. Thus, there are no units left for the city to allocate to this developer. Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map. Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city. Moreover, the type of housing being proposed is not in keeping with the character of our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high

turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures. Finally, We are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values. We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Robert & Lois Sinclair
3800 Oaks Clubhouse Dr. #212
Pompano Beach, FL 33069

From: [Martha Lawson](#)
To: [Pamela Stanton](#)
Cc: [Jean Dolan](#); [Daniel Keester](#)
Subject: FW: September Palm Aire Petition
Date: Monday, September 25, 2023 7:47:14 AM
Attachments: [September_20_carta_palm_aire.pdf](#)
[image003.png](#)



Hours of Operation Mon – Thurs 7am to 6pm

From: Shannon Brown <shan_anderson@me.com>
Sent: Friday, September 22, 2023 7:10 PM
To: Greg Harrison <Greg.Harrison@copbfl.com>; David Recor <David.Recor@copbfl.com>; Martha Lawson <Martha.Lawson@copbfl.com>; Scott Reale <Scott.Reale@copbfl.com>; Gisla Augustin <Gisla.Augustin@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>; Jean Dolan <Jean.Dolan@copbfl.com>; Wade Collum <Wade.Collum@copbfl.com>
Subject: September Palm Aire Petition

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.

Please see attached letter.

Shannon Brown
3850 Oaks Clubhouse Dr
Sent from my iPhone

From: [Martha Lawson](#)
To: [Pamela Stanton](#)
Cc: [Jean Dolan](#); [Daniel Keester](#)
Subject: FW: Signed Petition to Reject Palm Aire Oaks Project
Date: Monday, September 25, 2023 7:44:21 AM
Attachments: [September_20_carta_palm_aire_copy.pdf](#)
[image003.png](#)



Hours of Operation Mon – Thurs 7am to 6pm

From: Neal Wasserman <neal7611@gmail.com>
Sent: Saturday, September 23, 2023 1:01 PM
To: Greg Harrison <Greg.Harrison@copbfl.com>
Cc: David Recor <David.Recor@copbfl.com>; Martha Lawson <Martha.Lawson@copbfl.com>; Scott Reale <Scott.Reale@copbfl.com>; Gisla Augustin <Gisla.Augustin@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>; Jean Dolan <Jean.Dolan@copbfl.com>; Wade Collum <Wade.Collum@copbfl.com>
Subject: Signed Petition to Reject Palm Aire Oaks Project

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.

Neal Wasserman
3051 N Course Dr
Unit 805
Pompano Beach, FL 33069

From: [Martha Lawson](#)
To: [Pamela Stanton](#)
Cc: [Jean Dolan](#); [Daniel Keester](#)
Subject: FW: The Oaks at Palm Aire proposed housing development
Date: Monday, September 25, 2023 7:44:42 AM
Attachments: [petition_1_palmaire.pdf](#)
[petition_2_palmaire.pdf](#)
[image003.png](#)



Hours of Operation Mon – Thurs 7am to 6pm

From: menarddenis@ymail.com <menarddenis@ymail.com>
Sent: Saturday, September 23, 2023 12:42 PM
To: Greg Harrison <Greg.Harrison@copbfl.com>; David Recor <David.Recor@copbfl.com>; Martha Lawson <Martha.Lawson@copbfl.com>; Scott Reale <Scott.Reale@copbfl.com>; Gisla Augustin <Gisla.Augustin@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>; Jean Dolan <Jean.Dolan@copbfl.com>; Wade Collum <Wade.Collum@copbfl.com>
Subject: The Oaks at Palm Aire proposed housing development

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.

From: [Daniel Keester](#)
To: [Pamela Stanton](#); [Jean Dolan](#)
Cc: [Scott Reale](#)
Subject: FW: The Oaks at Palm Aire
Date: Tuesday, September 26, 2023 5:28:19 PM
Attachments: [SKM_80823092616541.pdf](#)
[SKM_80823092616540.pdf](#)

FYI – attached is another letter for the site plan & flex at Oaks.



Daniel T. Keester-O'Mills, AICP
Principal Planner
daniel.keester@copbfl.com
954-786-5541
Pompanobeachfl.gov



Hours of operation for City Hall is: Monday – Thursday, 7 AM – 6 PM

From: Antonio Schiaffino <antonio.nyc@allairchb.com>
Sent: Tuesday, September 26, 2023 5:22 PM
To: Scott Reale <Scott.Reale@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>
Subject: The Oaks at Palm Aire

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.

From: [Martha Lawson](#)
To: [Pamela Stanton](#)
Cc: [Jean Dolan](#); [Daniel Keester](#)
Subject: FW: URGENT PETITION TO MAYOR REX HARDIN
Date: Monday, September 25, 2023 7:48:05 AM
Attachments: [CARTA AL ALCALDE POMPANO CTA 2023-09-22 .pdf](#)
[image003.png](#)



Hours of Operation Mon – Thurs 7am to 6pm

From: CCT <cctinoco@gmail.com>
Sent: Friday, September 22, 2023 6:41 PM
To: rex.hardin@coppbfl.com; Greg Harrison <Greg.Harrison@copbfl.com>; David Recor <David.Recor@copbfl.com>; Martha Lawson <Martha.Lawson@copbfl.com>; Scott Reale <Scott.Reale@copbfl.com>; Gisla Augustin <Gisla.Augustin@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>; Jean Dolan <Jean.Dolan@copbfl.com>; Wade Collum <Wade.Collum@copbfl.com>
Cc: Tinoco Carolina <cctinoco@gmail.com>
Subject: URGENT PETITION TO MAYOR REX HARDIN

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.

Carolina Tinoco
cctinoco@gmail.com

From: [Martha Lawson](#)
To: [Pamela Stanton](#)
Cc: [Jean Dolan](#); [Daniel Keester](#)
Subject: FW: vote NO to "The Oaks at Palm Aire" proposed housing development
Date: Monday, September 25, 2023 7:46:36 AM
Attachments: [vote no to "The Oaks at Palm Aire" proposed housing development.pdf](#)
[image003.png](#)



Hours of Operation Mon – Thurs 7am to 6pm

From: Ric <cirsfl@aol.com>
Sent: Friday, September 22, 2023 9:09 PM
To: Greg Harrison <Greg.Harrison@copbfl.com>; David Recor <David.Recor@copbfl.com>; Martha Lawson <Martha.Lawson@copbfl.com>; Scott Reale <Scott.Reale@copbfl.com>; Gisla Augustin <Gisla.Augustin@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>; Jean Dolan <Jean.Dolan@copbfl.com>; Wade Collum <Wade.Collum@copbfl.com>; Rex Hardin <Rex.Hardin@copbfl.com>; Andrea McGee <Andrea.McGee@copbfl.com>; Rhonda Eaton <Rhonda.Eaton@copbfl.com>; Alison Fournier <Alison.Fournier@copbfl.com>; Beverly Perkins <Beverly.Perkins@copbfl.com>; Barry Moss <Barry.Moss@copbfl.com>
Subject: vote NO to 'The Oaks at Palm Aire' proposed housing development

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.

From: [Martha Lawson](#)
To: [Pamela Stanton](#)
Cc: [Jean Dolan](#); [Daniel Keester](#)
Subject: FW: We are against The Oaks at Palm Aire Proposed Project - See attached letter
Date: Monday, September 25, 2023 7:42:41 AM
Attachments: [Scan_20230924 \(2\).pdf](#)
[image003.png](#)



Hours of Operation Mon – Thurs 7am to 6pm

From: Donald Foltz <donaldjfoltz@hotmail.com>
Sent: Sunday, September 24, 2023 9:40 AM
To: Greg Harrison <Greg.Harrison@copbfl.com>; David Recor <David.Recoc@copbfl.com>
Cc: David Recor <David.Recoc@copbfl.com>; Martha Lawson <Martha.Lawson@copbfl.com>; Gisla Augustin <Gisla.Augustin@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>; Jean Dolan <Jean.Dolan@copbfl.com>; Wade Collum <Wade.Collum@copbfl.com>; 'marllyfoltz175@hotmail.com' <marllyfoltz175@hotmail.com>; donaldjfoltz@hotmail.com; julzfoxx@gmail.com
Subject: We are against The Oaks at Palm Aire Proposed Project - See attached letter

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.

From: William Huber
To: Greg Harrison; David Recor; Martha Lawson; Scott Reale; Gisla Augustin; Daniel Keester; Jean Dolan; Wade Collum; Rex Hardin
Subject: Fwd: Letter/Petition for the Mayor et al re: Palm Aire Oaks Project
Date: Wednesday, September 27, 2023 12:38:37 AM

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.

Begin forwarded

Date: September 23, 2023 at 3:06:39 PM EDT
To: William Huber <williambarbarahuber@gmail.com>
Cc: Adam & Rob <adamsethrog@gmail.com>, Bernard Falkow <berniefalkow@gmail.com>, Carole Christie <conalini@msn.com>, Chuck Carroll <ed246@att.net>, Dale Pferrer <dalepferrer@icloud.com>, David Ballard <daveballard039@gmail.com>, David Richardson <orgelnut@gmail.com>, Don Squires <don.giraffe@gmail.com>, Ernest Lampro <ernieatpalmaire@gmail.com>, Frank Pires <lisbontwo@comcast.net>, Linda Guertin <lindaguertin@rogers.com>, Lisa London <lisajlondon@gmail.com>, Lynn Sokoloff <lynnsoko@aol.com>, Marcus <sucramstu@earthlink.net>, Marilyn Falkow <marilyn.falkow@icloud.com>, Mark & Patty Kerr <evermarine@gmail.com>, Nancy Peterson <nancypeterson2009@gmail.com>, Pat Vitelli <pvitello@imiweb.com>, Paul Toscano <p.toscano@comcast.net>, Razar27@hotmail.com, Richard Johnston <nattviol44@gmail.com>, Rochelle Steinfeld <steinfeld.rochelle@gmail.com>, Sergo P-Louis <sergio.pierrelouis@gmail.com>, Shirley Barber <aorptg1@gmail.com>, Shirley Goodwin <goodinshirley@yahoo.com>, brigord@gmail.com, campols@rogers.com, j & 1 Shumway <lshumway01@embarqmail.com>, martellcc@aol.com, simmons.family@rogers.com
Subject: Re: Letter/Petition for the Mayor et al re: Palm Aire Oaks Project

Subject: Fwd: Letter/Petition for the Mayor et al re: Palm Aire Oaks Project

Dear Mayor Hardin - We wish to join virtually all of the owners of condos in PalmAire Country Club/Building 79 in Association 6 in OPPOSING (together with all of our owners we have spoken with)

re: this unwanted development. There are absolutely no benefits here for the thousands of existing residents now living in Palm Aire - and this proposal's legality is also very much in question. To allow this project to go forward would also set bad precedents with respect to proposals for future developments, which would also be very contrary to the wishes of the vast majority of our OWNERS! We beg our elected officials to vote NO with respect to the Palm Aire Oaks Project, and we trust that all of our elected officials will vote NO to protect our interests in our several communities, our "greeness", & our investments. Thank you!

William & Barbara Huber - PalmAire 79/106
Seventeen year residents of PalmAire

Letter/Petition for the Mayor re: Palm Aire Oaks Project

Palm Aire Country Club #6 Residents

Please see attached letter/petition that is going around. We ask that you as owners in Palm Aire Country Club #6 please sign this and mail to the city officials below to show how you feel about this project.

Greg.Harrison@copbfl.com

David.Recor@copbfl.com

Martha.Lawson@copbfl.com

Scott.Reale@copbfl.com

Gisla.Augustin@copbfl.com

Daniel.keester@copbfl.com

Jean.Dolan@copbfl.com

Wade.Collum@copbfl.com

Sent by **Palm Aire Condo Association 6**
under the care of **M&M Property Management**



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From: [William Huber](#)
To: [Rex Hardin](#)
Cc: [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#); [Brandy Drabik](#); [Daniel Bale](#); [Sergo P-Louis](#); [j & I Shumway](#); [Rochelle Steinfeld](#); [Ernest Lampro](#); [Christopher Gauldin](#); lynnefielder95@gmail.com
Subject: Fwd: Letter/Petition for the Mayor et al re: Palm Aire Oaks Project
Date: Saturday, September 23, 2023 2:04:40 PM

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.

Dear Mayor Hardin - We wish to join virtually all of the owners of condos in PalmAire Country Club/Building 79 in Association 6 in OPPOSING (together with all of our owners we have spoken with)

re: this unwanted development. There are absolutely no benefits here for the thousands of existing residents now living in Palm Aire - and this proposal's legality is also very much in question. To allow this project to go forward would also set bad precedents with respect to proposals for future developments, which would also be very contrary to the wishes of the vast majority of our OWNERS! We beg our elected officials to vote NO with respect to the Palm Aire Oaks Project, and we trust that all of our elected officials will vote NO to protect our interests in our several communities, our "greeness", & our investments. Thank you!

William & Barbara Huber - PalmAire 79/106
Seventeen year residents of PalmAire

Date: September 23, 2023 at 1:11:45 PM EDT
**Subject: Fwd: Letter/Petition for the Mayor
re: Palm Aire Oaks Project**

----- Forwarded message -----

From: notifications@frontsteps.com
Date: Thu Sep 21 16:51:00 EDT 2023
Subject: Letter/Petition for the Mayor re: Palm
Aire Oaks Project
To: barbhuber37@gmail.com;

Palm Aire Condo Association 6 Bulletin

Letter/Petition for the Mayor re: Palm Aire Oaks Project

Palm Aire Country Club #6 Residents

Please see attached letter/petition that is going around. We ask that you as owners in Palm Aire Country Club #6 please sign this and mail to the city officials below to show how you feel about this project.

Greg.Harrison@copbfl.com

David.Recor@copbfl.com

Martha.Lawson@copbfl.com

Scott.Reale@copbfl.com

Gisla.Augustin@copbfl.com

Daniel.keester@copbfl.com

Jean.Dolan@copbfl.com

Wade.Collum@copbfl.com

Sent by **Palm Aire Condo Association 6**
under the care of **M&M Property Management**



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From: [Sara Casher](#)
To: [Jean Dolan](#)
Subject: Fwd: Letter/Petition for the Mayor re: Palm Aire Oaks Project
Date: Friday, September 22, 2023 3:12:20 PM
Attachments: [The Oaks at Palm Aire Petition.pdf](#)

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.

Sent from my iPad

Begin forwarded message:

From: Sara Casher <scasher@comcast.net>
Date: September 22, 2023 at 3:08:09 PM EDT
To: greg.harrison@copbfl.com
Subject: Letter/Petition for the Mayor re: Palm Aire Oaks Project

From: [Mary Viso](#)
To: [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Fwd: Message from "RNP002673D8E80B"
Date: Tuesday, October 10, 2023 10:28:49 AM
Attachments: [20231010100138459.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.



From: [Mary Viso](#)
To: [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Fwd: Message from "RNP002673D8E80B"
Date: Tuesday, October 10, 2023 10:28:15 AM
Attachments: [20231010100529346.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.



From: [Mary Viso](#)
To: [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Fwd: Message from "RNP002673D8E80B"
Date: Tuesday, October 10, 2023 10:29:16 AM
Attachments: [20231010100050862.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.



From: [Johanne Gauthier](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#); [Rex Hardin](#)
Subject: Fwd: OAKS PROJECT
Date: Tuesday, October 17, 2023 10:30:45 AM
Attachments: [20231017092412_001.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.

Please see attached the petition signed by Mike Ibrahim, a Palm-Aire owner and resident.

>
> This email was sent from a send-only address.
> Please do not reply to this email.

From: [David Chiossone](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Fwd: Palm Aire, The Oaks Project
Date: Friday, September 22, 2023 12:45:34 PM

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.

September 21, 2023

City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor

Mr. Rex Hardin, Mayor:

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain, on our already overburdened infrastructure. This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas.

We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated. Thus, there are no units left for the city to allocate to this developer.

Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map. Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city.

Moreover, the type of housing being proposed is not in keeping with the character of our

neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures.

Finally, We are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values.

We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Sincerely,

From: [Aaron Bartfield](#)
To: [Greg Harrison](#); [David Recor](#); [Daniel Keester](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Wade Collum](#); [Jean Dolan](#)
Subject: Fwd: Palm Aire
Date: Friday, September 22, 2023 11:31:20 AM
Attachments: [Doc - Sep 22 2023 - 11-26 AM.pdf](#)

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.

----- Forwarded message -----

From: **Aaron Bartfield** <rebahron@gmail.com>
Date: Fri, Sep 22, 2023 at 11:26 AM
Subject: Palm Aire
To: Aaron Bartfield <rebahron@gmail.com>

Scanned with TurboScan.

Sent from my iPhone

September 20, 2023

City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor

Mr. Rex Hardin, Mayor:

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain, on our already overburdened infrastructure. This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas.

We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated. Thus, there are no units left for the city to allocate to this developer.

Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map. Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city.

Moreover, the type of housing being proposed is not in keeping with the character of our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures.

Finally, We are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values.

We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Sincerely,

the undersigned:

A handwritten signature in black ink, appearing to read "Helen K. Sodberg". The signature is fluid and cursive, with a large, stylized "H" at the beginning.



Harlan and Diane Sandberg
4020 W. Palm Aire Drive
#409
Pompano Beach, FL 33069

MIAMI FL 330

25 SEP 2023 PM 6 L

Mail a smile

Thinking of you



MR. DAVID RECOR
DIR. OF DEVELOPMENT SERVICES
CITY OF POMPANO BEACH
CITY HALL MAIN BUILDING
100 W. ATLANTIC BLVD
POMPANO BEACH, FLORIDA
33060-609900

33060-609900



Harlan and Diane Sandberg
4020 W. Palm Aire Drive
#409
Pompano Beach, FL 33069

MIAMI FL 330

25 SEP 2023 PM 6 L

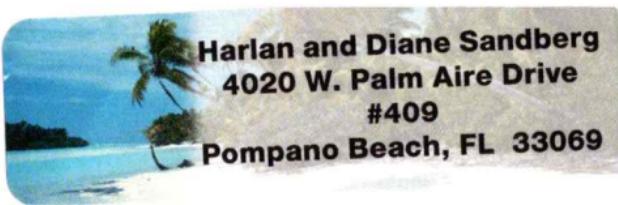
Thinking of you



MS. JEAN DOLAN
PLANNING AND ZONING BOARD
CITY OF POMPANO BEACH
CITY HALL MAIN BUILDING
100 WEST ATLANTIC BLVD
POMPANO BEACH, FLORIDA

33060-609900

33060-609900



MIAMI FL 330

25 SEP 2023 PM 6 L

POSTAGE PAID



MR. WADE COLLUM
URBAN FORESTER
CITY OF POMPANO BEACH
CITY HALL MAIN BUILDING
100 WEST ATLANTIC BLVD
POMPANO BEACH, FLORIDA

33060-609900

33060
POSTAGE PAID



Harlan and Diane Sandberg
4020 W. Palm Aire Drive
#409
Pompano Beach, FL 33069

MIAMI FL 330

25 SEP 2023 PM 5 L

Thinking
Freedom



MR. SCOTT REALE
SENIOR PLANNER
CITY OF POMPANO BEACH
CITY HALL MAIN BUILDING
100 WEST ATLANTIC BLVD
POMPANO BEACH, FLORIDA
33060-609900

33060

**Harlan and Diane Sandberg
4020 W. Palm Aire Drive
#409
Pompano Beach, FL 33069**

MIAMI FL 330

25 SEP 2023 PM 1 L

A decorative graphic featuring the words "Thinking of you" in a script font. To the right is a small American flag and some stylized fireworks.

MS. MARTHA LAWSON
HEAD SECRETARY, ZONING BOARD OF APPEALS
CITY OF POMPANO BEACH
CITY HALL MAIN BUILDING
100 W. ATLANTIC BLVD
POMPANO BEACH, FLORIDA
33060-609900



Harlan and Diane Sandberg
4020 W. Palm Aire Drive
#409
Pompano Beach, FL 33069

Mail a stamp

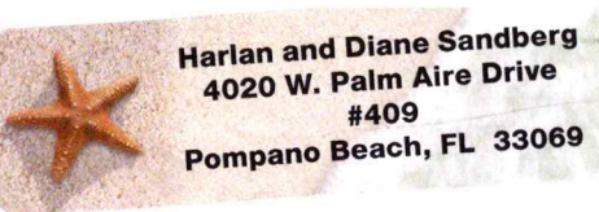


MIAMI FL 330

25 SEP 2023 PM 1 L

MS. GISLA AUGUSTIN
PLANNING AND ZONING BOARD
CITY OF POMPANO BEACH
CITY HALL MAIN BUILDING
100 WEST ATLANTIC BLVD.

POMPANO BEACH, FLORIDA 33060
33060-609900 33060



Mail a smile.

MIAMI FL 330

25 SEP 2023 PM 6 L



MR. DANIEL KEESTER
PLANNING AND ZONING BOARD
CITY OF POMPANO BEACH
CITY HALL MAIN BUILDING
100 WEST ATLANTIC BLVD
POMPANO BEACH, FLORIDA

33060-609900

11/11/2023 10:40 AM

From: [Quintal Nicole](#)
To: [Greg Harrison](#); [Martha Lawson](#); [David Recor](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Housing development at Oaks at Palm Aire
Date: Saturday, September 23, 2023 1:39:52 PM
Attachments: [petition 1 palmaire.pdf](#)
[petition 3 palmaire.pdf](#)

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.

From: [Eric Chaimberg](#)
To: [Eric Chaimberg](#)
Subject: Imagine this Project was being planned for YOUR OWN Backyard
Date: Wednesday, September 27, 2023 4:09:44 PM
Attachments: [image001.png](#)
[image002.png](#)
[September 20 carta palm aire.pdf](#)

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.

September 20, 2023

City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor

Mr. Rex Hardin, Mayor:

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain, on our already overburdened infrastructure. This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas.

We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated. Thus, there are no units left for the city to allocate to this developer.

Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map. Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city.

Moreover, the type of housing being proposed is not in keeping with the character of our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures.

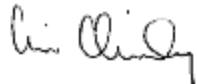
Finally, We are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values.

We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Sincerely,

the undersigned:

A handwritten signature in black ink, appearing to read "Eric Chaimberg".

Thanks for your time and consideration.

Eric Chaimberg
Palm Aire Building 78A
Unit 204

From: [Omar Feaugas](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); Gisla.Augustine@copbfl.com; [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: LETTER / PETITION FOR THE MAYOR re: PALM AIRE OAKS PROJECT
Date: Tuesday, September 26, 2023 6:41:18 PM
Attachments: [LETTER PAGE 1.pdf](#)
[LETTER PAGE 2.pdf](#)

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.

Please see attached letter/petition.

Sincerely yours,

Omar Feaugas
Architect

From: [Fernando Vera](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Letter Club Link Palm Aire
Date: Monday, September 25, 2023 1:30:38 PM
Attachments: [September 20 carta palm aire.pdf](#)

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.

Please see attached. Thanks.

Fernando Vera Fernández

NOTA CONFIDENCIAL: La información contenida en este E-mail es confidencial y sólo puede ser utilizada por la persona o la compañía a la cual está dirigido y/o por el emisor. Si no es el receptor autorizado, cualquier retención, difusión, distribución o copia de este mensaje es prohibida y será sancionada por la ley. Si por error recibe este mensaje, favor devolverlo y borrar el mensaje recibido inmediatamente.

CONFIDENTIAL NOTE: The information in this E-mail is intended to be confidential and only for use of the individual or entity to whom it is addressed and/or the issuer. If you are not the intended recipient, any retention, dissemination, distribution or copying of this message is strictly prohibited and sanctioned by law. If you receive this message by error, please immediately send it back and delete the message received.

From: [Anny Benedetti de Baquero](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Letter of opposition to building project at The Oaks at Palm Aire
Date: Tuesday, September 26, 2023 6:46:05 PM
Attachments: [Opposition to the Oaks at Palm Aire prop.pdf](#)

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.

Dear authorities,
Please accept my letter addressed to Mayor Rex Hardin, where I express my opposition to the proposed project for The Oaks at Palm Aire.
Thanks in advance for your time.

Anny Benedetti de Baquero

3700 Oaks Clubhouse dr
Bldg 71, Apy 206
Pompano Beach, Fl 33069

From: [Eduardo Baquero Aristeguieta](#)
To: [Greg Harrison](#); david.record@copbfl.com; [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Letter to Rex Hardin Mayor Citi of Pompano Beach
Date: Friday, September 22, 2023 2:32:51 PM
Attachments: [Letter to Mayor Rex Hardin.pdf](#)

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.

Dear authorities:

Attached is my opposition letter regarding The Oaks at Palm Aire proposed housing development.

Regards,

Eduardo Baquero A.

 +1 970 761 24 59
 +1 954 366 12 05
 +1 347 400 94 88
 ebaquero@manapro.com
 oreuqabe@hotmail.com

From: [Alfredo Viso](#)
To: [Jean Dolan](#)
Subject: Letter to Rex Hardin
Date: Tuesday, October 3, 2023 10:34:16 AM

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.

Attached two letters

From: [Lourdes Urdaneta Vera](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Letter to the Mayor: Palm Aire
Date: Monday, September 25, 2023 1:24:19 PM
Attachments: [September 20 carta palm aire.pdf](#)

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.

From: tanzibelloso@hotmail.com
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#); [Rex Hardin](#)
Subject: Letter
Date: Wednesday, October 4, 2023 6:22:39 PM

This Message Is From an External Sender

This message came from outside your organization.

From: [JACQUES LAHAYE](#)
To: [Daniel Keester](#)
Cc: [Jean Dolan](#)
Subject: Letter/Petition Clublink Palm Aire Oaks
Date: Monday, October 2, 2023 2:58:41 PM
Attachments: [petition-Harding.pdf](#)

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.

Please, see attached letter/petition we sent to the Mayor, Mr. Hardin concerning the application titled «The Oaks at Palm Aire» filed by Clublink seeking permission for the construction of buildings.

We hope you will deny this proposed housing development for the many reasons indicated in the letter.

Thank you for your attention to this matter.

Johanne Chantal
Jacques La Haye
Envoyé à partir de [Outlook](#)

From: [Eli Saghbini](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Letter/Petition for the Mayor re: Palm Aire Oaks Project
Date: Friday, September 22, 2023 10:11:28 AM
Attachments: [September 20 carta palm aire - signed.pdf](#)
[September 20 carta palm aire - Signed.pdf](#)

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.

Hi - Please see attached

From: [Bob Foster](#)
To: [Scott Reale](#); [Martha Lawson](#); [Wade Collum](#); [Jean Dolan](#); [Gisla Augustin](#); [Daniel Keester](#); [Greg Harrison](#); [David Recor](#)
Cc: [Brandy Drabic](#) , [M&M Prop Mgmt](#)
Subject: Letter/Petition for the Mayor re: Palm Aire Oaks Project
Date: Friday, September 22, 2023 9:31:18 AM
Attachments: [September 20 carta palm aire.pdf](#)

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.

Please accept the attached letter, electronically signed by me as per this email, in opposition to the above request for development approval.
Thankyou.

Kind regards,
Owner and ratepayer,
Robert Foster
Apt 204, Bldg 104
4015 w Palm Aire Dr
Pompano Beach FL 33069

----- Forwarded message -----

From: **Palm Aire Country Club 10** <notifications@frontsteps.com>
Date: Thu, Sep 21, 2023, 5:12 PM
Subject: Letter/Petition for the Mayor re: Palm Aire Oaks Project
To: <bob@rbobfoster.com>

Palm Aire Country Club #10 Bulletin

Letter/Petition for the Mayor re: Palm Aire Oaks Project

Palm Aire Country Club #10 Residents

Please see attached letter/petition that is going around. We ask that you as owners in Palm Aire Country Club #10 please sign this and mail to the city officials below to show how you feel about this project.

Greg.Harrison@copbfl.com

David.Recor@copbfl.com

Martha.Lawson@copbfl.com

Scott.Reale@copbfl.com

Gisla.Augustin@copbfl.com

Daniel.keester@copbfl.com

Jean.Dolan@copbfl.com

Wade.Collum@copbfl.com

Sent by **Palm Aire Country Club #10**
under the care of **M&M Property Management**



Powered by FRONTSTEPS.com

[Manage Email Preferences](#)



From: [isabel lizarzabal](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#); [isabel lizarzabal](#); [gerardo Lizarzabal](#)
Subject: Letter/Petition for the Mayor re: Palm Aire Oaks Project
Date: Monday, September 25, 2023 12:49:03 PM
Attachments: [September 20, 2023 - New Project Opposition.pdf](#)

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.

Dear All,

Please find letter to express our strong opposition to "The Oaks at Palm air" Proposed housing development.

Regards,
Isabel Lizarzabal
4030 W palm Air Drive #307, Pompano Beach, Florida 33069

From: [Miguel Vasquez](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Letter/Petition for the Mayor re: Palm Aire Oaks Project
Date: Friday, September 22, 2023 12:30:19 PM
Attachments: [September 22 letter_palm_aire.pdf](#)

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.

Please find attached our petition **opposing** The Oaks at Palm Aire proposed housing development.

Best regards,

Miguel Vasquez and Beatriz Arango
Palm Aire Unit 4 Apt 507

4015 W PALM AIRE DR. APT 507
POMPANO BEACH FL 33069

From: [Claudette Pilon](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Letter/Petition for the Mayor re: Palm Aire Oaks Project
Date: Tuesday, September 26, 2023 3:13:44 PM
Attachments: [September 20 carta_palm_aire.pdf](#)

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.

Envoyé de mon iPhone

From: [Muro, Luis](#)
To: [Greg Harrison](#)
Cc: [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Letter/Petition to stop the Palm Aire Oaks Project
Date: Friday, September 22, 2023 8:52:48 AM
Attachments: [Scanned document from HP ePrint user.msg](#)

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.

Enclosed you will find a letter of petition to stop the palm Aire Oaks Project.

Best regards

Luis Muro
4109 L3 misty oaks

CONFIDENTIALITY NOTICE: This e-mail communication and any attachments may contain proprietary and privileged information for the use of the designated recipients named above. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: [Helena Bocco](#)
To: [Jean Dolan](#)
Subject: Letter/Petition to stop the Palm Aire Oaks Project
Date: Monday, October 2, 2023 9:57:03 AM
Attachments: [City of Pompano Beach - oct. 2, 2023.pdf](#)

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.

Please read the file attached

--
Helena Bocco
helenabocco@gmail.com

From: [Andres Ellis](#)
To: [Greg Harrison](#); [David Recor](#)
Cc: [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Letter/Petition to stop the Palm Aire Oaks Project
Date: Friday, September 22, 2023 10:08:20 AM
Attachments: [September 20 carta palm aire a0a26802-f11e-4400-b491-f81657864a34.pdf](#)

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.

Dear Mr. Rex Hardin, Mayor:

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain, on our already overburdened infrastructure. This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas.

We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated. Thus, there are no units left for the city to allocate to this developer.

Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map. Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city.

Moreover, the type of housing being proposed is not in keeping with the character of our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which

can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures.

Finally, We are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values. We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Sincerely,

Andres Ellis & Andreina Ravelo
954-709-5485 / 954-678-8847
ellisandres@yahoo.com

4101 Carriage Dr Apt C1
Pompano Beach, FL 33069

From: [Gabriella Mazziotta](#)
To: [Rex Hardin](#)
Cc: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Letter/Petition to the Mayor, RE: Palm Aire Oaks Project
Date: Friday, September 22, 2023 10:37:28 PM
Attachments: [Letter Palm Aire Condo 12.pdf](#)

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.

Good evening,

Please find attached the petition to deny the "Oaks at Palm Aire" proposed housing development.

Regards,
Gabriella Mazziotta

From: [Maria Elena Cruz V.](#)
To: [Rex Hardin](#)
Cc: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); daniel.keester@copbfl.com; [Jean Dolan](#); [Wade Collum](#)
Subject: Letter/Petition to the Mayor, RE: Palm Aire Oaks Project
Date: Thursday, November 2, 2023 1:16:55 PM
Attachments: [Letter Palm Aire Condo 12.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.

Good afternoon,

Please find attached the petition to deny the "Oaks at Palm Aire" proposed housing development.

Regards,
Maria Elena Cruz V.

From: [Andrea JaramilloG](#)
To: [Rex Hardin](#)
Cc: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); Gisla.Augustin@copfb1.com; [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: LETTER/PETITION
Date: Thursday, September 28, 2023 10:31:33 AM
Attachments: [letter_palm aire condo 5111 firma.pdf](#)

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.

Miguel Ávila / Andrea Jaramillo G.
800 Cypress Blvd.
Bldg 91A Apt 201.
33069.

From: [Jennifer Melo](#)
To: [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: no new development at Palm Aire
Date: Tuesday, October 10, 2023 9:02:00 PM
Attachments: [letter to city.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.

Attached you will find my signed letter in disagreement with the proposed new building development plan at Palm Aire in Pompano Beach, and strong reasons for the opposition.

I hope you will strongly consider the opinions of the owners in this area, as our voices should be heard loudly.

Thank you,
Jennifer Melo, BSN, RN

From: [Rick Dale](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: notification@frontsteps.com
Date: Monday, September 25, 2023 3:37:56 PM
Attachments: [palmaire.pdf](#)

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.

Please read the following

I am the husband of the petitioner

Regards,

Richard M. Dale, CPA, CGA
rick@rickdale.ca

From: [Johanne Gauthier](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: OAKS AT PALM-AIRE DEVELOPMENT PROJECT
Date: Friday, September 22, 2023 1:00:39 PM
Attachments: [20230921161843_001.pdf](#)

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.

Please find attached a letter expressing my concerns and opposition to the above-noted development.
Sincerely,

Johanne Herman
Palm-Aire Resident and Owner in Palm-Aire Country Club #6

>
>

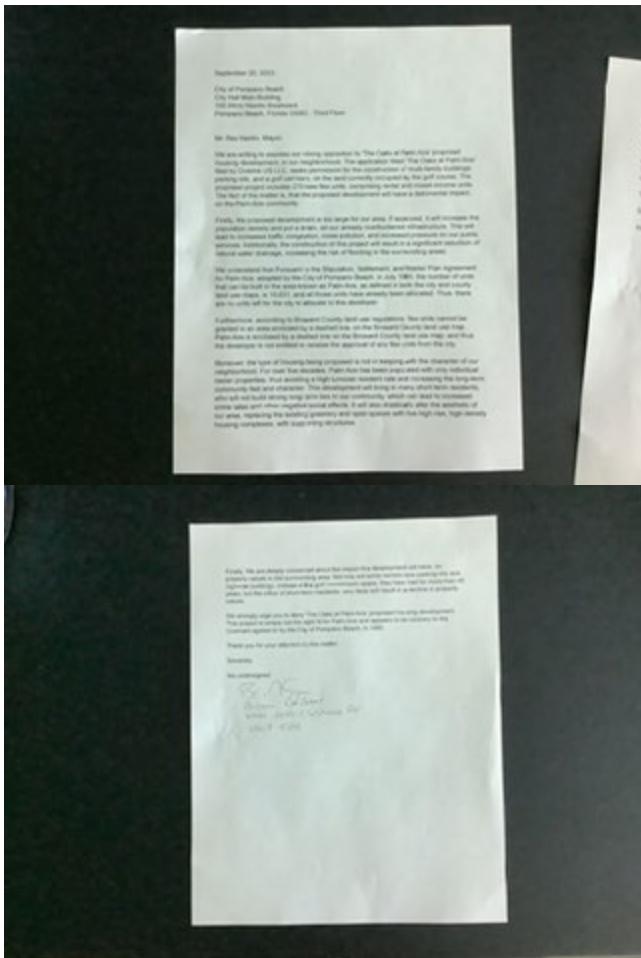
From: [Johanne Gauthier](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Cc: [Brian Degeer](#)
Subject: Oaks Project (from Brian Degeer)
Date: Friday, September 22, 2023 1:16:39 PM

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.

You will find attached a letter from Mr Brian Degeer, a resident of Palm-Aire and owner in Palm-Aire Country Club Association 6.

Sincerely,

Johanne Herman for:
Brian Degeer



From: [CHARLES VINCENT](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Objection to Redevelopment of the Oaks Clubhouse into Apartments
Date: Monday, September 25, 2023 12:09:52 PM

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.

As a long term resident of Palm Aire (since 2013) I am opposed to the redevelopment of this property.

It does not seem that the city is taking care to evaluate the overall impact on traffic at the entrance of North Palm Aire Dr and Powerline of this, the proposed new apartments at the entrance to Palm Aire, the new proposed Publix shopping center, the 4100 residences adjacent to the Pomp (really is the best name they could come up with), the Pomp itself and the 1.5 million square feet of warehouse/office space adjacent to the casino/Pomp. The intersection is already often highly congested.

What will the city do when Clublinks decides it wants to close the golf club at the entrance to Palm Aire and convert it to residences. There appears to no overall city planning.

C L Vincent

From: Michael Gould
To: Greg Harrison; David Recor; Martha Lawson; Scott Reale; Gisla Augustin; Daniel Keester; Jean Dolan; Wade Collum
Cc: Brandy Drabik; brandy@mmom.us; edjanko@aol.com; bobyoun2007@gmail.com; Janette Sasso
Subject: objection to the Oaks at Palm Aire
Date: Thursday, September 28, 2023 6:17:08 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[3000_001.pdf](#)

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.

Dear sirs/madam,

Please find attached my objection letter regarding this proposal.

Kind regards,

Michael Gould Dip PFS,EFA
Partner



Highwood Financial Services

A: Victoria House, 45-47 Vicarage Road, Watford WD18 0DE
T: 01923 479850 | www.highwood.co.uk



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Please be aware of the possibility of cybercrime. If you are sending funds for investment and are unsure of the bank details then please call your usual contact at Highwood, using a telephone number which is known to you. We cannot take responsibility for funds sent to an incorrect bank account.

September 20, 2023

City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor

Mr. Rex Hardin, Mayor:

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain, on our already overburdened infrastructure. This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas.

We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated. Thus, there are no units left for the city to allocate to this developer.

Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map. Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city.

Moreover, the type of housing being proposed is not in keeping with the character of our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures.

Finally, We are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values.

We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Sincerely,

the undersigned:



Francisco J. Miller
3700 Oaks Anchorage Dr. #202
Pompano Beach, FL 33069

From: [Karla](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Opposition against Oak proposal
Date: Friday, September 22, 2023 11:38:09 AM
Attachments: [new doc 2023-09-22 11.30.08.pdf](#)

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.

Sent from my iPhone

From: [Michael Morash](#)
To: [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); Daniel.keester@copbfl; [Jean Dolan](#); [Wade Collum](#)
Subject: Opposition Letter Attached
Date: Monday, September 25, 2023 4:38:04 PM
Attachments: [OPPOSITION LETTER.pdf](#)
Importance: High

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.

Please acknowledge receipt of this letter.

Thank you for your attention.

Mike Morash, President
Palm Aire Kitchen & Bath Designs, Inc.
3745 Oaks Clubhouse Drive
Pompano Beach, FL 33069
954-917-9976 (Ofc)
954-695-6697 (Cell)
mike@palmairekb.com
palmairekb.com

From: [Jonathan Pokress](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Opposition to new Palm Aire Development Project
Date: Thursday, September 21, 2023 7:05:04 PM
Attachments: [2023-09-21 palm aire new development letter.pdf](#)

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.

Dear City Officials,

Please find attached a signed letter in opposition to the proposed Palm Aire golf course development.

Thank you for your consideration. Overall Pompano is being developed beautifully, this project excluding ;)

Best,

Jon and Leslie Pokress

3970 Oaks Clubhouse Drive, Apt 304

Pompano Beach, FL 33069

704-608-9717

From: [Jonathan Pokress](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Opposition to new Palm Aire Development Project
Date: Thursday, September 21, 2023 7:05:04 PM
Attachments: [2023-09-21 palm aire new development letter.pdf](#)

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.

Dear City Officials,

Please find attached a signed letter in opposition to the proposed Palm Aire golf course development.

Thank you for your consideration. Overall Pompano is being developed beautifully, this project excluding ;)

Best,

Jon and Leslie Pokress

3970 Oaks Clubhouse Drive, Apt 304

Pompano Beach, FL 33069

704-608-9717

From: [Hector M Tosta](#)
To: [Rex Hardin](#); [Greg Harrison](#); [David Recor](#)
Cc: [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Opposition to "The Oaks at Palm Aire" proposed housing development - Letter signed enclosed
Date: Sunday, October 1, 2023 10:24:41 PM
Attachments: [2023.SEPT.30.No.A.desarrollo.palm.Aire.docx](#)

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.

September 20, 2023

City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor

Mr. Rex Hardin, Mayor:

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain, on our already overburdened infrastructure. This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas.

We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated. Thus, there are no units left for the city to allocate to this developer.

Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map. Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city.

Moreover, the type of housing being proposed is not in keeping with the character of our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures.

Finally, we are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values.

We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Sincerely,

the undersigned:

Héctor M Tosta



Dolly Otamendi de Tosta

Héctor M Tosta F

Business +58 (414) 365 5353

Personal +1 (561) 809.8123

"The only guarantee for failure is to stop trying."

From: [Paula "Rosie" Poyato](#)
To: [Rex.Harding@copbfl.com](#); [Greg Harrison](#); [David Recor](#); [marta.lawson@copbfl.com](#); [Scott Reale](#); [gisla.agustin@copbfl.com](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Opposition to The Oaks at Palm aire
Date: Wednesday, October 4, 2023 6:04:51 PM
Attachments: [Oct 4, Doc 1.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.

From: leocottin@gmail.com
To: Jean Dolan
Subject: Opposition to The Oaks at Palm Aire
Date: Saturday, September 23, 2023 11:16:30 AM
Attachments: [Opposition to The Oaks at Palm Aire.pdf](#)

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.

Please see attached letter.

Thank you,

LEOPOLDO COTTIN
4114 CARRIAGE DR, N3
POMPANO BEACH, FL 33069

From: kalehrbaum@aol.com
To: [Jean Dolan](mailto:Jean.Dolan@pompano.com)
Subject: Opposition to "The Oaks at Palm Aire"
Date: Wednesday, September 27, 2023 6:13:25 PM

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.

September 27, 2023

City of Pompano Beach City Hall
Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060
Third Floor Mr. Rex Hardin,

I am writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community. Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain, on our already overburdened infrastructure. This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas. I understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated. Thus, there are no units left for the city to allocate to this developer. Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map. Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city. Moreover, the type of housing being proposed is not in keeping with the character of our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and

character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures. Finally, We are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values. I strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Sincerely,

Kathleen Lehrbaum
4030 W. Palm Aire Dr. #504
Pompano Beach, FL 33069
954-973-1212

From: [Adela Salerni](#)
To: [Daniel Keester](#); [David Recor](#); [Gisla Augustin](#); [Greg Harrison](#); [Jean Dolan](#); [Martha Lawson](#); [Scott Reale](#); [Wade Collum](#)
Cc: [Marianela Gil](#)
Subject: OPPOSITION TO THE OAKS PROJECT
Date: Sunday, October 1, 2023 8:22:33 PM

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.

Dear Sirs:
Enclose please find a letter were we as residents in Palm Aire oppose to the OAKS renovation in PalmAire

From: [Linda Guertin](#)
To: [Greg Harrison](#); [Rex Hardin](#); [Barry Moss](#)
Cc: [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: OPPOSITION: The Oaks at Palm Aire proposed housing development
Date: Thursday, September 21, 2023 5:33:12 PM

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.

Honourable Mayor, Commissioner et al,

Kindly accept this email as our **strong opposition** to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood.

The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course.

The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain, on our already overburdened infrastructure.

This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas.

We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated.

Thus, there are no units left for the city to allocate to this developer. Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map.

Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city.

Moreover, the type of housing being proposed is not in keeping with the character of our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents,

who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures.

Finally, we are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values.

We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development.

This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Kindest regards,
Robert and Linda Guertin

Very Concerned Owners
Building 79
3980 Oaks Clubhouse Drive
Pompano Beach



Rex Hardin, Mayor

Gregory Garrison, City Manager

Mark Berman, City Attorney

CC: Kervin Alfred, City Clerk

Pompano Beach City Commissioners

Pompano Beach Design Review Committee

Pompano Beach Planning & Zoning Board

Dear Mayor Hardin, et al

10 April 2025

Recently, we have learned that members of other Palm Aire Country Club associations have expressed their support for the Club Link Oaks Country Club project, which proposes over 200 new units inside Palm Aire.

This letter offers no such support.

While we concur that a newly renovated Country Club & Restaurant in and of itself may be beneficial to the residents of Palm Aire, we do not approve of the proposed 200+ new units that are slated to be part of the proposed renovation.

Palm Aire is a unique, open, green, historically relevant community within Pompano Beach. The entire community was wisely separated from the rest of the city by a dashed line and master settlement agreement that limits the number of residential units in Palm Aire. The limit has been reached. That should be the end of the conversation.

Palm Aire Country Club 10 (composed of 5 buildings for a total of 279 units) does not approve of the City's plan to override the master settlement agreement using the concept of flexibility units. The Palm Aire community does not meet the criteria for such units. Further, every homeowner in Palm Aire purchased their residence under the protection of the master settlement agreement. Everyone in Palm Aire should expect their city's leaders to honor its agreements and support its residents rather than creating loopholes for Club Link and others to develop our disappearing green space. At the very least, the residents of Palm Aire should have a seat at the table to discuss any proposed changes to the master settlement agreement.



Moreover, the association is very concerned about the additional stress that the additional units will add to the infrastructures in Palm Aire, especially east/north bound traffic.

With this letter we want also to make clear that, for obvious conflict of interests, the organization "Palm Aire United" do not represent PACC10 interests in the matter of the Oaks project or any other current and future real estate development or re-zoning in Palm Aire.

Sincerely

The president of the PACC10 Board:

Bob Young

Pompano Beach

From: [simmons family](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Palm Aire Country Club Oaks Project
Date: Saturday, September 23, 2023 5:47:46 PM

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.

Dear Mayor Hardin:

We wish to join virtually all of the owners of condos in PalmAire Country Club/Building 79 in Association 6 in **OPPOSING** this unwanted development.

There are absolutely no benefits here for the thousands of existing residents now living in Palm Aire - and this proposal's legality is also very much in question.

To allow this project to go forward would also set bad precedents with respect to proposals for future developments, which would also be very contrary to the wishes of the vast majority of our OWNERS!

We beg our elected officials to vote **NO** with respect to the Palm Aire Oaks Project, and we trust that all of our elected officials will vote **NO** to protect our interests in our several communities, our "greeness", & our investments. Thank you!

Steve and Sheila Simmons
Jean Jacques and Tara Danon
Palm Aire Building 79
Apartment 305
Owners of this condo for 44 years

From: [Edward Trelles](#)
To: [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Palm Aire Development
Date: Tuesday, October 17, 2023 10:57:45 AM
Attachments: [One Page petition.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.

Good morning,

Attached please find my signed petition opposing the proposed development "The Oaks at Palm Aire". Though the developer has every right to develop said land, the proposed project is unbalanced in regards to projected number of units in relation to neighborhood, infrastructure and environmental impact.

I am a recent home owner in bldg 79, and the main reason I purchased there was the peace, quiet and tranquility of the area which will be greatly disrupted with this project.

My fellow neighbors and I strongly implore to work with the developers to revise their plans to a more appropriate development that will fit seamlessly into the neighborhood.

I hope you do the right thing for the community.

Sincerely,

EDWARD TRELLES
BRANDING • ADVERTISING • DESIGN
305.975.0764

From: [Julie Miller](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Palm Aire Oaks Project
Date: Friday, September 22, 2023 7:43:40 PM
Attachments: [Palm Aire Oaks Project Petition Letter J Miller.pdf](#)

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.

Please see the attached Petition letter for the Palm Aire Oaks Project.

Thank you,

Julie Miller
3900 Oaks Clubhouse Drive #310
PACC6, Bldg. 76

From: [Natasha Groysman](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Palm Aire Oaks Project
Date: Friday, September 22, 2023 8:53:08 AM

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.

September 22, 2023

City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor

Mr. Rex Hardin, Mayor:

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn on the land currently occupied by the golf course. The proposed project includes 270 new flex units comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain, on our already overburdened infrastructure. This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas.

We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated. Thus, there are no units left for the city to allocate to this developer.

Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map. Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city.

Moreover, the type of housing being proposed is not in keeping with the character of

our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures.

Finally, We are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values.

We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Sincerely,

Natasha Groysman
Palm Aire Unit owner

Building 103

From: [Harlan Sandberg](#)
To: [Greg Harrison](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Cc: [David Recor](#)
Subject: Palm Aire Oaks Project
Date: Sunday, September 24, 2023 1:01:16 PM
Attachments: [Palm Aire Dev.pdf](#)

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.

To whom it may concern:

Attached is a letter which explains and expresses mine and my wife's complete and total opposition to this proposed project. I would appreciate it if you would read the letter and consider our views seriously. This project, if built, would have a huge and lasting negative impact on our neighborhood.

Harlan Sandberg
Diane Sandberg
4020 W Palm Aire Dr.
Apt. 409
Pompano Beach, Florida 33069



Virus-free www.avast.com

From: [Kelly Miller](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Palm Aire Oaks Project
Date: Saturday, September 23, 2023 12:13:44 PM
Attachments: [Palm Aire Oaks Project Petition Letter K. Miller.pdf](#)

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.

Please see the attached Project Petition Letter for the Palm Aire Oaks project.

--
Kelly Miller
3900 Oaks Clubhouse Dr. #310
Palm Aire
(206) 909-5133

From: [Juan Jose Calvo](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Palm Aire Oaks Project
Date: Wednesday, September 27, 2023 7:52:53 PM
Attachments: [September 20 carta palm aire letter to the mayor of Pompano Beach regarding the Oaks Club House proposed development.pdf](#)

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.

Mr. Rex Hardin, Mayor:

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development in our neighborhood.

The application titled '**The Oaks at Palm Aire**' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

The accompanying letter explains in detail how we feel about this project.
Sincerely yours,

*Juan J. Calvo de Dios, CFP®, LLM
Resident owner and voter at Misty Oaks Condominium- Palm Aire
4114 Carriage Drive, Unit N4,
Pompano Beach, Florida 33069
305-951-0752 (Cell)*

This message may contain privileged or confidential information. If you are not the intended recipient of this message, you may not make any use of, or rely in any way on, this information, and you should destroy this message and notify the sender by reply email. Any opinions or advice contained in this email are subject to the terms and conditions in any applicable client engagement letter or service agreement.

From: [Marcelo Harari](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Palm Aire proposed development letter
Date: Monday, October 2, 2023 12:32:11 PM
Attachments: [2023 LETTER TO CITY FOR DEVELOP SIGNED_00000.pdf](#)

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.

Dear representatives, please find attached our letter of disagreement in regards to the proposed development at Palm Aire.

Respectfully,

Marcelo Harari

September 20, 2023

City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor

Mr. Rex Hardin, Mayor:

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain, on our already overburdened infrastructure. This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas.

We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated. Thus, there are no units left for the city to allocate to this developer.

Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map. Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city.

Moreover, the type of housing being proposed is not in keeping with the character of our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures.

Finally, We are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values.

We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Sincerely,

the undersigned:

Alexander Huff
3960 Oaks Clubhouse Drive
Pompano Beach, FL 33069

A handwritten signature in blue ink that reads "Alexander Huff". The signature is fluid and cursive, with "Alexander" on the top line and "Huff" on the bottom line.

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Sent from sushis iPhone

September 20, 2023

City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor

Mr. Rex Hardin, Mayor:

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain, on our already overburdened infrastructure. This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas.

We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated. Thus, there are no units left for the city to allocate to this developer.

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Moreover, the type of housing being proposed is not in keeping with the character of our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures.

Finally, We are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values.

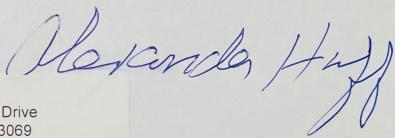
We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Sincerely,

the undersigned:

Alexander Huff
3960 Oaks Clubhouse Drive
Pompano Beach, FL 33069



From: [Jorge Pereira](#)
To: [Greg Harrison](#); [Wade Collum](#); [Jean Dolan](#); [Daniel Keester](#); [Gisla Augustin](#); [Scott Reale](#); [David Recor](#); [Martha Lawson](#)
Subject: Petition - Oaks at Palm Aire
Date: Thursday, September 21, 2023 6:00:30 PM
Attachments: [September_20_carta_palm_aire.pdf](#)

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.

Please see attachment and consider our petition.

Regards,

Jorge Pereira
Building 105

From: [Jacques Bélanger](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Wade Collum](#); [Daniel Keester](#); [Jean Dolan](#)
Subject: Petition against Palm Aire Oaks project
Date: Friday, September 22, 2023 12:58:40 PM
Attachments: [September_20_carta_palm_aire.pdf](#)

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I hereby include the letter and confirm my signature against the project.
The city will also receive my letter signed through current mail.

Jacques Bélanger
Building 72 appt 310

From: [CCT](#)
To: [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Cc: [Tinoco Carolina](#)
Subject: PETITION FOR MAYOR REX HARDIN
Date: Friday, September 22, 2023 6:46:23 PM
Attachments: [CARTA AL ALCALDE POMPANO BTA 2023-09-22 18.24.44_1.pdf](#)

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From: [CCT](#)
To: [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Cc: [Tinoco Carolina](#)
Subject: PETITION FOR MAYOR REX HARDIN
Date: Friday, September 22, 2023 6:47:58 PM
Attachments: [CARTA AL ALCALDE POMPANO CTA 2023-09-22.pdf](#)

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.

From: [DIANE HUDON](#)
To: [Greg Harrison](#)
Subject: Petition for the Mayor re: Palm Aire Oaks Project
Date: Friday, September 22, 2023 9:26:39 PM
Attachments: [Petition for the Mayor re Palm aire Oaks Project.pdf](#)

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.

Please see attached letter

*Maurice Senécal & Diane Hudon
Owners in Palm Aire Country Club # 10*

From: [Aida Jaen](#)
To: [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Petition from 804 Cypress Blvd Apt 206 Pompano Beach FL 33069
Date: Thursday, October 5, 2023 8:42:05 AM
Attachments: [One Page petition 206.pdf](#)

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Aida H Jaen
aidahjaen@gmail.com

From: [Merita Raicic](#)
To: [David Recor](#); greg.harrison@copbfl.com; [Martha Lawson](#); [Scott Reale](#); gisla.agustine@copbfl.com; [Daniel Keester](#); [Jean Dolan](#)
Subject: Petition Letter Palmaire Fernando Santana
Date: Tuesday, October 3, 2023 12:28:56 PM
Attachments: [Petition Letter Fernando Santana.pdf](#)

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.

From: [Merita Raicic](#)
To: Greg.Harrissoon@copbfl.com; [Martha Lawson](#); [David Recor](#); [Scott Reale](#); [Daniel Keester](#); [Jean Dolan](#); wadv.collum@copbfl.com
Subject: Petition Letter Palmaire Merita Raicic
Date: Tuesday, October 3, 2023 12:46:46 PM
Attachments: [Petition Letter Merita Raicic.pdf](#)

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.

From: [Marisa Espina](#)
To: [Rex Hardin](#)
Cc: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel.Keester@copbfl.com](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Petition letter
Date: Tuesday, October 31, 2023 12:46:41 PM
Attachments: [new doc 2023-10-31 12.37.56.pdf](#)

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Sent from my iPhone

From: [Martin Panseri](#)
To: [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Petition Palm Air
Date: Wednesday, October 4, 2023 11:40:47 AM
Attachments: [One Page petition Martin Panseri 3641 Oaks Clubhouse Dr apt 203.pdf](#)

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Please Have this petition in mind and let me know of it's reception

--

Martin

Phone 7865647876

From: [janine vici](#)
To: [Rex Hardin](#)
Cc: [Greg Harrison](#); [Gisla Augustin](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Petition re Oaks Project
Date: Wednesday, October 4, 2023 4:34:00 PM
Attachments: [DOCUMENTO SR HECTOR0001.pdf](#)

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>
>
> Enviado desde mi iPhone

From: [janine vici](#)
To: [Rex Hardin](#)
Cc: [Greg Harrison](#); [Gisla Augustin](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Petition re Oaks Project
Date: Wednesday, October 4, 2023 4:34:00 PM
Attachments: [DOCUMENTO SR HECTOR0001.pdf](#)

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>
> Enviado desde mi iPhone

From: [Nikhil Venkatesh](#)
To: [Rex Hardin](#); [Greg Garrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Petition regarding The Oaks at Palm Aire Development Project
Date: Friday, October 6, 2023 9:59:38 AM
Attachments: [Petition_Oaks_Palm_Aire_Development.pdf](#)

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Mr. Rex Hardin, Mayor:

Please find my signed letter attached. We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact on the Palm Aire community.

Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain on our already overburdened infrastructure. This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas.

We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated. Thus, there are no units left for the city to allocate to this developer.

Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map. Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city.

Moreover, the type of housing being proposed is not in keeping with the character of our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures.

Finally, We are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space they have had for more than 45 years, but

the influx of short-term residents, very likely will result in a decline in property values.

We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985. Thank you for your attention to this matter.

Sincerely,

Nikhil Venkatesh

3960 Oaks Clubhouse Dr. #204, Pompano Beach, FL, 33069

From: [Claudia Bohrer](#)
To: [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Petition regarding The Oaks at Palm Aire Development Project
Date: Friday, October 6, 2023 2:40:05 PM
Attachments: [One Page petition- PalmAire.pdf](#)

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Please find attached Petition regarding The Oaks at Palm Aire Development Project from Mr. and Mrs. Bohrer - owners of unit at 3930 Oaks Clubhouse Bldg 77 - Apt. 507.
Respectfully yours,
Elcio & Claudia Bohrer

From: [Doris Jallad](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Petition to deny The Oaks at Palm Aire Project
Date: Wednesday, September 27, 2023 8:04:42 PM

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.

From: [Doris Jallad](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Petition to deny The Oaks at Palm Aire project
Date: Wednesday, September 27, 2023 7:24:39 PM

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.

From: [Tania Espina](#)
To: [Rex Hardin](#)
Cc: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Petition to the Pompano Beach Mayor
Date: Monday, October 2, 2023 12:50:34 PM
Attachments: [Petition Pompano Beach Mayor.pdf](#)

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.

Dear Mayor Hardin,
Attached you will find a petition regarding 'The Oaks at Palm Aire' proposed housing development.
Thank you for your attention to this matter.

From: [Tania Espina](#)
To: [Rex Hardin](#)
Cc: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Petition to the Pompano Beach Mayor
Date: Monday, October 2, 2023 12:50:34 PM
Attachments: [Petition Pompano Beach Mayor.pdf](#)

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.

Dear Mayor Hardin,
Attached you will find a petition regarding 'The Oaks at Palm Aire' proposed housing development.
Thank you for your attention to this matter.

From: [Tania Espina](#)
To: [Rex Hardin](#)
Cc: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Petition to the Pompano Beach Mayor
Date: Monday, October 2, 2023 12:50:34 PM
Attachments: [Petition Pompano Beach Mayor.pdf](#)

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.

Dear Mayor Hardin,
Attached you will find a petition regarding 'The Oaks at Palm Aire' proposed housing development.
Thank you for your attention to this matter.

From: [Forrest Brown](#)
To: [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Petitioning against "The Oaks At Palm Aire"
Date: Wednesday, October 11, 2023 8:28:34 AM
Attachments: [One Page petition.pdf](#)

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From: [Willasue Susskind](#)
To: [Greg Harrison](#); [David Recor](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Cc: [Willasue Susskind](#); [CP@fbalegal.com](#)
Subject: Please say "no" to more palm aire development
Date: Friday, September 22, 2023 3:21:16 PM

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.

Dear madams and sirs:

*It's not that I don't want people around
It's that we've exceeded a numbered amount
Per a covenant that runs with the land
We've passed that limit, I understand;*

*The clubhouse is smelly and out of date
Refurbished, more visits it might rate;
But more apartments, and cars, and pollution
Is not a positive contribution;*

*More trees, more land to drink up water
And make more oxygen is what oughta
Happen in our neighborhood,
Not concrete, and walls, and congestion -- no good!*

*Covenants that run with the land
Have long been held to be most grand;
For you to skirt that intention of law
Seems to me should be outlawed;*

*Respectfully I request of you
To rethink Palm Aire where not a few
People look to you, our commission,
To respect covenants, not toss by omission;*

*Thank you for voting "no" to this plan:
Don't say, "I can't say 'no'" --say "I can."!*

*willasue susskind
3930 oaks clubhouse drive / #407*

pompano beach, florida 3 3069

From: [Kimberly Hacker](#)
To: [Jean Dolan](#)
Subject: Please see attached
Date: Wednesday, October 4, 2023 12:28:15 PM

This Message Is From an External Sender

This message came from outside your organization.

From: [Robert Sinclair Sr](#)
To: [Jean Dolan](#)
Subject: Proposed "Oaks of Palm Aire" Development
Date: Saturday, September 23, 2023 11:40:32 AM

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 writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community. Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain, on our already overburdened infrastructure. This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas. We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated. Thus, there are no units left for the city to allocate to this developer. Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map. Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city. Moreover, the type of housing being proposed is not in keeping with the character of our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures. Finally, We are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values. We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Robert & Lois Sinclair
3800 Oaks Clubhouse Dr. #212
Pompano Beach, FL 33069

From: [George Moreno](#)
To: [M&M Property Management Drabik](#); [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Re: New Letter/Petition regarding The Oaks at Palm Aire Development Project
Date: Wednesday, October 4, 2023 2:39:55 PM
Attachments: [City of Pompano Beach FL One Page petition.pdf](#)
[One Page petition.pdf](#)

This Message Is From an External Sender

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On Oct 4, 2023, at 11:27 AM, Palm Aire Condo Association 6 <notifications@frontsteps.com> wrote:

Palm Aire Condo Association 6 Bulletin

New Letter/Petition regarding The Oaks at Palm Aire Development Project

Residents

Please see new petition regarding The Oaks at Palm Aire Development Project. If you would like to sign and email to the city below are the email addresses.

If you have already submitted a petition or if they are going to send this electronically please do not duplicate with a written petition also.

We will also be supplying copies to building lobbies if wanting a hard copy

Thanks you, Board of Directors Palm Aire Country Club #6

Rex.Hardin@copbfl.com
Greg.Harrison@copbfl.com
David.Recor@copbfl.com
Martha.Lawson@copbfl.com
Scott.Reale@copbfl.com
Gisla.Augustin@copbfl.com
Daniel.keester@copbfl.com

Jean.Dolan@copbfl.com
Wade.Collum@copbfl.com

Sent by **Palm Aire Condo Association 6**
under the care of **M&M Property Management**



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[Manage Email Preferences](#)



From: [Jorge Moreno](#)
To: [M&M Property Management Drabik](#); [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Re: New Letter/Petition regarding The Oaks at Palm Aire Development Project
Date: Wednesday, October 4, 2023 2:50:08 PM
Attachments: [Palm Aire City of Pompano Beach One Page petition.pdf](#)
[One Page petition.pdf](#)

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This message came from outside your organization.

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Palm Aire Condo Association 6 Bulletin

New Letter/Petition regarding The Oaks at Palm Aire Development Project

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Thanks you, Board of Directors Palm Aire Country Club #6

Rex.Hardin@copbfl.com
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David.Recor@copbfl.com
Martha.Lawson@copbfl.com
Scott.Reale@copbfl.com
Gisla.Augustin@copbfl.com
Daniel.keester@copbfl.com

Jean.Dolan@copbfl.com
Wade.Collum@copbfl.com

Sent by **Palm Aire Condo Association 6**
under the care of **M&M Property Management**



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From: bkates@katesdetectiveagency.com
To: Business
Cc: Attorney Christian Panagakos; David McGirr; John Sfiroopoulos; David Recor; Maggie Barszewski; Pamela Stanton; Jean Dolan; Barry Moss; Rex Hardin; L.Fisher@broward.org; bp@fbalegal.com; Jim Ferri; Condo 7 alternate address; Condo 7 President; Daniel Bale; esmitts11@gmail.com; Ileana Cruz Stafford; Lee Corson - Palm Aire United; limendozam@gmail.com; ovidpac3@gmail.com; SUE GAMMON; Christopher Gauldin; Marianela Gil; Beth Mosier; Brian DeGeer; Chuck Carroll; dsplivey2008@yahoo.com; Lynn Shumway; Sergo P-Louis; Timogradly716@gmail.com; Stephen Botek; Kari Botek; Justin Fineberg; Libo Fineberg; Craig Pugatch; Joe Garrity; ppanagakos@msn.com; Natalia@hunternatalia.com; stuandfanucci@gmail.com; amliek@bellsouth.net; sebeloso@gmail.com; mirfl@outlook.com; samswitz2012@gmail.com; eckrauss@live.com; mikeman350@hotmail.com; jalauriap@gmail.com; wearewebtastic@gmail.com; grazianogs@msn.com; chienchloe@gmail.com; cindyshalo315@gmail.com; bryanhapp@bellsouth.net; Yuriy.Kolin; Andy.Kennedy; Jorge.Rodriguez - Pro Water; Josh.Krinsky; susandemko@comcast.net; DanikaRJackson@hotmail.com; itcoco9@aol.com; bursevee@yahoo.com; lufermuro@gmail.com; luis.muro@ecolab.com; Anitaaiello31@gmail.com; jpdadaglio@comcast.net; robert@robertmandrews.com; njmark58@aol.com; butlerjamesw1@aol.com; ireyes1727@gmail.com; Chuckspragg@msn.com; pravinbhatt@hotmail.com; bkates@securitybgk.com; constanzaszathmari@gmail.com; istszat@gmail.com; tami.disanto@gmail.com; Dacorrea08@gmail.com; laureldusz19@gmail.com; rolon223@icloud.com; rolon56@aol.com
Subject: Re: Oaks at Palm Aire / Flex Application; Inconsistencies with Comprehensive Plan, Covenants that Run with Land and Best-Interests of the Residents
Date: Tuesday, September 19, 2023 4:11:05 PM

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.

I am in total agreement with Majority.
Sincerely, Bill kates

Sent from my iPhone

On Sep 19, 2023, at 3:03 PM, Business <narducci.james@yahoo.com> wrote:

Christian

Thank you for your time and effort in putting this email together. I believe all the residents of Palm Aire should ban together and let our voices be heard in total disapproval of this project.

Let's all raise our voices for a resounding NO!!

James Narducci

Sent from my iPhone

On Sep 19, 2023, at 10:31 AM, Attorney Christian Panagakos <cp@fbalegal.com> wrote:

Hello to the city employees mandated with the duty of representing the best interests of Pompano Beach Residents, and conformity with the Comprehensive Plan of Pompano Beach and all prior Covenants enacted by the City of Pompano Beach:

As some of you already know, I have been a Pompano Beach Resident since 1976, attending McNab Elementary, Pompano Beach Middle School and Pompano Beach High School. I have also been a frequent visitor of Palm Aire throughout, regularly visiting the family of Thor Amlie, founding architect of our beautiful and precious community. Palm Aire, with its very scarce and unique variety of fully-matured canopied trees, abundant wildlife and scarce open green space, is one of the few remaining historic icons of this very special City of Pompano Beach. **The city officials reviewing the current applications submitted by the foreign publicly-traded Canadian company of Clublink/Canada, inc. must do everything in their power to protect the natural and historic resources of Palm Aire – for the long-term benefit of the actual Residents of Palm Aire, Pompano Beach and Broward County, as a whole.**

To begin, there are many inconsistencies between the project's applications and intent as judged against and our own city's Comprehensive Plan, longstanding Covenants that run with our land, and the overall best-interest of the actual Residents of both Pompano Beach and Broward County. Some of these concerns are outlined below.

Ultimately, we strongly encourage that the City of Pompano Beach strictly enforce the policies, intent and objectives of the Comprehensive Plan of Pompano Beach (intended to protect and benefit the actual Residents of Pompano Beach), and the Covenants that run with Our Land, and fully disregard the Comprehensive Plan of Canada, Inc (the sole Manager referenced in public records for Clublink USA LLC). **If any of you, as representatives of the Residents of Pompano Beach, are inclined to put the economic and financial interests of Canada, Inc. in front of those of the actual Residents, we hereby request that you articulate all factors considered in doing so and how the interests of Canada, Inc. and its constituents outweigh those of your very own Residents.**

Inconsistencies with the Comprehensive Plan of Pompano Beach

- **Policy 01.01.13** The City shall utilize flexibility units and redevelopment units to increase residential densities within the flex receiving area **when consistent with the community character; adjacent land uses; and public school capacity** both

within Pompano and affected contiguous municipalities; and has undergone a compatibility review relative to potential impacts on Environmentally Sensitive Lands and County or regional parks in accordance with Policy 2.10.01 of the Broward County Land Use Plan.

- **Rental units are not compatible with the already established residential areas of Palm Aire, which is an ownership community, self-governed by Condo Associations, Homeowner Associations and their respective unit-owner members.**
- Moreover, **FLEX is not compatible with the adjacent Land Use designations of Open Park/Rec Space, as FLEX is intended to be located near commercial activity centers and adjacent to major traffic corridors.**
- Also, the City must also consider the approved but undeveloped units to be developed, including the 4,100 the city approved for Harrah's Entertainment. Who's building all the new schools, and when/where will they be built? Moreover, **the application unrealistically suggests there will only be 17 children in need of a public school** – with only 3 students projected as requiring a public middle school – at a school already at its permanent capacity level (considering the low-income nature of this project, this ridiculous suggestion should be viewed as a showing of bad faith by Canada, Inc.'s submission).
- The city **must protect the safety of our children – as there is a public park and children playground almost adjacent to the project site, with a crosswalk intended to allow children and families to cross the road safely to enter and exit; and a public-school bus stop for elementary, middle and high school also within very close proximity.**

- Policy 01.03.02 **Require** residential densities of zoning districts to be **consistent with the densities on the Future Land Use Map.**
 - The density on the Future Land Use Map as to Palm Aire is explicitly identified as 10,631, and all of such capacity has already been allocated.
- Policy 01.03.04 Consider the **preservation of established single family neighborhoods** in all rezonings, land use plan amendments and site plan approvals.
 - There are single family homes directly across the street from the project
- Policy 01.04.01 The Planning Department shall support and

promote the intermix of residential and commercial uses **along major traffic corridors, where mass transit is available**, through the allocation of flex and redevelopment units and approval of land use plan map amendments allowing for mixed use and residential developments.

- The Canadian company's project site is not "**along major traffic corridors, where mass transit is available**".
Approving a Flex application that is NOT along a major traffic corridor is completely contradictory to promoting it along major traffic corridors, as the city is required to do.
- The City's Comprehensive Plan specifically states that: "The goals, objectives and policies **promote transit oriented development along the major corridors**; support access to a comprehensive local and regional multi-modal transportation network that moves the City toward a balanced system that accommodates the pedestrian and transit users as well as drivers;
 - From the Department of Transportation: **Transit Oriented Development** is compact, mixed-use development **near transit facilities** providing high-quality walking environments. It usually includes new residential development, office space, and other service amenities that are **within a half-mile of public transportation** and easily commutable by other means such as walking and biking.
- In addition to the City's Plan for adequate public school capacity, **please also advise on the City's intent to strictly prohibit city buses from entering Palm Aire in general, and to the project site, specifically** (as no road in Palm Aire, including West Palm Aire currently meets the compatibility or requirement of a major traffic corridor)

-

- Policy 01.06.01 Consider and **minimize the impacts** that land use amendments, rezonings or site plan approvals have **on natural resources**, including wetlands, and culturally, **historically, archaeologically and paleontologically significant resources**.
- **Palm Aire is just one of a few remaining historic landmarks of Pompano Beach.** The few others include Hillsboro Lighthouse, the now Fisher Family Pier and the many waterways and beaches that permeate only the eastern sliver of our beautiful and historic city. To the west, there was Pompano Park Raceway, built in 1953 and opened for racing in 1964, but the City of Pompano already granted approval for that iconic piece of Pompano to be demolished by corporate giant Harrah's Entertainment, making way for a

223-acre expansion plan adding an additional 4,100 residential units, along with all of their many unattractive, congestive and accident-prone vehicles; thus, leaving Palm Aire as the only remaining sanctuary of Pompano Beach history to the West. And given Palm Aire's hundreds of acres of still-protected, undeveloped land, flourishing with such a unique variety of large and mature canopied trees, beautiful birds and a plethora of other natural wildlife, Palm Aire is perfectly positioned as a natural sanctuary for Pompano West, that we as a community should protect and preserve for the benefits of our residents.

- Policy 01.06.13 Work with Broward County and interested stakeholders to study and recommend **incentives to preserve designated environmentally sensitive lands that are privately controlled.**
- Policy 01.06.08 Review all proposals for development with consideration to the County's Natural Resource Map Series and **discourage activities which would have a detrimental impact on significant natural resource areas** which may or may not be designated by Broward County as Local Areas of Particular Concern.
- Policy 01.07.18 Continue to implement the **incentives** for providing affordable housing per the policies in the Broward County Land Use Plan and/or in the City's land development regulations including the use of density bonuses, flex and redevelopment units for affordable housing and the expedited permit review process for developments primarily aimed at providing affordable housing.
 - What incentives exactly is COPB providing to this Canadian landowner?
- Policy 01.12.03 Utilize the existing flexibility provisions to facilitate proposed mixed use developments in **urban infill areas provided that the proposed developments are compatible with the community character**
 - **How is Palm Aire considered an “Urban infill” area? And who made such determination?**
 - **Rental units are not compatible with the already established residential areas of Palm Aire, which is an ownership community, self-governed by Condo Associations, Home Owner Associations and their respective unit-owner members.**
 - **Moreover, FLEX is not compatible with Open Park/Rec Space, as FLEX is intended to be located near commercial**

activity centers and adjacent to major traffic corridors.

- Policy 01.12.04 The City shall utilize flexibility units and reserve units to increase residential densities within the flex and reserve receiving areas when **consistent with the community character; adjacent land uses; and public school capacity** both within Pompano and affected contiguous municipalities...
 - Again, wholly inconsistent with ALL of these requirements as explained throughout (the City must also consider the approved but undeveloped units to be developed, including the 4,100 the city approved for Harrah's Entertainment.
 - Who's building all the new schools, and when/where will they be built?
 - Of even greater concern is the fact that Broward County and Pompano Beach are projected to grow, in general, while the Broward County Public School district conflictingly suggests actual decreases in Broward County populations and student body attendance. Please explain this very concerning contradiction.
- Objective 01.14.00 – Smart Growth Initiative The City will promote “Smart Growth” type initiatives providing for energy efficient development and land use patterns which also account for existing and future electrical power generation and transmission systems in an **effort to discourage urban sprawl and reduce greenhouse gasses** (please see questions re public buses above)
- Policy 01.15.06 Quality, affordable housing opportunities shall be included as a functional component of **Regional Activity Centers** that allow for residential use
 - Palm Aire is not a Regional Activity Center
- Policy 01.16.01 The City may designate a Transit Oriented Corridor **within an area approximately ¼ mile on either side of the mainline transit corridor**. The area may extend beyond ¼ mile around all major intersections, activity nodes and in locations served by existing or funded community shuttle service.
 - The instant project site location is approx. 1.15 miles from Powerline Road as the crow flies (direct line). Walking distance is ~1.5 miles, or ~ 30 – 40 minutes, depending on age and health.
- Objective 01.19.00 – The City shall adopt the flexibility offered through Broward Next to allow additional development rights **in an**

activity center land use category, limited to the TOC, RAC, LAC, and TOD activity center districts, without a Broward County Land Use Plan amendment.

- I do not believe their project site is in any of the designated areas
- Policy 01.22.05 The City will work with the community to identify “food deserts” within neighborhoods and encourage quality food stores that meet the needs of the community to locate on appropriate sites in proximity to a majority of the area’s residents.
 - What is the City doing in terms of addressing the current food desert of Palm Aire, with only a single very small grocery store (Publix) with an approximate 2-mile radius from the project site? Moreover, how is the City addressing this very serious concern in consideration of the additional 4,100 units already approved for corporate giant Harrah’s Entertainment?
- Policy 03.03.02 Through the review of development proposals, the City shall support public and private sector efforts to create and/or preserve affordable housing for very-low, low and moderate-income groups in areas designated for residential land use for future and current residents recognizing the need for distance separation for subsidized low income tax credit projects of no less than one-half mile. **Review of such proposals shall be based on overall compatibility with already established residential areas...**
 - Rental units are not compatible with the already established residential areas of Palm Aire, which is an ownership community, self-governed by Condo Associations, Home Owner Associations and their respective unit-owner members
- Policy 03.03.04 To promote and support affordable housing, the **City shall consider locations that permit residents to walk or bike to work** which will provide savings to the residents, reduce traffic, promote health, and reduce carbon emissions.
 - There is absolutely no commercial opportunities for employment within walking distance from the project’s site, as the project land is adjacent to Open Parks and Rec (inconsistent with the above FLEX/affordable housing requirement), and the nearest bus stop is about a 40 minute walk (also inconsistent with the City’s requirement to promote FLEX along “major traffic corridors,”

In addition to the above inconsistencies with our Comprehensive Plan,

- The project applications are wholly inconsistent with / in violation of the covenants that run with the land, binding on all successors in interest to the original owner FPA, pursuant to the Stipulation, Settlement and Master Plan Agreement for Palm Aire, as executed by Pompano Beach's then Mayor, City Manager, and City Clerk in July 1985 and recorded in the Broward County Public Records at Book 12707, Page 605 (even as Amended).
 - These covenants that run with the land are sacrosanct and not able to be disregarded or violated through the Canadian developers' request for FLEX housing (which in itself if inconsistent with the intent and requirements of Flex, as partially outlined herein).
 - The Master Agreement, even as amended, strictly prohibits a density within Palm Aire in excess of 7 dwelling units per acre, and explicitly limits the "maximum number of residential dwelling units permitted to be developed within Palm-Aire under the Broward County Land Use Plan and the City of Pompano Beach Land Use Plan is 10,631. There is no additional capacity permitted under the above Agreement, as amended, and it would be an inappropriate and violative use of Flex, as Flex does not grant the authority to trump the sacrosanct covenants that run with our land (which all of the unit owners in Palm Aire strictly relied upon when purchasing in Palm Aire).
- Moreover, the project appears to exceed the available Dwelling Units permitted pursuant to the Broward County Capacity Limits, as reflected on Exhibit 2 of the Broward County Land Use Plan last updated on Sept. 8, 2023.
 - Palm Aire Community is referenced as "Irregular Residential Zone 7", and the aforementioned Exhibit 2 reflects "Potential Dwelling Unit" capacity for Irregular 7 at 1,911, which – upon information and belief - was exceeded some time ago.
- FLEX Unit Capacity Limits. Notwithstanding the inappropriate use of Flex housing, as referenced throughout this email, the only remaining "Flex Unit" capacity we could find via publicly available sources - in the same Exhibit 2 to the newly updated Land Map Plan for Broward County, to the City of Pompano Beach is 442 as of March 2017 – all of which have either been exhausted or should be carefully used in strict accordance with the requirements of Flex

and in strict conformity with the Comprehensive Plan of Pompano Beach and the sacrosanct Covenants that run with Our Land.

- If there are updated numbers of Flex allocations, why are they not readily available via publicly information? If there are updated numbers, or better sources of information on flex allocations and availability, please provide those updated figures ASAP, along with the source of where they are published for the viewing of the Residents of Pompano Beach.

Again, **considering all of the above, we would like to understand exactly how the City of Pompano is weighing:**

1. the interest of this foreign (Canadian) developer, who purchased this property at a significant discount due to the restrictive nature of Palm Aire, in general, and this particular parcel's use (intended as a part of the restrictive Open Rec/Parks land that they operate and purchase as a golf course)

vs.

2. the interests of the actual local RESIDENTS of both Palm Aire and Pompano Beach (who strongly oppose this project, for a large list of valid and concerning reasons).

Ultimately, we respectfully request that the City of Pompano Beach strictly enforce the Comprehensive Plan of Pompano Beach (intended to protect and benefit the actual Residents of Pompano Beach), and the covenants that run with the land, and fully disregard the Comprehensive Plan of Canada, Inc (the sole Manager referenced in public records for Clublink USA LLC). **Moreover, we hereby request a complete and transparent understanding of the approval process and decision-making authority (if sole authority lies with David Recor, as is currently our understanding – contrary to the City Commission review box being checked on Clublink/Canada, Inc.'s applications), please explain exactly where this sole authority is derived. If any of you, as representatives of the Residents of Pompano Beach, are inclined to put the economic and financial interests of Canada, Inc. in front of those of the actual Residents, we hereby request that you articulate all factors considered in doing so and how the interests of Canada, Inc. and its constituents outweigh those of your very own Residents.**

We appreciate your specific feedback to each of the above inconsistencies

with the Comprehensive Plan of Pompano Beach (and the clear best interest of its Residents), and related concerns.

Respectfully,

Christian and Brooke Panagakos

From: [Business](#)
To: [Attorney Christian Panagakos](#)
Cc: [David McGirr](#); [John Sfiroopoulos](#); [David Recor](#); [Maggie Barszewski](#); [Pamela Stanton](#); [Jean Dolan](#); [Barry Moss](#); [Rex Hardin](#); [LFisher@broward.org](#); [bp@fbalegal.com](#); [Jim Ferri](#); [Condo 7 alternate address](#); [Condo 7 President](#); [Daniel Bale](#); [esmitts11@gmail.com](#); [Ileana Cruz Stafford](#); [Lee Corson - Palm Aire United](#); [Limendozam@gmail.com](#); [ovidpacc3@gmail.com](#); [SUE GAMBON](#); [Christopher Gauldin](#); [Marijana Gil](#); [Beth Mosier](#); [Brian DeGeer](#); [Chuck Carroll](#); [dspivey2008@yahoo.com](#); [Lynn Shumway](#); [Sergo P-Louis](#); [Timograd716@gmail.com](#); [Stephen Boteck](#); [Kari Boteck](#); [Justin Fineberg](#); [Lobo Fineberg](#); [Craig Pugatch](#); [Joe Garrity](#); [ppanagakos@msn.com](#); [Natalia@hunternatalia.com](#); [stuandfanucci@gmail.com](#); [amliek@bellsouth.net](#); [sebeloso@gmail.com](#); [mirifl@outlook.com](#); [samswitz2012@gmail.com](#); [eckrauss@live.com](#); [mikeman350@hotmail.com](#); [jalauriap@gmail.com](#); [wearewebtastic@gmail.com](#); [grazianogs@msn.com](#); [chienchloe@gmail.com](#); [cindyshalo315@gmail.com](#); [bryanhapp@bellsouth.net](#); [Yuriy Kolin](#); [Andy Kennedy](#); [Jorge Rodriguez - Pro Water](#); [Josh Krinsky](#); [susandemko@comcast.net](#); [DanikaRJackson@hotmail.com](#); [jtcoco9@aol.com](#); [burseyee@yahoo.com](#); [lufermuro@gmail.com](#); [luis.muro@ecolab.com](#); [Anitaaiello31@gmail.com](#); [jpdadaglio@comcast.net](#); [robert@robertmandrews.com](#); [njmark58@aol.com](#); [butlerjamesw1@aol.com](#); [lreyes1727@gmail.com](#); [Chuckspragg@msn.com](#); [pravinbhatt@hotmail.com](#); [bkates@katedetectiveagency.com](#); [bkates@securitybgk.com](#); [constanzaszathmari@gmail.com](#); [istszat@gmail.com](#); [tami.disanto@gmail.com](#); [dacorrea08@gmail.com](#); [laureldusz19@gmail.com](#); [rolon223@icloud.com](#); [rolon56@aol.com](#)
Subject: Re: Oaks at Palm Aire / Flex Application; Inconsistencies with Comprehensive Plan, Covenants that Run with Land and Best-Interests of the Residents
Date: Tuesday, September 19, 2023 4:03:06 PM

EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's

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Christian

Thank you for your time and effort in putting this email together. I believe all the residents of Palm Aire should ban together and let our voices be heard in total disapproval of this project.

Let's all raise our voices for a resounding NO!!

James Narducci

Sent from my iPhone

On Sep 19, 2023, at 10:31 AM, Attorney Christian Panagakos <cp@fbalegal.com> wrote:

Hello to the city employees mandated with the duty of representing the best interests of Pompano Beach Residents, and conformity with the Comprehensive Plan of Pompano Beach and all prior Covenants enacted by the City of Pompano Beach:

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community. Palm Aire, with its very scarce and unique variety of fully-matured canopied trees, abundant wildlife and scarce open green space, is one of the few remaining historic icons of this very special City of Pompano Beach. **The city officials reviewing the current applications submitted by the foreign publicly-traded Canadian company of Clublink/Canada, inc. must do everything in their power to protect the natural and historic resources of Palm Aire – for the long-term benefit of the actual Residents of Palm Aire, Pompano Beach and Broward County, as a whole.**

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Ultimately, we strongly encourage that the City of Pompano Beach strictly enforce the policies, intent and objectives of the Comprehensive Plan of Pompano Beach (intended to protect and benefit the actual Residents of Pompano Beach), and the Covenants that run with Our Land, and fully disregard the Comprehensive Plan of Canada, Inc (the sole Manager referenced in public records for Clublink USA LLC). **If any of you, as representatives of the Residents of Pompano Beach, are inclined to put the economic and financial interests of Canada, Inc. in front of those of the actual Residents, we hereby request that you articulate all factors considered in doing so and how the interests of Canada, Inc. and its constituents outweigh those of your very own Residents.**

Inconsistencies with the Comprehensive Plan of Pompano Beach

- **Policy 01.01.13** The City shall utilize flexibility units and redevelopment units to increase residential densities within the flex receiving area **when consistent with the community character; adjacent land uses; and public school capacity** both within Pompano and affected contiguous municipalities; and has undergone a compatibility review relative to potential impacts on Environmentally Sensitive Lands and County or regional parks in accordance with Policy 2.10.01 of the Broward County Land Use Plan.
 - **Rental units are not compatible with the already established residential areas of Palm Aire, which is an ownership community, self-governed by Condo Associations, Homeowner Associations and their respective unit-owner members.**
 - **Moreover, FLEX is not compatible with the adjacent Land Use designations of Open Park/Rec Space, as FLEX is intended to be located near commercial activity centers and adjacent to major traffic corridors.**
 - Also, the City must also consider the approved but undeveloped units to be developed, including the 4,100 the city approved for Harrah's Entertainment. Who's building all the new schools, and when/where will they be built? Moreover, **the application unrealistically suggests there**

will only be 17 children in need of a public school – with only 3 students projected as requiring a public middle school – at a school already at its permanent capacity level (considering the low-income nature of this project, this ridiculous suggestion should be viewed as a showing of bad faith by Canada, Inc.’s submission).

- The city **must protect the safety of our children – as there is a public park and children playground almost adjacent to the project site, with a crosswalk intended to allow children and families to cross the road safely to enter and exit; and a public-school bus stop for elementary, middle and high school also within very close proximity.**

- Policy 01.03.02 **Require** residential densities of zoning districts to be **consistent with the densities on the Future Land Use Map.**

- The density on the Future Land Use Map as to Palm Aire is explicitly identified as 10,631, and all of such capacity has already been allocated.

- Policy 01.03.04 Consider the **preservation of established single family neighborhoods** in all rezonings, land use plan amendments and site plan approvals.

- There are single family homes directly across the street from the project

- Policy 01.04.01 The Planning Department shall support and promote the intermix of residential and commercial uses **along major traffic corridors, where mass transit is available**, through the allocation of flex and redevelopment units and approval of land use plan map amendments allowing for mixed use and residential developments.

- The Canadian company’s project site is not “**along major traffic corridors, where mass transit is available**”. **Approving a Flex application that is NOT along a major traffic corridor is completely contradictory to promoting it along major traffic corridors, as the city is required to do.**

- The City’s Comprehensive Plan specifically states that: “The goals, objectives and policies **promote transit oriented development along the major corridors**; support access to a comprehensive local and regional multi-modal transportation network that moves the City toward a balanced system that accommodates the pedestrian and transit users as well as drivers;

- From the Department of Transportation: **Transit Oriented Development** is compact, mixed-use development **near transit facilities** providing high-quality walking environments. It usually includes new residential development, office space, and other service amenities that are **within a half-mile of public transportation** and easily commutable by other means such as walking and biking.

- In addition to the City’s Plan for adequate public school capacity, **please also advise on the City’s intent to strictly prohibit city buses from**

entering Palm Aire in general, and to the project site, specifically (as no road in Palm Aire, including West Palm Aire currently meets the compatibility or requirement of a major traffic corridor)

- Policy 01.06.01 Consider and **minimize the impacts** that land use amendments, rezonings or site plan approvals have **on natural resources**, including wetlands, and culturally, **historically**, archaeologically and paleontologically **significant resources**.
 - **Palm Aire is just one of a few remaining historic landmarks of Pompano Beach.** The few others include Hillsboro Lighthouse, the now Fisher Family Pier and the many waterways and beaches that permeate only the eastern sliver of our beautiful and historic city. To the west, there was Pompano Park Raceway, built in 1953 and opened for racing in 1964, but the City of Pompano already granted approval for that iconic piece of Pompano to be demolished by corporate giant Harrah's Entertainment, making way for a 223-acre expansion plan adding an additional 4,100 residential units, along with all of their many unattractive, congestive and accident-prone vehicles; thus, leaving Palm Aire as the only remaining sanctuary of Pompano Beach history to the West. And given Palm Aire's hundreds of acres of still-protected, undeveloped land, flourishing with such a unique variety of large and mature canopied trees, beautiful birds and a plethora of other natural wildlife, Palm Aire is perfectly positioned as a natural sanctuary for Pompano West, that we as a community should protect and preserve for the benefits of our residents.
- Policy 01.06.13 Work with Broward County and interested stakeholders to study and recommend **incentives to preserve designated environmentally sensitive lands that are privately controlled**.
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- Policy 01.07.18 Continue to implement the **incentives** for providing affordable housing per the policies in the Broward County Land Use Plan and/or in the City's land development regulations including the use of density bonuses, flex and redevelopment units for affordable housing and the expedited permit review process for developments primarily aimed at providing affordable housing.
 - What incentives exactly is COPB providing to this Canadian landowner?
- Policy 01.12.03 Utilize the existing flexibility provisions to facilitate proposed mixed use developments in **urban infill areas provided that the proposed developments are compatible with the community character**

How is Palm Aire considered an “Urban infill” area? And who made such determination?

- **Rental units are not compatible with the already established residential areas of Palm Aire, which is an ownership community, self-governed by Condo Associations, Home Owner Associations and their respective unit-owner members.**
- **Moreover, FLEX is not compatible with Open Park/Rec Space, as FLEX is intended to be located near commercial activity centers and adjacent to major traffic corridors.**
- Policy 01.12.04 The City shall utilize flexibility units and reserve units to increase residential densities within the flex and reserve receiving areas when **consistent with the community character; adjacent land uses; and public school capacity** both within Pompano and affected contiguous municipalities...
 - Again, wholly inconsistent with ALL of these requirements as explained throughout (the City must also consider the approved but undeveloped units to be developed, including the 4,100 the city approved for Harrah's Entertainment.
 - Who's building all the new schools, and when/where will they be built?
 - Of even greater concern is the fact that Broward County and Pompano Beach are projected to grow, in general, while the Broward County Public School district conflictingly suggests actual decreases in Broward County populations and student body attendance. Please explain this very concerning contradiction.
- Objective 01.14.00 – Smart Growth Initiative The City will promote “Smart Growth” type initiatives providing for energy efficient development and land use patterns which also account for existing and future electrical power generation and transmission systems in an **effort to discourage urban sprawl and reduce greenhouse gasses** (please see questions re public buses above)
- Policy 01.15.06 Quality, affordable housing opportunities shall be included as a functional component of **Regional Activity Centers** that allow for residential use
 - Palm Aire is not a Regional Activity Center
- Policy 01.16.01 The City may designate a Transit Oriented Corridor **within an area approximately ¼ mile on either side of the mainline transit corridor**. The area may extend beyond ¼ mile around all major intersections, activity nodes and in locations served by existing or funded community shuttle service.
 - The instant project site location is approx. 1.15 miles from Powerline Road as the crow flies (direct line). Walking distance is ~1.5 miles, or ~ 30 – 40 minutes, depending on age and health.

- Objective 01.19.00 – The City shall adopt the flexibility offered through Broward Next to allow additional development rights **in an activity center land use category, limited to the TOC, RAC, LAC, and TOD activity center districts**, without a Broward County Land Use Plan amendment.
 - I do not believe their project site is in any of the designated areas
- Policy 01.22.05 The City will work with the community to identify “food deserts” within neighborhoods and encourage quality food stores that meet the needs of the community to locate on appropriate sites in proximity to a majority of the area’s residents.
 - What is the City doing in terms of addressing the current food desert of Palm Aire, with only a single very small grocery store (Publix) with an approximate 2-mile radius from the project site? Moreover, how is the City addressing this very serious concern in consideration of the additional 4,100 units already approved for corporate giant Harrah’s Entertainment?
- Policy 03.03.02 Through the review of development proposals, the City shall support public and private sector efforts to create and/or preserve affordable housing for very-low, low and moderate-income groups in areas designated for residential land use for future and current residents recognizing the need for distance separation for subsidized low income tax credit projects of no less than one-half mile. **Review of such proposals shall be based on overall compatibility with already established residential areas...**
 - Rental units are not compatible with the already established residential areas of Palm Aire, which is an ownership community, self-governed by Condo Associations, Home Owner Associations and their respective unit-owner members
- Policy 03.03.04 To promote and support affordable housing, the **City shall consider locations that permit residents to walk or bike to work** which will provide savings to the residents, reduce traffic, promote health, and reduce carbon emissions.
 - There is absolutely no commercial opportunities for employment within walking distance from the project’s site, as the project land is adjacent to Open Parks and Rec (inconsistent with the above FLEX/affordable housing requirement), and the nearest bus stop is about a 40 minute walk (also inconsistent with the City’s requirement to promote FLEX along “major traffic corridors,”

In addition to the above inconsistencies with our Comprehensive Plan,

- The project applications are wholly inconsistent with / in violation of the covenants that run with the land, binding on all successors in interest to the original owner FPA, pursuant to the Stipulation, Settlement and Master Plan Agreement for Palm Aire, as executed by Pompano Beach’s then Mayor, City

Manager, and City Clerk in July 1985 and recorded in the Broward County Public Records at Book 12707, Page 605 (even as Amended).

- These covenants that run with the land are sacrosanct and not able to be disregarded or violated through the Canadian developers' request for FLEX housing (which in itself is inconsistent with the intent and requirements of Flex, as partially outlined herein).
 - The Master Agreement, even as amended, strictly prohibits a density within Palm Aire in excess of 7 dwelling units per acre, and explicitly limits the "maximum number of residential dwelling units permitted to be developed within Palm-Aire under the Broward County Land Use Plan and the City of Pompano Beach Land Use Plan is 10,631. There is no additional capacity permitted under the above Agreement, as amended, and it would be an inappropriate and violative use of Flex, as Flex does not grant the authority to trump the sacrosanct covenants that run with our land (which all of the unit owners in Palm Aire strictly relied upon when purchasing in Palm Aire).
- Moreover, the project appears to exceed the available Dwelling Units permitted pursuant to the **Broward County Capacity Limits**, as reflected on Exhibit 2 of the Broward County Land Use Plan last updated on Sept. 8, 2023.
 - Palm Aire Community is referenced as "Irregular Residential Zone 7", and the aforementioned Exhibit 2 reflects "Potential Dwelling Unit" capacity for Irregular 7 at 1,911, which – upon information and belief - was exceeded some time ago.
- **FLEX Unit Capacity Limits. Notwithstanding the inappropriate use of Flex housing, as referenced throughout this email**, the only remaining "Flex Unit" capacity we could find via publicly available sources - in the same Exhibit 2 to the newly updated Land Map Plan for Broward County, to the City of Pompano Beach is 442 as of March 2017 – all of which have either been exhausted or should be carefully used in strict accordance with the requirements of Flex and in strict conformity with the Comprehensive Plan of Pompano Beach and the sacrosanct Covenants that run with Our Land.
 - If there are updated numbers of Flex allocations, why are they not readily available via publicly information? If there are updated numbers, or better sources of information on flex allocations and availability, please provide those updated figures ASAP, along with the source of where they are published for the viewing of the Residents of Pompano Beach.

Again, **considering all of the above, we would like to understand exactly how the City of Pompano is weighing:**

1. the interest of this foreign (Canadian) developer, who purchased this property at a significant discount due to the restrictive nature of

Palm Aire, in general, and this particular parcel's use (intended as a part of the restrictive Open Rec/Parks land that they operate and purchase as a golf course)

VS.

2. the interests of the actual local RESIDENTS of both Palm Aire and Pompano Beach (who strongly oppose this project, for a large list of valid and concerning reasons).

Ultimately, we respectfully request that the City of Pompano Beach strictly enforce the Comprehensive Plan of Pompano Beach (intended to protect and benefit the actual Residents of Pompano Beach), and the covenants that run with the land, and fully disregard the Comprehensive Plan of Canada, Inc (the sole Manager referenced in public records for Clublink USA LLC). Moreover, we hereby request a complete and transparent understanding of the approval process and decision-making authority (if sole authority lies with David Recor, as is currently our understanding – contrary to the City Commission review box being checked on Clublink/Canada, Inc.'s applications), please explain exactly where this sole authority is derived. **If any of you, as representatives of the Residents of Pompano Beach, are inclined to put the economic and financial interests of Canada, Inc. in front of those of the actual Residents, we hereby request that you articulate all factors considered in doing so and how the interests of Canada, Inc. and its constituents outweigh those of your very own Residents.**

We appreciate your specific feedback to each of the above inconsistencies with the Comprehensive Plan of Pompano Beach (and the clear best interest of its Residents), and related concerns.

Respectfully,

Christian and Brooke Panagakos

From: [Natalia Hunter](#)
To: [bkates katesdetectiveagency.com](#); [Business](#)
Cc: [Attorney Christian Panagakos](#); [David McGirr](#); [John Sfiroopoulos](#); [David Recor](#); [Maggie Barszewski](#); [Pamela Stanton](#); [Jean Dolan](#); [Barry Moss](#); [Rex Hardin](#); [LFisher@broward.org](#); [bp@fbalegal.com](#); [Jim Ferri](#); [Condo 7 alternate address](#); [Condo 7 President](#); [Daniel Bale](#); [esmitts11@gmail.com](#); [Ileana Cruz Stafford](#); [Lee Corson - Palm Aire United](#); [Limendozam@gmail.com](#); [ovidpacc3@gmail.com](#); [SUE GAMBON](#); [Christopher Gauldin](#); [Marianela Gil](#); [Beth Mosier](#); [Brian DeGeer](#); [Chuck Carroll](#); [dspivey2008@yahoo.com](#); [Lynn Shumway](#); [Sergo P-Louis](#); [Timogrady716@gmail.com](#); [Stephen Botek](#); [Kari Botek](#); [Justin Fineberg](#); [Lubo Fineberg](#); [Craig Pugatch](#); [Joe Garrity](#); [ppanaqakos@msn.com](#); [stuandfanucci@gmail.com](#); [amliek@bellsouth.net](#); [sebeloso@gmail.com](#); [mirfl@outlook.com](#); [samswitz2012@gmail.com](#); [eckrauss@live.com](#); [mikeman350@hotmail.com](#); [jalauriap@gmail.com](#); [wearewebtastic@gmail.com](#); [grazianogs@msn.com](#); [chienchloe@gmail.com](#); [cindyshalo315@gmail.com](#); [bryanhapp@bellsouth.net](#); [Yuriy Kolin](#); [Andy Kennedy](#); [Jorge Rodriguez - Pro Water](#); [Josh Krinsky](#); [susandemko@comcast.net](#); [DanikaRJackson@hotmail.com](#); [jtcoco9@aol.com](#); [burseyee@yahoo.com](#); [lufermuro@gmail.com](#); [luis.muro@ecolab.com](#); [Anitaaiello31@gmail.com](#); [jpdadaglio@comcast.net](#); [robert@robertmandrews.com](#); [njmark58@aol.com](#); [butlerjamesw1@aol.com](#); [lreyes1727@gmail.com](#); [Chuckspragg@msn.com](#); [pravinbhatt@hotmail.com](#); [bkates@securitybgk.com](#); [constanzaszathmari@gmail.com](#); [jtszat@gmail.com](#); [tami.disanto@gmail.com](#); [Dacorrea08@gmail.com](#); [laureldusz19@gmail.com](#); [rolon223@icloud.com](#); [rolon56@aol.com](#)
Subject: Re: Oaks at Palm Aire / Flex Application; Inconsistencies with Comprehensive Plan, Covenants that Run with Land and Best-Interests of the Residents
Date: Tuesday, September 19, 2023 4:17:46 PM
Attachments: [Outlook-heielt2.png](#)

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.

See you tomorrow!!!



From: bkates katesdetectiveagency.com <bkates@katesdetectiveagency.com>
Sent: Tuesday, September 19, 2023 4:10 PM
To: Business <narducci.james@yahoo.com>
Cc: Attorney Christian Panagakos <cp@fbalegal.com>; David.McGirr@copbfl.com <David.McGirr@copbfl.com>; John.Sfiroopoulos@copbfl.com <John.Sfiroopoulos@copbfl.com>; david.recor@copbfl.com <david.recor@copbfl.com>; maggie.barszewski@copbfl.com <maggie.barszewski@copbfl.com>; pamela.stanton@copbfl.com <pamela.stanton@copbfl.com>; jean.dolan@copbfl.com <jean.dolan@copbfl.com>; Barry.Moss@copbfl.com <Barry.Moss@copbfl.com>; rex.hardin@copbfl.com <rex.hardin@copbfl.com>; LFisher@broward.org <LFisher@broward.org>; bp@fbalegal.com <bp@fbalegal.com>; Jim Ferri <jaferra1@comcast.net>; Condo 7 alternate address <dianaglatuff@aol.com>; Condo 7 President <anibaljlatuff@gmail.com>; Daniel Bale <dwbale@outlook.com>; esmitts11@gmail.com <esmitts11@gmail.com>; Ileana Cruz Stafford <ileanacruzstafford@icloud.com>; Lee Corson - Palm Aire United <leecorson62@aol.com>; Limendozam@gmail.com <Limendozam@gmail.com>; ovidpacc3@gmail.com <ovidpacc3@gmail.com>; SUE GAMBON <gotchagambon@yahoo.com>; Christopher Gauldin <cgauldin68@gmail.com>; Marianela Gil <mendozamarlanela46@gmail.com>;

Beth Mosier <mosier_music@yahoo.com>; Brian DeGeer <aircan767@gmail.com>; Chuck Carroll <ced246@att.net>; dspivey2008@yahoo.com <dspivey2008@yahoo.com>; Lynn Shumway <lshumway01@embarqmail.com>; Sergo P-Louis <sergio.pierrelouis@gmail.com>; Timogrady716@gmail.com <Timogrady716@gmail.com>; Stephen Botek <sfb@botekthurlow-eng.com>; Kari Botek <karibotek@gmail.com>; Justin Fineberg <jfineberg@lashgoldberg.com>; Libo Fineberg <libolawyer@gmail.com>; Craig Pugatch <capugatch@loriumlaw.com>; Joe Garrity <jgarrity@loriumlaw.com>; ppanagakos@msn.com <ppanagakos@msn.com>; Natalia Hunter <natalia@hunternatalia.com>; stuandfanucci@gmail.com <stuandfanucci@gmail.com>; amliek@bellsouth.net <amliek@bellsouth.net>; sebellos0@gmail.com <sebellos0@gmail.com>; mjrjfl@outlook.com <mjrjfl@outlook.com>; samswitz2012@gmail.com <samswitz2012@gmail.com>; eckrauss@live.com <eckrauss@live.com>; mikeman350@hotmail.com <mikeman350@hotmail.com>; jalauriap@gmail.com <jalauriap@gmail.com>; wearewebtastic@gmail.com <wearewebtastic@gmail.com>; grazianogs@msn.com <grazianogs@msn.com>; chienchloe@gmail.com <chienchloe@gmail.com>; cindyshalo315@gmail.com <cindyshalo315@gmail.com>; bryanhapp@bellsouth.net <bryanhapp@bellsouth.net>; Yuriy Kolin <ykolin82@gmail.com>; Andy Kennedy <andy.kennedy@att.net>; Jorge Rodriguez - Pro Water <prowater@aol.com>; Josh Krinsky <krinskj@bellsouth.net>; susandemko@comcast.net <susandemko@comcast.net>; DanikaRJackson@hotmail.com <DanikaRJackson@hotmail.com>; jtcoco9@aol.com <jtcoco9@aol.com>; burseyee@yahoo.com <burseyee@yahoo.com>; luifermuro@gmail.com <luifermuro@gmail.com>; luis.muro@ecolab.com <luis.muro@ecolab.com>; Anitaaiello31@gmail.com <Anitaaiello31@gmail.com>; jpdadaglio@comcast.net <jpdadaglio@comcast.net>; robert@robertmandrews.com <robert@robertmandrews.com>; njmark58@aol.com <njmark58@aol.com>; butlerjameswl1@aol.com <butlerjameswl1@aol.com>; lreyes1727@gmail.com <lreyes1727@gmail.com>; Chuckspragg@msn.com <Chuckspragg@msn.com>; pravinbhatt@hotmail.com <pravinbhatt@hotmail.com>; bkates@securitybgk.com <bkates@securitybgk.com>; constanzaszathmari@gmail.com <constanzaszathmari@gmail.com>; istszat@gmail.com <istszat@gmail.com>; tami.disanto@gmail.com <tami.disanto@gmail.com>; Dacorrea08@gmail.com <Dacorrea08@gmail.com>; laureldusz19@gmail.com <laureldusz19@gmail.com>; rolon223@icloud.com <rolon223@icloud.com>; rolon56@aol.com <rolon56@aol.com>

Subject: Re: Oaks at Palm Aire / Flex Application; Inconsistencies with Comprehensive Plan, Covenants that Run with Land and Best-Interests of the Residents

I am in total agreement with Majority.
Sincerely, Bill kates

Sent from my iPhone

On Sep 19, 2023, at 3:03 PM, Business <narducci.james@yahoo.com> wrote:

Christian

Thank you for your time and effort in putting this email together. I believe all the residents of Palm Aire should ban together and let our voices be heard in total

disapproval of this project.

Let's all raise our voices for a resounding NO!!

James Narducci

Sent from my iPhone

On Sep 19, 2023, at 10:31 AM, Attorney Christian Panagakos <cp@fbalegal.com> wrote:

Hello to the city employees mandated with the duty of representing the best interests of Pompano Beach Residents, and conformity with the Comprehensive Plan of Pompano Beach and all prior Covenants enacted by the City of Pompano Beach:

As some of you already know, I have been a Pompano Beach Resident since 1976, attending McNab Elementary, Pompano Beach Middle School and Pompano Beach High School. I have also been a frequent visitor of Palm Aire throughout, regularly visiting the family of Thor Amlie, founding architect of our beautiful and precious community. Palm Aire, with its very scarce and unique variety of fully-matured canopied trees, abundant wildlife and scarce open green space, is one of the few remaining historic icons of this very special City of Pompano Beach. **The city officials reviewing the current applications submitted by the foreign publicly-traded Canadian company of Clublink/Canada, inc. must do everything in their power to protect the natural and historic resources of Palm Aire – for the long-term benefit of the actual Residents of Palm Aire, Pompano Beach and Broward County, as a whole.**

To begin, there are many inconsistencies between the project's applications and intent as judged against and our own city's Comprehensive Plan, longstanding Covenants that run with our land, and the overall best-interest of the actual Residents of both Pompano Beach and Broward County. Some of these concerns are outlined below.

Ultimately, we strongly encourage that the City of Pompano Beach strictly enforce the policies, intent and objectives of the Comprehensive Plan of Pompano Beach (intended to protect and benefit the actual Residents of Pompano Beach), and the Covenants that run with Our Land, and fully disregard the Comprehensive Plan of Canada, Inc (the sole Manager referenced in public records for Clublink USA LLC). **If any of you, as representatives of the Residents of Pompano Beach, are inclined to put the economic and financial interests of**

Canada, Inc. in front of those of the actual Residents, we hereby request that you articulate all factors considered in doing so and how the interests of Canada, Inc. and its constituents outweigh those of your very own Residents.

Inconsistencies with the Comprehensive Plan of Pompano Beach

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 - The city **must protect the safety of our children** – as there **is a public park and children playground almost adjacent to the project site, with a crosswalk intended to allow children and families to cross the road safely to enter and exit; and a public-school bus stop for elementary, middle and high school also within very close proximity.**
- Policy 01.03.02 **Require** residential densities of zoning districts to

be **consistent with the densities on the Future Land Use Map.**

- The density on the Future Land Use Map as to Palm Aire is explicitly identified as 10,631, and all of such capacity has already been allocated.
- Policy 01.03.04 Consider the **preservation of established single family neighborhoods** in all rezonings, land use plan amendments and site plan approvals.
 - There are single family homes directly across the street from the project
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 - In addition to the City's Plan for adequate public school capacity, **please also advise on the City's intent to strictly prohibit city buses from entering Palm Aire in general, and to the project site, specifically** (as no road in Palm Aire, including West Palm Aire currently meets the compatibility or requirement of a major traffic corridor)
- Policy 01.06.01 Consider and **minimize the impacts** that land use

amendments, rezonings or site plan approvals have **on natural resources**, including wetlands, and culturally, **historically**, archaeologically and paleontologically **significant resources**.

- **Palm Aire is just one of a few remaining historic landmarks of Pompano Beach.** The few others include Hillsboro Lighthouse, the now Fisher Family Pier and the many waterways and beaches that permeate only the eastern sliver of our beautiful and historic city. To the west, there was Pompano Park Raceway, built in 1953 and opened for racing in 1964, but the City of Pompano already granted approval for that iconic piece of Pompano to be demolished by corporate giant Harrah's Entertainment, making way for a 223-acre expansion plan adding an additional 4,100 residential units, along with all of their many unattractive, congestive and accident-prone vehicles; thus, leaving Palm Aire as the only remaining sanctuary of Pompano Beach history to the West. And given Palm Aire's hundreds of acres of still-protected, undeveloped land, flourishing with such a unique variety of large and mature canopied trees, beautiful birds and a plethora of other natural wildlife, Palm Aire is perfectly positioned as a natural sanctuary for Pompano West, that we as a community should protect and preserve for the benefits of our residents.
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- Policy 01.12.04 The City shall utilize flexibility units and reserve units to increase residential densities within the flex and reserve receiving areas when **consistent with the community character; adjacent land uses; and public school capacity** both within Pompano and affected contiguous municipalities...
 - Again, wholly inconsistent with ALL of these requirements as explained throughout (the City must also consider the approved but undeveloped units to be developed, including the 4,100 the city approved for Harrah’s Entertainment.
 - Who’s building all the new schools, and when/where will they be built?
 - Of even greater concern is the fact that Broward County and Pompano Beach are projected to grow, in general, while the Broward County Public School district conflictingly suggests actual decreases in Broward County populations and student body attendance. Please explain this very concerning contradiction.
- Objective 01.14.00 – Smart Growth Initiative The City will promote “Smart Growth” type initiatives providing for energy efficient development and land use patterns which also account for existing and future electrical power generation and transmission systems in an **effort to discourage urban sprawl and reduce greenhouse gasses** (please see questions re public buses above)
- Policy 01.15.06 Quality, affordable housing opportunities shall be included as a functional component of **Regional Activity Centers** that allow for residential use
 - Palm Aire is not a Regional Activity Center

Policy 01.16.01 The City may designate a Transit Oriented Corridor **within an area approximately ¼ mile on either side of the mainline transit corridor**. The area may extend beyond ¼ mile around all major intersections, activity nodes and in locations served by existing or funded community shuttle service.

- The instant project site location is approx. 1.15 miles from Powerline Road as the crow flies (direct line). Walking distance is ~1.5 miles, or ~ 30 – 40 minutes, depending on age and health.
- **Objective 01.19.00** – The City shall adopt the flexibility offered through Broward Next to allow additional development rights **in an activity center land use category, limited to the TOC, RAC, LAC, and TOD activity center districts**, without a Broward County Land Use Plan amendment.
 - I do not believe their project site is in any of the designated areas
- **Policy 01.22.05** The City will work with the community to identify “food deserts” within neighborhoods and encourage quality food stores that meet the needs of the community to locate on appropriate sites in proximity to a majority of the area’s residents.
 - What is the City doing in terms of addressing the current food desert of Palm Aire, with only a single very small grocery store (Publix) with an approximate 2-mile radius from the project site? Moreover, how is the City addressing this very serious concern in consideration of the additional 4,100 units already approved for corporate giant Harrah’s Entertainment?
- **Policy 03.03.02** Through the review of development proposals, the City shall support public and private sector efforts to create and/or preserve affordable housing for very-low, low and moderate-income groups in areas designated for residential land use for future and current residents recognizing the need for distance separation for subsidized low income tax credit projects of no less than one-half mile. **Review of such proposals shall be based on overall compatibility with already established residential areas...**
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- Policy 03.03.04 To promote and support affordable housing, the **City shall consider locations that permit residents to walk or bike to work** which will provide savings to the residents, reduce traffic, promote health, and reduce carbon emissions.
 - There is absolutely no commercial opportunities for employment within walking distance from the project's site, as the project land is adjacent to Open Parks and Rec (inconsistent with the above FLEX/affordable housing requirement), and the nearest bus stop is about a 40 minute walk (also inconsistent with the City's requirement to promote FLEX along "major traffic corridors,"

In addition to the above inconsistencies with our Comprehensive Plan,

- **The project applications are wholly inconsistent with / in violation of the covenants that run with the land, binding on all successors in interest to the original owner FPA, pursuant to the Stipulation, Settlement and Master Plan Agreement for Palm Aire, as executed by Pompano Beach's then Mayor, City Manager, and City Clerk in July 1985** and recorded in the Broward County Public Records at Book 12707, Page 605 (even as Amended).
 - These covenants that run with the land are sacrosanct and not able to be disregarded or violated through the Canadian developers' request for FLEX housing (which in itself is inconsistent with the intent and requirements of Flex, as partially outlined herein).
 - The Master Agreement, even as amended, strictly prohibits a density within Palm Aire in excess of 7 dwelling units per acre, and explicitly limits the "maximum number of residential dwelling units permitted to be developed within Palm-Aire under the Broward County Land Use Plan and the City of Pompano Beach Land Use Plan is 10,631. There is no additional capacity permitted under the above Agreement, as amended, and it would be an inappropriate and violative use of Flex, as Flex does not grant the authority to trump the sacrosanct covenants that run with our land (which all of the unit owners in Palm Aire strictly relied upon when purchasing in Palm Aire).
- Moreover, the project appears to exceed the available Dwelling Units permitted pursuant to the **Broward County Capacity Limits**, as reflected on Exhibit 2 of the Broward County Land Use Plan last

updated on Sept. 8, 2023.

- Palm Aire Community is referenced as “Irregular Residential Zone 7”, and the aforementioned Exhibit 2 reflects “Potential Dwelling Unit” capacity for Irregular 7 at 1,911, which – upon information and belief - was exceeded some time ago.
- **FLEX Unit Capacity Limits. Notwithstanding the inappropriate use of Flex housing, as referenced throughout this email**, the only remaining “Flex Unit” capacity we could find via publicly available sources - in the same Exhibit 2 to the newly updated Land Map Plan for Broward County, to the City of Pompano Beach is 442 as of March 2017 – all of which have either been exhausted or should be carefully used in strict accordance with the requirements of Flex and in strict conformity with the Comprehensive Plan of Pompano Beach and the sacrosanct Covenants that run with Our Land.
 - If there are updated numbers of Flex allocations, why are they not readily available via publicly information? If there are updated numbers, or better sources of information on flex allocations and availability, please provide those updated figures ASAP, along with the source of where they are published for the viewing of the Residents of Pompano Beach.

Again, **considering all of the above, we would like to understand exactly how the City of Pompano is weighing:**

1. the interest of this foreign (Canadian) developer, who purchased this property at a significant discount due to the restrictive nature of Palm Aire, in general, and this particular parcel’s use (intended as a part of the restrictive Open Rec/Parks land that they operate and purchase as a golf course)

vs.

2. the interests of the actual local RESIDENTS of both Palm Aire and Pompano Beach (who strongly oppose this project, for a large list of valid and concerning reasons).

Ultimately, we respectfully request that the City of Pompano Beach strictly enforce the Comprehensive Plan of Pompano Beach (intended to protect and benefit the actual Residents of Pompano Beach), and the covenants that run with the land, and fully disregard the Comprehensive Plan of Canada, Inc (the sole Manager referenced in

public records for Clublink USA LLC). Moreover, we hereby request a complete and transparent understanding of the approval process and decision-making authority (if sole authority lies with David Recor, as is currently our understanding – contrary to the City Commission review box being checked on Clublink/Canada, Inc.'s applications), please explain exactly where this sole authority is derived. If any of you, as **representatives of the Residents of Pompano Beach, are inclined to put the economic and financial interests of Canada, Inc. in front of those of the actual Residents, we hereby request that you articulate all factors considered in doing so and how the interests of Canada, Inc. and its constituents outweigh those of your very own Residents.**

We appreciate your specific feedback to each of the above inconsistencies with the Comprehensive Plan of Pompano Beach (and the clear best interest of its Residents), and related concerns.

Respectfully,

Christian and Brooke Panagakos

From: [E. Stewart Mittler](#)
To: [Business](#)
Cc: [Attorney Christian Panagakos](#); [David McGirr](#); [John Sfiroopoulos](#); [David Recor](#); [Maggie Barszewski](#); [Pamela Stanton](#); [Jean Dolan](#); [Barry Moss](#); [Rex Hardin](#); [LFisher@broward.org](#); [bp@fbalegal.com](#); [Jim Ferri](#); [Condo 7 alternate address](#); [Condo 7 President](#); [Daniel Bale](#); [Ileana Cruz Stafford](#); [Lee Corson - Palm Aire United](#); [Limendozam@gmail.com](#); [ovidpacc3@gmail.com](#); [SUE GAMBON](#); [Christopher Gauldin](#); [Marianel Gil](#); [Beth Mosier](#); [Brian DeGeer](#); [Chuck Carroll](#); [dspivey2008@yahoo.com](#); [Lynn Shumway](#); [Sergo P-Louis](#); [timogrady716@gmail.com](#); [Stephen Botek](#); [Kari Botek](#); [Justin Fineberg](#); [Lubo Fineberg](#); [Craig Pugatch](#); [Joe Garrity](#); [ppanagakos@msn.com](#); [natalia@hunternatalia.com](#); [stuandfanucci@gmail.com](#); [amliek@bellsouth.net](#); [sebeloso@gmail.com](#); [mirifi@outlook.com](#); [samswitz2012@gmail.com](#); [eckrauss@live.com](#); [mikeman350@hotmail.com](#); [jalauriap@gmail.com](#); [wearewebtastic@gmail.com](#); [grazianogs@msn.com](#); [chienchloe@gmail.com](#); [cindyshalo315@gmail.com](#); [bryanhapp@bellsouth.net](#); [Yuriy Kolin](#); [Andy Kennedy](#); [Jorge Rodriguez - Pro Water](#); [Josh Krinsky](#); [susandemko@comcast.net](#); [DanikaRJackson@hotmail.com](#); [itcoco9@aol.com](#); [bursevee@yahoo.com](#); [lufermuro@gmail.com](#); [LUIS_MURO@ecolab.com](#); [Anitaaieldo31@gmail.com](#); [jpdadaglio@comcast.net](#); [robert@robertmandrews.com](#); [njmark58@aol.com](#); [butlerjamesw1@aol.com](#); [lreyes1727@gmail.com](#); [Chuckspragg@msn.com](#); [pravinbhatt@hotmail.com](#); [bkates@katesdetectiveagency.com](#); [bkates@securitybgk.com](#); [constanzaszathmari@gmail.com](#); [istszat@gmail.com](#); [tami.disanto@gmail.com](#); [Dacorrea08@gmail.com](#); [laureldusz19@gmail.com](#); [rolon223@icloud.com](#); [rolon56@aol.com](#)

Subject: Re: Oaks at Palm Aire / Flex Application; Inconsistencies with Comprehensive Plan, Covenants that Run with Land and Best-Interests of the Residents

Date: Wednesday, September 20, 2023 1:02:22 AM

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.

If you look online for the Broward County land use/planning map updated for 2023 you will see Palm Aire is surrounded by a dashed line which according to the map legend makes it ineligible for flex units. We need an attorney with zoning experience to take a look at this and advise us as to how the city is getting around this.

Best regards,

Stewart Mittler
President Misty Oaks Condominium Inc Owner's Association

Sent from my iPhone

On Sep 19, 2023, at 11:02 PM, Business <narducci.james@yahoo.com> wrote:

Christian

Thank you for your time and effort in putting this email together. I believe all the residents of Palm Aire should ban together and let our voices be heard in total disapproval of this project.

Let's all raise our voices for a resounding NO!!

James Narducci

Sent from my iPhone

On Sep 19, 2023, at 10:31 AM, Attorney Christian Panagakos <cp@fbalegal.com> wrote:

Hello to the city employees mandated with the duty of representing the best interests of Pompano Beach Residents, and conformity with the Comprehensive Plan of Pompano Beach and all prior Covenants enacted by the City of Pompano Beach:

As some of you already know, I have been a Pompano Beach Resident since 1976, attending McNab Elementary, Pompano Beach Middle School and Pompano Beach High School. I have also been a frequent visitor of Palm Aire throughout, regularly visiting the family of Thor Amlie, founding architect of our beautiful and precious community. Palm Aire, with its very scarce and unique variety of fully-matured canopied trees, abundant wildlife and scarce open green space, is one of the few remaining historic icons of this very special City of Pompano Beach. **The city officials reviewing the current applications submitted by the foreign publicly-traded Canadian company of Clublink/Canada, inc. must do everything in their power to protect the natural and historic resources of Palm Aire – for the long-term benefit of the actual Residents of Palm Aire, Pompano Beach and Broward County, as a whole.**

To begin, there are many inconsistencies between the project's applications and intent as judged against and our own city's Comprehensive Plan, longstanding Covenants that run with our land, and the overall best-interest of the actual Residents of both Pompano Beach and Broward County. Some of these concerns are outlined below.

Ultimately, we strongly encourage that the City of Pompano Beach strictly enforce the policies, intent and objectives of the Comprehensive Plan of Pompano Beach (intended to protect and benefit the actual Residents of Pompano Beach), and the Covenants that run with Our Land, and fully disregard the Comprehensive Plan of Canada, Inc (the sole Manager referenced in public records for Clublink USA LLC). **If any of you, as representatives of the Residents of Pompano Beach, are inclined to put the economic and financial interests of Canada, Inc. in front of those of the actual Residents, we hereby request that you articulate all factors considered in doing so and how the interests of Canada, Inc. and its constituents outweigh those of your very own Residents.**

Inconsistencies with the Comprehensive Plan of Pompano Beach

- Policy 01.01.13 The City shall utilize flexibility units and redevelopment units to increase residential densities within the flex receiving area **when consistent with the community character; adjacent land uses; and public school capacity** both within Pompano and affected contiguous municipalities; and has undergone a compatibility review relative to potential impacts on Environmentally Sensitive Lands and County or regional parks in accordance with Policy 2.10.01 of the Broward County Land Use Plan.
 - **Rental units are not compatible with the already established residential areas of Palm Aire, which is an ownership community, self-governed by Condo Associations, Homeowner Associations and their respective unit-owner members.**
 - Moreover, **FLEX is not compatible with the adjacent Land Use designations of Open Park/Rec Space, as FLEX is intended to be located near commercial activity centers and adjacent to major traffic corridors.**
 - Also, the City must also consider the approved but undeveloped units to be developed, including the 4,100 the city approved for Harrah's Entertainment. Who's building all the new schools, and when/where will they be built? Moreover, **the application unrealistically suggests there will only be 17 children in need of a public school** – with only 3 students projected as requiring a public middle school – at a school already at its permanent capacity level (considering the low-income nature of this project, this ridiculous suggestion should be viewed as a showing of bad faith by Canada, Inc.'s submission).
 - The city **must protect the safety of our children – as there is a public park and children playground almost adjacent to the project site, with a crosswalk intended to allow children and families to cross the road safely to enter and exit; and a public-school bus stop for elementary, middle and high school also within very close proximity.**
- Policy 01.03.02 **Require** residential densities of zoning districts to be **consistent with the densities on the Future Land Use Map.**
 - The density on the Future Land Use Map as to Palm Aire is explicitly identified as 10,631, and all of such capacity has already been allocated.

Policy 01.03.04 Consider the **preservation of established single family neighborhoods** in all rezonings, land use plan amendments and site plan approvals.

- There are single family homes directly across the street from the project
- Policy 01.04.01 The Planning Department shall support and promote the intermix of residential and commercial uses **along major traffic corridors, where mass transit is available**, through the allocation of flex and redevelopment units and approval of land use plan map amendments allowing for mixed use and residential developments.
 - The Canadian company's project site is not "**along major traffic corridors, where mass transit is available**".
Approving a Flex application that is NOT along a major traffic corridor is completely contradictory to promoting it along major traffic corridors, as the city is required to do.
 - The City's Comprehensive Plan specifically states that: "The goals, objectives and policies **promote transit oriented development along the major corridors**; support access to a comprehensive local and regional multi-modal transportation network that moves the City toward a balanced system that accommodates the pedestrian and transit users as well as drivers;
 - From the Department of Transportation: **Transit Oriented Development** is compact, mixed-use development **near transit facilities** providing high-quality walking environments. It usually includes new residential development, office space, and other service amenities that are **within a half-mile of public transportation** and easily commutable by other means such as walking and biking.
 - In addition to the City's Plan for adequate public school capacity, **please also advise on the City's intent to strictly prohibit city buses from entering Palm Aire in general, and to the project site, specifically** (as no road in Palm Aire, including West Palm Aire currently meets the compatibility or requirement of a major traffic corridor)
- Policy 01.06.01 Consider and **minimize the impacts** that land use amendments, rezonings or site plan approvals have **on natural resources**, including wetlands, and culturally, **historically, archaeologically and paleontologically significant resources**.
 - **Palm Aire is just one of a few remaining historic landmarks of Pompano Beach.** The few others include Hillsboro

Lighthouse, the now Fisher Family Pier and the many waterways and beaches that permeate only the eastern sliver of our beautiful and historic city. To the west, there was Pompano Park Raceway, built in 1953 and opened for racing in 1964, but the City of Pompano already granted approval for that iconic piece of Pompano to be demolished by corporate giant Harrah's Entertainment, making way for a 223-acre expansion plan adding an additional 4,100 residential units, along with all of their many unattractive, congestive and accident-prone vehicles; thus, leaving Palm Aire as the only remaining sanctuary of Pompano Beach history to the West. And given Palm Aire's hundreds of acres of still-protected, undeveloped land, flourishing with such a unique variety of large and mature canopied trees, beautiful birds and a plethora of other natural wildlife, Palm Aire is perfectly positioned as a natural sanctuary for Pompano West, that we as a community should protect and preserve for the benefits of our residents.

- Policy 01.06.13 Work with Broward County and interested stakeholders to study and recommend **incentives to preserve designated environmentally sensitive lands that are privately controlled.**
- Policy 01.06.08 Review all proposals for development with consideration to the County's Natural Resource Map Series and **discourage activities which would have a detrimental impact on significant natural resource areas** which may or may not be designated by Broward County as Local Areas of Particular Concern.
- Policy 01.07.18 Continue to implement the **incentives** for providing affordable housing per the policies in the Broward County Land Use Plan and/or in the City's land development regulations including the use of density bonuses, flex and redevelopment units for affordable housing and the expedited permit review process for developments primarily aimed at providing affordable housing.
 - What incentives exactly is COPB providing to this Canadian landowner?
- Policy 01.12.03 Utilize the existing flexibility provisions to facilitate proposed mixed use developments in **urban infill areas provided that the proposed developments are compatible with the community character**
 - **How is Palm Aire considered an "Urban infill" area? And who made such determination?**

Rental units are not compatible with the already established residential areas of Palm Aire, which is an ownership community, self-governed by Condo Associations, Home Owner Associations and their respective unit-owner members.

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In addition to the above inconsistencies with our Comprehensive Plan,

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- Moreover, the project appears to exceed the available Dwelling Units permitted pursuant to the **Broward County Capacity Limits**, as reflected on Exhibit 2 of the Broward County Land Use Plan last updated on Sept. 8, 2023.
 - Palm Aire Community is referenced as "Irregular Residential Zone 7", and the aforementioned Exhibit 2 reflects "Potential Dwelling Unit" capacity for Irregular 7 at 1,911, which – upon information and belief - was exceeded some time ago.

FLEX Unit Capacity Limits. Notwithstanding the inappropriate use of Flex housing, as referenced throughout this email, the only remaining “Flex Unit” capacity we could find via publicly available sources - in the same Exhibit 2 to the newly updated Land Map Plan for Broward County, to the City of Pompano Beach is 442 as of March 2017 – all of which have either been exhausted or should be carefully used in strict accordance with the requirements of Flex and in strict conformity with the Comprehensive Plan of Pompano Beach and the sacrosanct Covenants that run with Our Land.

- If there are updated numbers of Flex allocations, why are they not readily available via publicly information? If there are updated numbers, or better sources of information on flex allocations and availability, please provide those updated figures ASAP, along with the source of where they are published for the viewing of the Residents of Pompano Beach.

Again, **considering all of the above, we would like to understand exactly how the City of Pompano is weighing:**

1. the interest of this foreign (Canadian) developer, who purchased this property at a significant discount due to the restrictive nature of Palm Aire, in general, and this particular parcel’s use (intended as a part of the restrictive Open Rec/Parks land that they operate and purchase as a golf course)

vs.

2. the interests of the actual local RESIDENTS of both Palm Aire and Pompano Beach (who strongly oppose this project, for a large list of valid and concerning reasons).

Ultimately, we respectfully request that the City of Pompano Beach strictly enforce the Comprehensive Plan of Pompano Beach (intended to protect and benefit the actual Residents of Pompano Beach), and the covenants that run with the land, and fully disregard the Comprehensive Plan of Canada, Inc (the sole Manager referenced in public records for Clublink USA LLC). **Moreover, we hereby request a complete and transparent understanding of the approval process and decision-making authority (if sole authority lies with David Recor, as is currently our understanding – contrary to the City Commission review box being checked on Clublink/Canada, Inc.’s applications), please explain exactly where this sole authority is derived.** **If any of you, as**

representatives of the Residents of Pompano Beach, are inclined to put the economic and financial interests of Canada, Inc. in front of those of the actual Residents, we hereby request that you articulate all factors considered in doing so and how the interests of Canada, Inc. and its constituents outweigh those of your very own Residents.

We appreciate your specific feedback to each of the above inconsistencies with the Comprehensive Plan of Pompano Beach (and the clear best interest of its Residents), and related concerns.

Respectfully,

Christian and Brooke Panagakos

From: [Edward Jankowski](#)
To: [Michael Gould](#)
Cc: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#); [Brandy Drabik](#); [brandy@mmom.us](#); [Bobyoung2007@gmail.com](#); [Janette Sasso](#)
Subject: Re: objection to the Oaks at Palm Aire
Date: Thursday, September 28, 2023 8:20:03 AM

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ADDRESS as legitimate and know the contents are safe.

Michael ,
You have articulated what every homeowner in the Palm Aire Community feels about this project. It seems from the meetings that have been held that the city officials including our District 5 councilman Barry Moss feel that this is already a fait accompli . We should keep fighting in hopes that the Broward county officials have more sense about this project . We have to use the power of our large Palm Aire Community to vote for leaders that care about Palm Aire and this Donor district 5 .
Ed Jankowski , Board Vice -President PACC 10

Sent from my iPad

On Sep 28, 2023, at 6:17 AM, Michael Gould <michaelg@highwood.co.uk> wrote:

Dear sirs/madam,

Please find attached my objection letter regarding this proposal.

Kind regards,

Michael Gould Dip PFS,EFA
Partner

[<image001.png>](#)

Highwood Financial Services

A: Victoria House, 45-47 Vicarage Road, Watford WD18 0DE
T: 01923 479850 | www.highwood.co.uk

[<image002.png>](#)

[<image003.png>](#)

Authorised and Regulated by the Financial Conduct Authority. FRN 135717.

Please be aware of the possibility of cybercrime. If you are sending funds for investment and are unsure of the bank details then please call your usual contact at Highwood, using a telephone number which is known to you. We cannot take responsibility for funds sent to an incorrect bank account.

<3000_001.pdf>

From: [William Huber](#)
To: [Daniel Bale](#)
Cc: [Greg Harrison](#); [Rex Hardin](#); [Barry Moss](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#); [Sergo Louis](#); [j & I Shumway](#); [Rochelle Steinfeld](#); [Ernest Lampro](#); [Christopher Gauldin](#)
Subject: Re: OPPOSITION: The Oaks at Palm Aire
Date: Friday, September 22, 2023 4:50:29 PM

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.

To Dan Bale, Our Mayor, Our Commissioner et al,

We are sending this email to you as our “officials”, elected to office (amongst other issues) to protect and preserve our property and our community. Please accept this email as our **strong opposition** to 'The Oaks at Palm Aire - a proposed housing development whose foreign (Canadian) principals are seeking permission to build a major housing project near to our beautiful green and open “backyards”.

Our building is “home” or “home away from home” for many Canadians - and none of them I have spoken with want this development in our vicinity. For this company this is simply a “money machine” as their homes are far away and “over the border” - but for most of us these are our homes - period.

The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course.

The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

First, the proposed development is too large for our area. If approved, it will increase the population density and put a strain, on our already overburdened infrastructure.

This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. In addition, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas.

We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already

been allocated.

Therefore, there are no units left for the city to allocate to this developer. Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map.

Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city.

Moreover, the type of housing being proposed is not in keeping with the character of our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures.

Finally, we are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values.

We strongly urge you to vote NO to 'The Oaks at Palm Aire' proposed housing development.

This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach in 1985, which gave our owners (current and future) assurance that there would be no further buildings built when we purchased our homes. We do not know any residents of Condo Association 6 PalmAire who are in favor of this development. Please help us to retain the beauty and quietness of our lovely community.

William & Barbara Huber

Building 79 - 106
3980 Oaks Clubhouse Drive
Pompano Beach, Fl. 33069

From: [Kassi Berg](#)
To: [Rex Hardin](#)
Cc: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Registered: The Oaks at Palm-Aire Proposal
Date: Friday, October 6, 2023 10:20:12 AM
Attachments: [palm-aire proposal.pdf](#)

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REGISTERED EMAIL™ | CERTIFIED DELIVERY

This is a Registered Email™ message from **Kassi Berg**.

Please see attached letter.

RPOST® PATENTED

From: [Dawn Spivey](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#); [Zoning Inquiries](#); [Pamela Stanton](#)
Subject: Resident Strongly Opposes "Oaks at Palm Aire" proposed development
Date: Wednesday, September 27, 2023 10:48:32 AM

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.

September 20, 2023

City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor

Mr. Rex Hardin, Mayor:

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood. The application titled 'The Oaks at Palm Aire', filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain, on our already overburdened infrastructure. This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas.

We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated. Thus, there are no units left for the city to allocate to this developer.

Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map. Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city.

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We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Sincerely,

the undersigned:

Dawn M. S
Dawn M. Spivey
3700 Oaks Clubhouse Dr #101
Pompano Beach, FL 33069

From: [Adela Salerni](#)
To: [Daniel Keester](#); [Gisla.Austin@copbfl.com](#); [Jean Dolan](#); [Martha Lawson](#); [Scott Reale](#); [Wade Collum](#)
Subject: residents in Palm Aire opposition to the Oaks project
Date: Sunday, October 1, 2023 8:07:19 PM

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EMAIL ADDRESS as legitimate and know the contents are safe.

September 28,2923

City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor

Dear Sirs:

Enclose please find letter sent to Mayor Rex Hardin, we as residents at Palm Aire for more than 25 years don't agree with the project at Oaks in PalmAire

From: [Shannon Brown](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: September Palm Aire Petition
Date: Friday, September 22, 2023 7:09:47 PM
Attachments: [September_20_carta_palm_aire.pdf](#)

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Please see attached letter.

Shannon Brown
3850 Oaks Clubhouse Dr
Sent from my iPhone

September 20, 2023

City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor

Mr. Rex Hardin, Mayor:

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

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We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Sincerely,

the undersigned:

From: [Neal Wasserman](#)
To: [Greg Harrison](#)
Cc: [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Signed Petition to Reject Palm Aire Oaks Project
Date: Saturday, September 23, 2023 1:01:44 PM
Attachments: [September 20 carta palm aire copy.pdf](#)

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Neal Wasserman
3051 N Course Dr
Unit 805
Pompano Beach, FL 33069

From: [Natalia Hunter](#)
To: [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: STOP OAKS PALM AIRE PROJECT
Date: Thursday, September 21, 2023 4:59:20 PM
Attachments: [Outlook-c1lwhuvi.png](#)

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.

Mr. Rex Hardin, Mayor:

I am writing to express my strong opposition to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is that the proposed development will have a detrimental impact on the Palm Aire community. Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain on our already overburdened infrastructure. This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas. We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated. Thus, there are no units left for the city to allocate to this developer. Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map. Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city. Moreover, the type of housing being proposed is not in keeping with the character of our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density housing complexes, with supporting structures. Finally, We are deeply concerned about the impact this development

will have on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values. We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

OWNER 4101 CARRIAGE DR B1 POMPANO BEACH
LIVING IN PALM AIRE SINCE 2005

Natalia Hunter

Real Estate Broker



1124 Powerline Rd,
Pompano Beach, FL 33069



(954) 245-1693



nataliahunter.com

From: [suzanne boulericce](#)
To: [Greg.Harrison@copbfl.com](#) [David.Recor@copbfl.com](#); [Martha.Lawson@copbfl.com](#) [Scott.Reale@copbfl.com](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#); [David Recor](#)
Cc: [Campbell Property Management](#)
Subject: STRONG opposition to "The Oaks at Palm Aire" proposed housing development, in our neighborhood
Date: Monday, October 2, 2023 7:21:31 PM
Attachments: [September 20 carta palm aire.pdf](#)

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EMAIL ADDRESS as legitimate and know the contents are safe.

Hi,

We don't want that kind of development in our neighborhood.

Thank you!

Suzanne Boulericce
Normand Leblond
3510 Oaks Way
Condo 907
Palm Aire
Pompano beach

From: [Miguel A Avila V](#)
To: [Rex Hardin](#)
Cc: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: Strong opposition to the Oaks at Palm aire
Date: Wednesday, September 27, 2023 2:32:56 PM
Attachments: [letter_palm_aire_condo_5f11.pdf](#)

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Atentamente,

Miguel A. Ávila V.

From: [Arianne Mihalka](#)
To: [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); Gisela.augustin@copbfl.com; daniel.Keester@copbfl.com; [Jean Dolan](#); Wade.Collum@copbfl.co
Subject: The Oaks at Palm Aire - proposed housing
Date: Friday, November 3, 2023 12:00:41 PM
Attachments: [Klara De Staud - Palm Aire.pdf](#)

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This message came from outside your organization.

I'm a resident of Palm Aire, I have lived here for over 20 years, is a beautiful and peaceful community that's being threatened by this construction, please read the attached letter.

Thank you!

Klara De Staud
3800 Oaks Clubhouse Drive
Building 70, apt 408

From: [SUSY SAHKOW](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#)
Cc: [Jean Dolan](#); [Wade Collum](#)
Subject: The oaks at Palm aire
Date: Thursday, October 5, 2023 4:46:07 PM
Attachments: [2023-10-05 16-22.pdf](#)

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Maria Susana Sanchez de Sahmkow

From: [Louis Gentile](#)
To: [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: The Oaks at Palm Aire Country Club #6
Date: Wednesday, October 4, 2023 12:41:22 PM
Attachments: [The Oaks Developement Project.pdf](#)

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Please note the attached regarding the above proposed project.

Thanks,

Louis J. Gentile

From: [metlifeman](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); Gisla.Aufustin@copbfl.com; [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: The Oaks at Palm Aire Covenant Violation
Date: Monday, September 25, 2023 1:34:42 PM
Attachments: [construction.pdf](#)

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My wife and I, residents of Palm Aire for more than 20 years, are STRONGLY opposed to the above referenced violation. Please see the attached letter to Mayor Hardin ... a letter to which we wholeheartedly agree.

Dennis & Sonya McMahon

From: JK
To: [Greg Harrison](#); [David Recor](#)
Cc: [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: The Oaks at Palm Aire proposed construction in close proximity to: resident/Owner at 3763 Oaks Clubhouse Drive #P9, Pompano Beach, FL 33069
Date: Thursday, September 21, 2023 6:12:55 PM
Attachments: [20230921_180903.heic](#)

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September 21, 2023
City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor

Mr. Rex Hardin, Mayor:

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development, in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact, on the Palm Aire community.

Firstly, the proposed development is too large for our area. If approved, it will increase the population density and put a strain, on our already overburdened infrastructure. This will lead to increased traffic congestion, noise pollution, and increased pressure on our public services. Additionally, the construction of this project will result in a significant reduction of natural water drainage, increasing the risk of flooding in the surrounding areas.

We understand that Pursuant to the Stipulation, Settlement, and Master Plan Agreement for Palm Aire, adopted by the City of Pompano Beach, in July 1985, the number of units that can be built in the area known as Palm Aire, as defined in both the city and county land use maps, is 10,631, and all those units have already been allocated. Thus, there are no units left for the city to allocate to this developer.

Furthermore, according to Broward County land use regulations, flex units cannot be granted in an area enclosed by a dashed line, on the Broward County land use map.

Palm Aire is enclosed by a dashed line on the Broward County land use map, and thus the developer is not entitled to receive the approval of any flex units from the city.

Moreover, the type of housing being proposed is not in keeping with the character of our neighborhood. For over five decades, Palm Aire has been populated with only individual owner properties, thus avoiding a high turnover resident rate and increasing the long-term community feel and character. This development will bring in many short-term residents, who will not build strong long-term ties to our community, which can lead to increased crime rates and other negative social effects. It will also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with five high-rise, high-density

housing complexes, with supporting structures.

Finally, We are deeply concerned about the impact this development will have, on property values in the surrounding area. Not only will some owners face parking lots and high-rise buildings, instead of the golf course/open space, they have had for more than 45 years, but the influx of short-term residents, very likely will result in a decline in property values.

We strongly urge you to deny 'The Oaks at Palm Aire' proposed housing development. This project is simply not the right fit for Palm Aire and appears to be contrary to the covenant agreed to by the City of Pompano Beach, in 1985.

Thank you for your attention to this matter.

Sincerely,

the undersigned:

Jeffrey Kramer

Signature with date is attached

Resident/Owner at 3763 Oaks Clubhouse Drive #P9, Pompano Beach, FL 33069

From: [Elian Travin](#)
To: [Rex Hardin](#); [Greg Harrison](#); [Mantha.lawson@copbfl.com](#); [Scott Reale](#); [Gisla.August@copbfl.com](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: The Oaks at Palm Aire" proposed housing development
Date: Thursday, October 5, 2023 10:01:47 AM

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Rex.hardin@copbfl.com
City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor
Mr. Rex Hardin, Mayor et al

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact on the Palm Aire community.

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Thank you for your attention to this matter.

Sincerely,

Thanks,
Elian Travin

From: [Nestor Travin](#)
To: [Greg Harrison](#); [Mantha.lawson@copbfl.com](#); [Scott Reale](#); [Gisla.August@copbfl.com](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: The Oaks at Palm Aire" proposed housing development
Date: Thursday, October 5, 2023 10:03:22 AM

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Rex.hardin@copblf.com

City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor
Mr. Rex Hardin, Mayor et al

We are writing to express our strong opposition to 'The Oaks at Palm Aire' proposed housing development in our neighborhood. The application titled 'The Oaks at Palm Aire' filed by Clublink US LLC, seeks permission for the construction of multi-family buildings, parking lots, and a golf cart barn, on the land currently occupied by the golf course. The proposed project includes 270 new flex units, comprising rental and mixed-income units. The fact of the matter is, that the proposed development will have a detrimental impact on the Palm Aire community.

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Thank you for your attention to this matter.

Sincerely,

Thanks,
Nestor Travin

From: menarddenis@ymail.com
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: The Oaks at Palm Aire proposed housing development
Date: Saturday, September 23, 2023 12:41:56 PM
Attachments: [petition 1 palmaire.pdf](#)
[petition 2 palmaire.pdf](#)

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EMAIL ADDRESS as legitimate and know the contents are safe.

From: [Epiason](#)
To: [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: The Oaks at Palm Aire Should Not Be Approved
Date: Wednesday, October 4, 2023 12:33:43 PM
Attachments: [Scan 2.pdf](#)

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From: [Epiason](#)
To: [Rex Hardin](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: The Oaks at Palm Aire Should Not Go Forward
Date: Wednesday, October 4, 2023 12:34:36 PM
Attachments: [Scan.pdf](#)

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From: [Antonio Schiaffino](#)
To: [Scott Reale](#); [Jean Dolan](#)
Subject: The Oaks at Palm Aire
Date: Tuesday, September 26, 2023 5:23:24 PM
Attachments: [SKM_80823092616541.pdf](#)
[SKM_80823092616540.pdf](#)

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.

From: [Tom Cianflone](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: The Oaks at Palm Aire
Date: Sunday, September 24, 2023 10:18:28 PM
Attachments: [OaksAtPalmAire-Cianflone.pdf](#)

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Please see attached letter expressing our views on the proposed subject housing development.

Respectfully,

Tom & Karen Cianflone
3611 Oaks Clubhouse Dr Apt 103
Pompano Beach, FL 33069
954-684-9518 cell
[**www.TomCisMyAgent.com**](http://www.TomCisMyAgent.com)

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From: [Eduardo Bello](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: The Oaks at Palm Aire
Date: Friday, September 22, 2023 2:49:03 PM
Attachments: [Escanear 31.pdf](#)
[Escanear 32.pdf](#)

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Please attached is our letter regarding this matter.

Regards

Eduardo Bello
4004 South Cypress Lane
Condo #8
Pompano Beach, Fl 33069

From: [Mark Naimy](#)
To: [Jean Dolan](#)
Subject: The Oaks at Palm Aire
Date: Wednesday, September 27, 2023 4:30:14 PM
Attachments: [PalmAire1C2.png](#)
[PalmAire2M.png](#)
[PalmAire1M.png](#)
[PalmAire1C.png](#)

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Please see the attached documents.

From: [Jose G Moleiro](#)
To: [Greg Harrison](#); [David Recor](#); [Rex Hardin](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: To Mr Mayor Rex Hardin
Date: Sunday, October 8, 2023 5:57:54 PM
Attachments: [Carta Pompano 1.pdf](#)
[Carta firmada para todos pompano beach.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.

From: [Felix Carpio](#)
To: [Rex Hardin](#)
Cc: [Greg Harrison](#); [David Recor](#); [Daniel Keester](#); [Martha Lawson](#); [Jean Dolan](#); [Scott Reale](#); [Gisla Augustin](#); [Wade Collum](#); barrymossflorida@aol.com
Subject: To Our Elected Officials - Petition for the City of PB re. Oaks Project
Date: Wednesday, September 27, 2023 9:25:26 AM
Attachments: [Petition for the City of PB re. Oaks Project.pdf](#)

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I'm hopeful this will NOT move forward. It is a Privilege to live in Palm Aire - PRIVILEGE - but if this project moves forward / is approved, that will all change drastically for the worse...

Respectfully,

fc

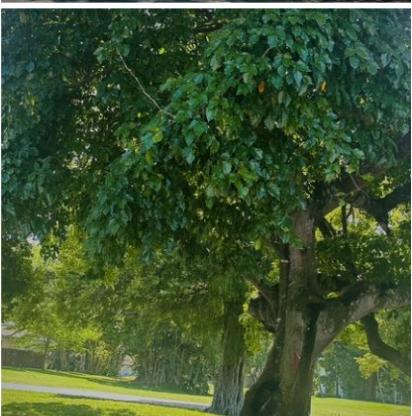
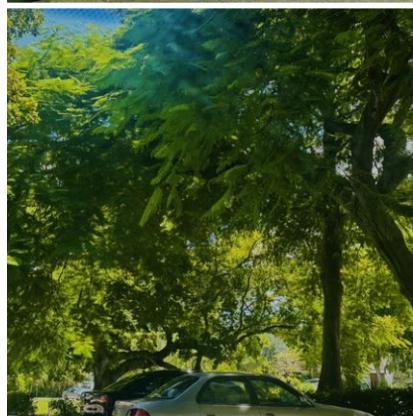
From: [Janine Vici](#)
To: [Rex Hardin](#)
Cc: [Greg Harrison](#); [David Recor](#); [Daniel Keester](#); [Martha Lawson](#); [Jean Dolan](#); [Scott Reale](#); [Gisla Augustin](#); [Wade Collum](#)
Subject: To our elected officials
Date: Tuesday, September 26, 2023 11:16:46 PM
Attachments: [Petition for the City re Oaks project.pdf](#)

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Please honor us, the people, by reading our Petition.

Kenneth & Janine Campbell
3900 Oaks Clubhouse Drive
Apt 406, Pompano Beach 33069, FL
(954) 805 7989

Shady trees that have been growing and giving us vertical green space, oxygen, respite from sun and rain since before 1971. That's only 52 years. They have served me as cover during many of my walks through the years. They are in Death Row.



Janine's iPhone

From: [CCT](#)
To: [rex.hardin@coppbfl.com](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Cc: [Tinoco Carolina](#)
Subject: URGENT PETITION TO MAYOR REX HARDIN
Date: Friday, September 22, 2023 6:41:43 PM
Attachments: [CARTA AL ALCALDE POMPANO CTA 2023-09-22.pdf](#)

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EMAIL ADDRESS as legitimate and know the contents are safe.

Carolina Tinoco
cctinoco@gmail.com

From: [Beatriz Tinoco](#)
To: [rex.hardin@coppbfl.com](#); [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#)
Subject: URGENT PETITION TO REX HARDIN
Date: Friday, September 22, 2023 6:41:32 PM
Attachments: [CARTA AL ALCALDE POMPANO BTA 2023-09-22 18.24.44_1.pdf](#)

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From: [Ric](#)
To: [Greg Harrison](#); [David Recor](#); [Martha Lawson](#); [Scott Reale](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#); [Rex Hardin](#); [Andrea McGee](#); [Rhonda Eaton](#); [Alison Fournier](#); [Beverly Perkins](#); [Barry Moss](#)
Subject: vote NO to "The Oaks at Palm Aire" proposed housing development
Date: Friday, September 22, 2023 9:08:41 PM
Attachments: [vote no to "The Oaks at Palm Aire" proposed housing development.pdf](#)

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From: [Donald Foltz](#)
To: [Greg Harrison](#); [David Recor](#)
Cc: [David Recor](#); [Martha Lawson](#); [Gisla Augustin](#); [Daniel Keester](#); [Jean Dolan](#); [Wade Collum](#); "marllyfoltz175@hotmail.com"; [donaldfoltz@hotmail.com](#); [julzfoxx@gmail.com](#)
Subject: We are against The Oaks at Palm Aire Proposed Project - See attached letter
Date: Sunday, September 24, 2023 9:40:16 AM
Attachments: [Scan 20230924 \(2\).pdf](#)

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