

June 29, 2019

Karen and Bernie Manzone  
3232 NE 16<sup>th</sup> Street, #4  
Pompano Beach, FL 33062

Dear Mayor and City Commissioners,

We are writing this letter to request that you vote against the rezoning of the “Twin Towers” project located at 1508 N. Ocean Blvd. We have been informed that “new” plans for the Twin Towers have been resubmitted to the City, and will be voted on in an upcoming meeting in June.

This is a small, .62 acre parcel of land located on the corner of 16<sup>th</sup> Street and A1A, less than a block east of our condominium. The property, adjacent to North Ocean Park, is currently zoned RM-45 (maximum height 105 ft) and the developer wants to rezone it to PD-I (unlimited height) to build two gigantic towers, each over 200 feet in height.

As residents of this community, we are extremely concerned with the impact this project would have on the neighborhood. The property is too small of a parcel for the size of the project that is being proposed by the developer. The height and design of this proposed project is incompatible with the North Beach Area and surrounding neighborhood. We are also concerned with the environmental impact this project would have on the turtle nesting areas along the beach. In addition, the towers would cast enormous shadows along much of the beach and surrounding structures. North Ocean Park is a popular kite-boarding destination which would also likely be impacted by the height of the towers. Taller and denser buildings are not compatible with the North Beach area of Pompano Beach.

The developer’s initial rezoning proposal was reviewed by the Planning and Zoning Board in December 2017, and they voted to unanimously deny the zoning request. We hope that the developer’s new proposal will also be denied by the City Commission.

Thank you for your consideration in this manner.

Karen and Bernard D. Manzone, Jr.

## Jae Eun Kim

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**From:** Karenko Manzone <kmanzone1234@gmail.com>  
**Sent:** Monday, July 8, 2019 10:16 AM  
**To:** Asceleta Hammond  
**Cc:** Greg Harrison; Jae Eun Kim  
**Subject:** Opposition Letter to Rezoning of 1508 N. Ocean Blvd "Twin Towers"  
**Attachments:** Letter Opposing the Rezoning of 1508 N. Ocean Blvd.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.

Dear Asceleta,

I am resending this letter to be part of the public record, as I did not see it in the back-ups online.

Thanks,

Karen Manzone

## Jae Eun Kim

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**From:** Janice Cavaliere <jancav511@gmail.com>  
**Sent:** Sunday, July 7, 2019 2:47 PM  
**To:** Rex Hardin; Andrea McGee; Rhonda Eaton; Tom McMahon; Beverly Perkins; Barry Moss  
**Cc:** Jae Eun Kim; Asceleta Hammond  
**Subject:** July 9th City Commission Meeting: Agenda Item: PH-2019-88

**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 a resident of North Ocean Blvd adjacent to the Southeast corner of a1a and Ne16th St. in Pompano Beach also known as 1508 North Ocean Blvd.. I urge you all to vote NO on agenda # PH-2019-88 which calls for the rezoning of the property from RM-45 to PD-1. The planning and zoning commission has voted no on this issue. The lot size is too small for such a large development and its impact on the community as it is will not be in it's best interest. I thank you for your time and attention to this matter.

Janice Cavaliere  
1610 North Ocean Blvd.  
Pompano Beach, Fl. 33062

## Jae Eun Kim

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**From:** K hansen <kwhansen62@hotmail.com>  
**Sent:** Sunday, July 7, 2019 7:00 PM  
**To:** Rex Hardin; Andrea McGee; Rhonda Eaton; Tom McMahon; Beverly Perkins; Barry Moss; Jae Eun Kim; Asceleta Hammond  
**Cc:** K hansen  
**Subject:** Zoning Board Meeting

**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.

**Subject:** Zoning Board Meeting

Mr. Mayor and members of the Pompano Beach City Commission:

We are adding our voices to the call to reject the proposed zoning change for 1508 N. Ocean Boulevard, also known as Ocean Park Residences. At the December 2017 Planning and Zoning Board meeting, based on the Board's staff report and no doubt influenced by the overwhelming opposition of the attendees, the original proposal was unanimously rejected by the members of the Planning and Zoning Board. According to notes from that meeting, the gist of the review by the Board's staff included:

- Current zoning (RM-45) has a height of 105 feet and 60% lot coverage.
- Requested zoning (PD-I) has a height of over 248 feet and 70% lot coverage.
- The intent of PD-I is to have mixed use buildings; the 400 square feet police substation and 768 square feet of commercial kiosks are not sufficient to qualify as mixed use. Therefore, the PD-I designation is not appropriate.
- The development lacks compatibility with the adjacent city park on the beach.
- Staff also noted errors, inconsistencies and missing information in the request.
- Staff's first recommendation was denial of the request; they noted that if the Board should decide to approve it, then additional conditions would need to be addressed.

As we understand it, any developer can resubmit (with or without changes) the request to the Planning and Zoning Board or appeal directly to the City Commission. In the latter (as in this case), the commissioners will vote on the request. If denied that is the end of the process. If accepted, the Commission is required to re-vote a month later – allowing time for public reaction – and can change their votes (or not). If the request is accepted a second time, the zoning for that parcel is changed.

This upcoming meeting raises too many questions:

- What, other than the timing of the request, has changed in the meantime?
- Why is the Planning and Zoning Board and their professional staff not re-examining the modified (if at all) proposal?
- What additional planning and zoning expertise do the members of the City Commission possess? While we realize that it is within city rules and regulations for a developer to appeal directly to the City Commission, we can't help but think that, in this case, bypassing the Planning and Zoning Board that unanimously denied the proposed change results in terrible optics.
- Why is this meeting being held in the middle of the summer? Does the developer think that the timing will be especially advantageous for him and subject the City Commissioners to less scrutiny? If you approve the request, you will be required to revisit it one month later. July and August are the height of the summer vacation season when it is most difficult to assemble a public response. Additionally, as you are well aware, many of the home owners in Pompano Beach, and especially in District 1, are part-time residents. While they may not be voters, they are certainly tax payers who deserve to be included in such a momentous discussion.

For all of the reasons cited above, we respectfully request that you do NOT approve this requested change!

Sincerely,

Keith W. Hansen, Ph.D.  
Erika Palomino, M.Sc.  
1500 N. Ocean Boulevard, Apt. 603  
Pompano Beach, FL 33062

## Jae Eun Kim

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**From:** linda worful <ltworful@yahoo.com>  
**Sent:** Sunday, July 7, 2019 9:49 PM  
**To:** Jae Eun Kim  
**Subject:** Fw: Proposed zoning changes

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

**From:** "linda worful" <ltworful@yahoo.com>  
**To:** "barry.moss@copbfl.com" <barry.moss@copbfl.com>  
**Sent:** Sun, Jul 7, 2019 at 9:48 PM  
**Subject:** Fw: Proposed zoning changes

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**From:** "linda worful" <ltworful@yahoo.com>  
**To:** "beverly.perkins@copbfl.com" <beverly.perkins@copbfl.com>  
**Sent:** Sun, Jul 7, 2019 at 9:47 PM  
**Subject:** Fw: Proposed zoning changes

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**From:** "linda worful" <ltworful@yahoo.com>  
**To:** "tom.mcmahon@copbfl.com" <tom.mcmahon@copbfl.com>  
**Sent:** Sun, Jul 7, 2019 at 9:46 PM  
**Subject:** Fw: Proposed zoning changes

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**From:** "linda worful" <ltworful@yahoo.com>  
**To:** "rhonda.eaton@copbfl.com" <rhonda.eaton@copbfl.com>  
**Sent:** Sun, Jul 7, 2019 at 9:46 PM  
**Subject:** Fw: Proposed zoning changes

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**From:** "linda worful" <ltworful@yahoo.com>  
**To:** "rex.hardin@copbfl.com" <rex.hardin@copbfl.com>  
**Sent:** Sun, Jul 7, 2019 at 9:44 PM  
**Subject:** Fw: Proposed zoning changes

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**From:** "linda worful" <ltworful@yahoo.com>  
**To:** "andrea.mcgee@copbfl.com" <andrea.mcgee@copbfl.com>  
**Sent:** Sun, Jul 7, 2019 at 9:42 PM  
**Subject:** Proposed zoning changes

**Subject:** Zoning Board Meeting

Mr. Mayor and members of the Pompano Beach City Commission:

I am adding my voice to the call to reject the proposed zoning change for 1508 N. Ocean Boulevard, also known as Ocean Park Residences. I was in attendance at the December 2017 Planning and Zoning Board meeting when, based on the Board's staff report and no doubt influenced by the overwhelming opposition of the attendees, the original proposal was unanimously rejected by the members of the Planning and Zoning Board. According to my notes from that meeting, the gist of the review by the Board's staff included:

- Current zoning (RM-45) has a height of 105 feet and 60% lot coverage.
- Requested zoning (PD-I) has a height of over 248 feet and 70% lot coverage.
- The intent of PD-I is to have mixed use buildings and the 400 square feet police substation and 768 square feet of commercial kiosks is not sufficient to qualify as mixed use. Therefore, the PD-I designation is not appropriate.
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- Staff's first recommendation was denial of the request; they noted that if the Board should decide to approve it then additional conditions would need to be addressed.

As I understand it, any developer can resubmit (with or without changes) the request to the Planning and Zoning Board or appeal directly to the City Commission. In the latter (as in this case), the commissioners will vote on the request. If denied that is the end of the process. If accepted, the Commission is required to re-vote a month later – allowing time for public reaction – and can change their votes (or not). If the request is accepted a second time, the zoning for that parcel is changed.

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- Why is the Planning and Zoning Board and their professional staff not re-examining the modified (if at all) proposal?
- What additional planning and zoning expertise do the members of the City Commission possess? While I realize that it is within city rules and regulations for a developer to appeal directly to the City Commission, I can't help but think that in this case bypassing the Planning and Zoning Board that unanimously denied the proposed change results in terrible optics.
- Why is this meeting being held in the middle of the summer? Does the developer think that the timing will be especially advantageous for him and subject the City Commissioners to less scrutiny? If you

approve the request you will be required to revisit it one month later. July and August are the height of the summer vacation season when it is most difficult to assemble a public response. Additionally, as you are well aware many of the home owners in Pompano Beach, and especially in District 1, are part time residents. While they may not be voters, they are certainly tax payers who deserve to be included in such a momentous discussion.

Please do not approve this requested change!

Sincerely,

Ghislaine Rimanelli

1500 N. Ocean Blvd

Pompano Beach, FL 33062

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## Jae Eun Kim

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**From:** Mary Ann Monsieigneur <mons\_mary@yahoo.com>  
**Sent:** Saturday, July 6, 2019 11:58 AM  
**To:** Andrea McGee  
**Cc:** Asceleta Hammond; Greg Harrison; Jae Eun Kim  
**Subject:** 1508 North Ocean Blvd Zoning Change

**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 writing to you regarding the proposed zoning change for 1508 N Ocean Blvd from RM-45 to PD-I.

Please do not allow developers to increase the size of their buildings in this area. The City of Pompano Beach is thriving but it is also getting increasingly crowded and closed in. Please DO NOT make it worse.

Traffic is unacceptable at the crossroads of 14th Street and Federal Highway. Changing the zoning code to allow a much taller building on the barrier island will only add additional traffic over and above the existing code. Please DO NOT make it worse.

The City Commission voted awhile back to keep buildings in that area at the 105 ft level for a reason. That reason is more urgent today. Please listen to the citizens and please do not create a huge building that does not conform to the surrounding ones. Please DO NOT make it worse.

Why not have the developers build within the existing zoning requirements and all will be happy. Please DO NOT change the ambiance in this section of town.

thank you for your kind attention,  
Mary Ann Monsieigneur  
510 N Ocean Blvd #405  
Pompano Beach, FL

## Jae Eun Kim

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**From:** SUZANN Turley <SUZANNLOVE@hotmail.com>  
**Sent:** Sunday, July 7, 2019 11:41 AM  
**To:** Rex Hardin  
**Cc:** Rex Hardin; Andrea McGee; Rhonda Eaton; Tom McMahon; Beverly Perkins; Barry Moss; asceleta-hammond@copbfl.com; Greg Harrison; Jae Eun Kim  
**Subject:** OPPOSE REZONING!!!!!!!!!!!!!!

**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,

I am a resident of Pompano Beach. I LOVE Practicing Yoga on the beach here near the Lighthouse. The developments made along Atlantic Boulevard, the new fishing pier, and the beachside development project know as the Pompano Beach Fishing Village are fantastic! However, not all development will serve to make this city a better place to live in. **I am writing to let you know that the residents in Pompano Beach and I are against a zoning change for 1508 North Ocean Boulevard, also known as Ocean Park Residences, and I respectfully request that you vote against the zoning change.**

The 0.62-acre parcel I am referring is currently zoned RM-45 (multi-family residential) and has a maximum building height of 105 feet. Mount Vernon Property Holdings, LLC purchased the parcel in late 2015 for \$3.2 million knowing how it was zoned. Other developers in this area have respected the zoning that has been in place and built accordingly. The developer has compared this land to Sabbia Beach Condominiums which cannot be justified. This plat is located across the street from single-family homes, and adjacent to townhouses and low-rise development. Sabbia has been built amongst other high rises that are almost equal in height. Changing this zoning will compromise the quaint feeling of this neighborhood and will do nothing to improve the area. Pompano is GREAT as it is We don't want to be another MIAMI!!!!!!!!!!!!!!!!!!!!!!

In December 2017, at a meeting well attended by the public, the Planning & Zoning board unanimously denied a rezoning request by these developers. Many citizens of Pompano Beach voiced their concerns about the nature of this development. I must say it is surprising to see these developers resurface with a project so like their first proposal when it was unanimously denied. These developers do not seem to care about what the residents of Pompano have to say; they only wish to make money. (They also seem to schedule their meetings when they know most people are on vacation, last time near Christmas and this time near July 4<sup>th</sup> when many people are on vacation.) Clearly, the design has not significantly changed and now the developers are bringing the rezoning request before you. I urge you to follow the recommendation of the Planning & Zoning board and deny the rezoning request. Changing the zoning from RM-45 to PD-I does not fit the character of the neighborhood. Furthermore, a zoning change would set a dangerous precedent for future development and negatively impact this area of the barrier island.

**PLEASE PLEASE PLEASE Please vote against the zoning change.** Thank you for your time and consideration.

Sincerely,

*Suzann Turley*

*Mermaid and beach lover*