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Scott Reale, Senior Planner
City of Pompano Beach- Development Services
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

Via Electronic Mail: scott.reale@copbfl.com

RE: Sabbia Beach, Parcel "B" RPUD Rezoning (723 N Ocean Boulevard; 484331490020)
Neighborhood Meeting Summary

Mr. Reale,

As you know, PlanW3st LLC is representing Fernbrook, Florida LLLP ("Applicant") in requesting a rezoning of the above-referenced property. The property is comprised of one parcel located at 723 N Ocean Boulevard, across the recently-built Sabbia Beach Condominium tower. The developer that built that project is also building this one.

Code section 155.2405, identifies a neighborhood meeting as optional for a Planned Development project. We felt it was necessary to have this meeting prior to submitting for the Planning & Zoning Board. As you know, the object of a neighborhood meeting is not only to explain a proposed project but also encourage opportunities for informal communication between prospective applicants and the owners and occupants of properties neighboring the proposed development site. Due to the ongoing pandemic, our neighborhood meeting was held on March 3, 2021, hosted via ZoomWebinar with a maximum allowance of up to 1,000 attendants. In accordance with code section 155.2302 [Neighborhood Meeting], the property was posted, a notice of the meeting was mailed to all residents within 500 feet (a total of 661 residents), and the meeting was recorded. The recording of the meeting is available at <https://planw3st.com/project-resources> and was mentioned at the meeting for anyone that could not attend or would like to learn more about the proposed development.

The meeting was hosted by myself, along with Gus Carbonell, project architect, and Joseph Falso, property owner. You attended the meeting as Project Planner, which helped answer any questions on behalf of the City. While we sent 661 notices of the meeting, there were 26 attendees in total. Attendees are listed below:

Elaine Fitzgerald	199523
Peter Forsthuber	Florida Love
David Swerdloff	Chris Apuzzo
Dawn Lanni	G5
Tony Carbon	Tom Vivenzio
Scott Reale	Michael Scaramuzzo
Jim Rudman	Ashton Tweed

Mila Roco	Susan Quaal
Debra Strauss	John
Sergio Valdes	Howard
B Woeller	Denise Charland
Barbara Komar	Michael Strauss

I am happy to report that the neighbors supported the project. They asked several questions about the development, mostly related to parking demand. The following are some of the topics and questions that were brought up by the residents that attended the meeting:

- The Sabbia Condominium property is not providing beach access to this development.
This was the intention of the developer, to keep them separate. The closest public beach access is to the north, 3 parcels up.
- Will a crosswalk be provided in front of this site?
This responsibility falls under the county and FDOT as the state owns the right of way. The architect responded that if there is a need, the entities will provide the crosswalk.
- Any overflow parking from this development may spill onto the parking lot to the south, which belongs to The Breakers.
We are providing 22 parking spaces where only 18 are required. The property owner stated he has an overflow parking agreement with the place of worship to the north, which will alleviate any potential parking issues. Additionally, many of the prospective owners will be seasonal as well.
- Will short term rentals be permitted?
No short-term rentals will be permitted.
- How will construction equipment be handled and where will construction crew park?
The property owner stated he has an overflow parking agreement with the place of worship to the north, which will alleviate any potential parking issues—including construction crew and equipment staging.
- Is it possible for you to add more floors in the future?
No, we are limited by the underlying and proposed zoning to 35 feet maximum.

Thank you for your consideration. Feel free to view the meeting, which is hosted on my website and will be until we finalize the rezoning request. Please do not hesitate to contact me with any questions.



Paola A. West, ISA-CA, CFM
Land Planner