

**Daniel Keester**

---

**From:** Lori Mistry <lmistry@rogers.com>  
**Sent:** Tuesday, August 24, 2021 1:08 PM  
**To:** Daniel Keester  
**Subject:** Re: 900 N Ocean Blvd - Rezoning - Interested party expression of views Lori Mistry 1012 N Ocean resident

**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.

Thank you so much for speaking with me and sharing information about this process. I would appreciate if you would include my expression of concerns, outlined below, to the board for their consideration.

With appreciation, Lori Mistry

////////////////////////////////////

**Attn: Daniel Keester Principal Planner**  
Planning and Zoning Board/Local Planning Agency  
P.O. Box 1300 Pompano Beach, Florida

**Re: Public Hearing P&Z#21-1300002 Beach Villa 900 Ocean Blvd Condominium**  
**Aug 25, 2021**

**From: Lori Mistry [lmistry@rogers.com](mailto:lmistry@rogers.com) 416-726-5934**  
**Owner unit #1411 - 1012 N Ocean Blvd Pompano Beach , FL**

I am an interested person expressing my views by email/letter as i am unable to attend in person.

I am an owner of a south facing unit of Century Plaza which includes units on the arm of the building that is perpendicular to the waterfront. Century Plaza is a 55 plus community that I have invested in for enjoyment of my retirement years. The view from my unit currently enjoys an unobstructed beach and ocean view as far south as the pompano beach pier in addition to the green space, recreational courtyard area of the residential community at 900 N. Ocean blvd.

I object to the proposed zoning changes because it will materially change my experience within my residence.

The current residential zoning allows for a maximum of 10 stories and as I am on the 14th floor at the time of my purchase, I expected that any development would have minimal impact.

A change to a height of 21 stories will almost completely obstruct my view if the unit is situated, as proposed, closest to the shoreline whereas if it were on the street side the impact would be minimized. Why not consider maintaining a courtyard-like area on the beachside as others have done along N ocean?

Further this obstruction from the shadow study provided affects my unit dramatically as I would be in shadow throughout the winter months which is prime season.

I understand that the commercial rezoning feature is in place to allow for the maximum widening of the structure along the waterfront. This actually increases the impact of the loss of view for my unit. Also the commercial unit will be directly in front of my view. How will this rezone from residential to commercial use change traffic and noise levels?

The planned rezoning also extends the road (NE 10Th St) across N Ocean blvd. This would be the first and only occurrence of this type of extended roadway this side of 14th! i understand that this allows for parking access and traffic including commercial garbage pickup. So now instead of seeing children and families playing in the residential courtyard I will be subject to the day to day operations of the backend of a commercial site.

I have viewed the 026 A-21 drawings that illustrate the affect of sight lines and suspiciously note that the view from the Century Plaza stack is not illustrated whereas a wide swath is shown from Sea Point even though this is the back of their building. This gives the appearance of the preservation of a wide and open view. I feel this is quite misleading for the Planning / Zoning decision makers.

Thank you for allowing me to share my grievance with this proposal.

Lori Mistry

On Aug 23, 2021, at 3:54 PM, Daniel Keester <[Daniel.Keester@copbfl.com](mailto:Daniel.Keester@copbfl.com)> wrote:

<PZB AGENDA - (8) AUGUST OF 2021.pdf>