

Daniel Keester

From: Robert Hofmann <robertmhofmann@msn.com>
Sent: Monday, July 26, 2021 11:08 AM
To: Rex Hardin; Andrea McGee; Greg Harrison
Cc: Brian Donovan; Martha Lawson; David Recor; Jhickey@Cgasolutions.com; Daniel Keester; Thomas McKee
Subject: FW: Development Review Committee PRH RELATED GROUP
Attachments: Attachment1.jpg; Attachment2.jpg; Drawing 2_2319 - A-21 - View Corridor Diagram.pdf

Mayor Hardin, Commissioner McGee and Mr. Harrison,

First, let me acknowledge the prompt and helpful response from Daniel to my concerns about the proposed development at 900 N Ocean Blvd, Pompano Beach by the Related group. I appreciated his response, understanding of our concerns and passing this information to the developer.

I would like be sure you are aware that the documents submitted by the developer are not accurate, and do not show the true impact this building will have on the owners here at SeaPointe. I have attached the line of sight document that were submitted showing minimal impact to our building (at the bottom of the page), and two pictures from my balconies, showing the view that would be completely blocked by a 21 story tower on the east side of the property.

I and a number of the other owners here at SeaPointe have since met with the developer and expressed our concerns to them. We are not opposed to the development, but are requesting a redesign of the land use, to move the tower more towards A1A, or on more of an angle (SW to NE) to preserve the view we currently have. The developer was sympathetic to our concerns, but not willing to commit to a redesign based on a) The city wanting the tower on the East side of the property, away from A1A, and b) the timeline he has to build, so can't make any changes. He did say he may look at a change after the plan was approved but would not commit to that.

It was odd to me that the developer told us the City would not let him build on the west side of the block, yet Daniel said this was up to the developer, and not something the city would object to.

I understand there is an in person planning Board meeting on the 28th of July, open for public comment, but I will be unable to attend due to a recent surgery that has limited my mobility. I ask that you and the planning board take this concern into account at the upcoming meeting and either ask the developer to modify their plans for the location of the tower, or amend their documents to accurately depict the impact to the current owners in the area before any approvals are given.

Again, we are not against the development, just ask that it be done with consideration of those of us already living in the adjacent properties and an accurate submission for the Board and Commission to decide on. .

Thank you for your consideration,

Robert Hofmann
SeaPointe

From: Robert Hofmann
Sent: Wednesday, April 28, 2021 11:00 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>; James Hickey <Jhickey@Cgasolutions.com>

Cc: pfarko@aol.com

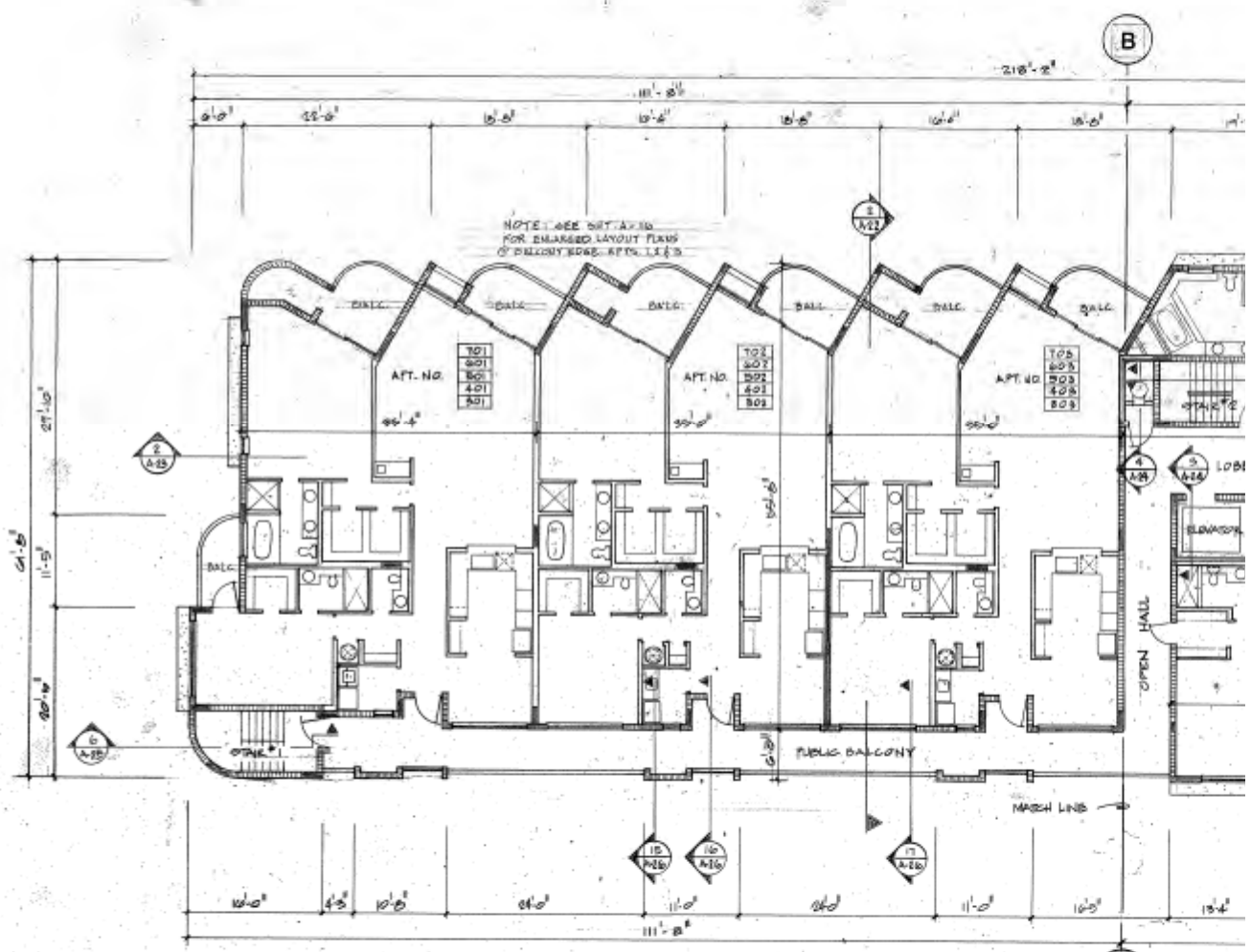
Subject: RE: Development Review Committee PRH RELATED GROUP

Daniel,

Thank you for your prompt response. Very much appreciate it and the follow-up.

Jim,

Below is the floorplan for our building. As you can see, it is not just my unit with the balcony angled, and a wall on the east side, but all the units in the 1, 2 and 3 stacks. The units in the 4 stack, will look directly into the side on the tower from their north balconies. That's 24 of the 31 units we have at SeaPointe.



3RD, 4TH, 5TH, 6TH, & 7TH FLOOR PLAN

SCALE: 1/8" = 1'-0"
SEE SHEETS A-10 & A-11 FOR DETAILS

Thank you both again for the consideration.

Regards,

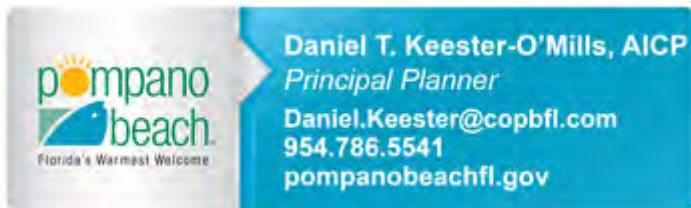
Robert M. Hofmann.
SeaPointe Condos
812 N.Ocean Blvd

From: Daniel Keester <Daniel.Keester@copbfl.com>
Sent: Wednesday, April 28, 2021 10:05 AM
To: Robert Hofmann <robertmhofmann@msn.com>
Cc: pfarko@aol.com; James Hickey <Jhickey@Cgasolutions.com>
Subject: RE: Development Review Committee PRH RELATED GROUP

Mr. Hofmann,

Thank you for your email & the picture that you included of the view from your balcony. When looking at your photograph next to the diagram submitted by the Applicant I can understand your concern. Given the way that the balconies are angled & the wall of the building, your unit wouldn't have a view directly eastward facing as the sketch implies. I've copied Jim Hickey, who is coordinating with the Applicant on behalf of the City, and ask that he relay these comments to the developer, to ask if they can amend the diagram for a more honest depiction of the views from your building.

As far as recommending that the tower be constructed closer to A1A, that is also something that Jim can recommend to the developer. Through the Planned Development process, they could put the majority of the building mass closer to A1A. This would require that they take the time to assess if that will make for a functional space & redesign the building (if it could work).



Please be advised the hours of operation for City Hall is: Monday – Thursday, 7 AM – 6 PM.

From: Robert Hofmann <robertmhofmann@msn.com>
Sent: Wednesday, April 28, 2021 9:39 AM
To: Daniel Keester <Daniel.Keester@copbfl.com>
Cc: pfarko@aol.com
Subject: FW: Development Review Committee PRH RELATED GROUP

Good Morning Daniel,

I am one of the owners at SeaPointe, and Richard shared the email below with me.

I reviewed the drawings and the 'line of sight' drawing is misleading as it shows that there would be minimal impact to our building from the construction of the tower on the east side of the property. I've attached a picture from my unit, and if the tower was placed where it is planned, it would completely block the view of the ocean for more than half of the owners here. The only units not impacted would be those facing directly east. The 18 that face north would be

adversely impacted. The developer should correct this drawing to accurately reflect the impact before it goes for formal approval.

I am not against development in the area, but would like to ensure it does not adversely impact the value of the current owners properties, and quality of life. Would it be possible for the city to require the tower is built on the west side of the property, along A1A, so those of us at SeaPointe did not lose the view of the beach ? For most of us, that is why we bought here to begin with.

Thank you for the consideration.

Robert M., Hofmann.
SeaPointe Condos
812 N.Ocean Blvd

From: pfarko@aol.com <pfarko@aol.com>
Sent: Tuesday, April 20, 2021 9:35 PM
To: robertmhofmann@msn.com; randyejacobs@gmail.com; jeac714@aol.com; poconogp@yahoo.com; gilbertlovitt@yahoo.com
Subject: Fwd: Development Review Committee PRH RELATED GROUP

FYI

-----Original Message-----

From: Jennifer Gomez <Jennifer.Gomez@copbfl.com>
To: pfarko@aol.com <pfarko@aol.com>
Cc: Andrea McGee <Andrea.McGee@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>; Pamela McCleod <Pamela.McCleod@copbfl.com>; remmysmom1@aol.com <remmysmom1@aol.com>
Sent: Tue, Apr 20, 2021 4:51 pm
Subject: FW: Development Review Committee PRH RELATED GROUP

Good afternoon Mr. Schwartz:

I believe you are inquiring about the rezoning that is being proposed for the 900 block of North Ocean Blvd. The applicant is proposing a "mixed-use" development consisting of a 21-story 232-foot tower on the east side of North Ocean Blvd, south of NE 10 St, with 119 dwelling units, associated amenities, interior parking structure, landscaping, and a mixed-use component. The applicant has submitted a Rezoning application and Plat application with the Site Plan application. The property is proposed to be rezoned from RM-45 to PD-I. The DRC is not a public meeting, but rather a forum for to staff to provide feedback on the drawings. All project documents and staff comments can be found at the following links:

<https://pompano.legistar.com/LegislationDetail.aspx?ID=4913456&GUID=8A907568-EC26-411F-9BF7-4DBB79514117>
<https://pompano.legistar.com/LegislationDetail.aspx?ID=4913457&GUID=9AF9E94A-98F8-4E47-BFB3-9758990958C8>
<https://pompano.legistar.com/LegislationDetail.aspx?ID=4913458&GUID=12BB79A3-04AD-4DC4-8D85-F29ED1EA0C9E>

The DRC is the first step in the review process for all application types. The rezoning must also be heard at a public hearing before the Planning & Zoning Board, and at two public hearings at the City Commission. Since this project involves a rezoning, the City will notify all property owners within 500' of the property before it goes to both the Planning & Zoning Board and the City Commission. You will have the opportunity to either attend in person/remote or submit comments in advance.

If you have any questions on the project, please feel free to reach out directly to the project planner, Daniel Keester O'Mills (copied).

Thank you,

Jennifer



From: Andrea McGee <Andrea.McGee@copbfl.com>
Sent: Tuesday, April 20, 2021 3:37 PM
To: Jennifer Gomez <Jennifer.Gomez@copbfl.com>
Subject: Fwd: Development Review Committee PRH RELATED GROUP

Hi Jennifer,
Was just chatting with Sandra and she said you'd be the right person to forward this email to. Mr Schwartz is looking for meeting info. Thanks!

Andrea McGee
City of Pompano Beach
District 1 Commissioner

Begin forwarded message:

From: pfarko@aol.com
Date: April 20, 2021 at 3:28:46 PM EDT
To: Andrea McGee <Andrea.McGee@copbfl.com>
Cc: remmysmom1@aol.com
Subject: Development Review Committee PRH RELATED GROUP
Reply-To: pfarko@aol.com

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 Commissioner Mcgee:
I live at 812 N Ocean Blvd almost adjacent to 900 N Ocean Blvd condos known as "Beach Villas Condos."
I read in the South Florida Business Journal that an organization known as PRH-Related Group will make some type of presentation to Pompano's "Development Review Committee" on Wednesday April 21.

I have contacted the CRA to find out if this presentation is in person, remote and/or open to the public. I was given the name of Pamela McCloud x 4310. She does not return my phone message. For obvious reasons, I'd like to know more about the situation. Can you help, running out of time.

Richard Schwartz
SeaPointe Condos
812 N.Ocean Blvd
Unit 504



900 N OCEAN

POMPANO BEACH, FLORIDA

OWNER:

PRH 900 NORTH OCEAN, LLC

ARQUITECTONICA

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



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

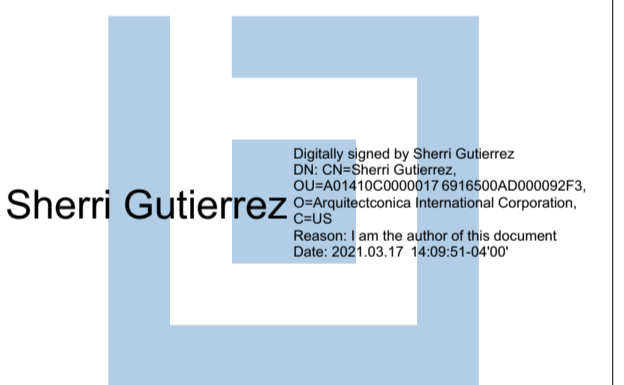
STRUCTURAL ENGINEER:
TBD.

MEP ENGINEER:
TBD.

ARGEO

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

SEAL/SIGNATURE/DATE:



DRC SUBMITTAL

18 MARCH, 2021

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

PROJECT NUMBER:

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DRAWING NAME:

VIEW CORRIDOR DIAGRAM

DRC
001 A-21

PZ2-1-0000002
4/21/2021 SCALE: 1" = 20'-0"



