

Jae Eun Kim

From: Donna Magliano <donmag10@aol.com>
Sent: Sunday, June 30, 2019 11:38 AM
To: Rex Hardin; Andrea McGee; Rhonda Eaton; Tom McMahon; Beverly Perkins; Jae Eun Kim; Barry Moss; Asceleta Hammond
Subject: Rezoning of 1508 N Ocean Blvd

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 1500 Ocean Club. I am writing to let you know I am against a zoning change for 1508 N Ocean Blvd also known as Ocean Park Residences. Changing the zoning from RM-45 to PD-1 does not fit the character of the neighborhood. This zoning change would set a dangerous precedent for future development and negatively impact this area of the barrier island.

Please vote against this zoning change.

Thank you in advance for your consideration.

Donna Magliano
1500 N Ocean Blvd
Pompano Beach FL 33062

Jae Eun Kim

From: Fred Steward <fred.steward@micro.net>
Sent: Sunday, June 30, 2019 2:01 PM
To: Jae Eun Kim
Cc: Asceleta Hammond
Subject: FW: Development Project Proposed for the plot at 1508 N. Ocean Boulevard

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.

Apologies for my typo on your address.

From: Fred Steward
Sent: Sunday, June 30, 2019 1:58 PM
To: asceleta.hammond@copbfl.com; jaeun.kim@copbfl.com
Subject: FW: Development Project Proposed for the plot at 1508 N. Ocean Boulevard

Please consider the following message part of the public record.

From: Fred Steward
Sent: Sunday, June 30, 2019 1:48 PM
To: rex.hardin@copbfl.com; andrea.mcgee@copbfl.com; rhonda.eaton@copbfl.com; tom.mcmahon@copbfl.com; beverly.perkins@copbfl.com; barry.moss@copbfl.com
Cc: asceletahammond@copbfl.com
Subject: Development Project Proposed for the plot at 1508 N. Ocean Boulevard

Dear Mayor and Commissioners,
I understand that you will soon be considering a request by a developer to make an exception to the current zoning category for the subject plot of land. This message is a respectful request for you to consider my thoughts and opinion on the topic.

I am the owner of four unit-weeks in the time-share resort named La Costa Beach Club, located at 1504 N. Ocean Boulevard. It has been our family's home away from home for more than 30 years. We chose the North Beach area of Pompano Beach specifically because it is a rare and beautiful gem – an oasis amidst the traffic congestion and crowded high-rise structures that characterize most of the shoreline North of Miami. Route A1A is appropriately designated a Florida Scenic Route, and the stretch from 10th Street to Hillsboro Beach is particularly beautiful and deserving of preservation.

Since choosing Pompano Beach as a second residence, I have been impressed with how those managing the affairs of the municipality have been able to maintain a balance between the pressures for modern development and the value of areas of natural waterfront beauty. As a business owner I empathize with the Commission's challenge of growing City income to cover the ever-increasing costs of providing municipal services. However, I also strongly believe that the unique character of Pompano's North Beach would be permanently damaged if intensive, dense development makes it simply an extension of the Miami/Ft. Lauderdale congestion. That unique character is an asset of considerable value.

The subject plot would be an ideal expansion of the existing North Ocean Park. Conservancy funding could conceivably be tapped for that purpose, converting use of the land from a negative for the community into a strong positive.
Sincerely,

Fred Steward
309 Pasadena Drive North
Pittsburgh, PA 15215-1832

This e-mail is confidential and may also be privileged. It is intended for use by the addressee only. If you are not the intended addressee, we request you kindly to notify us immediately and delete this e-mail, and any attachment(s), without copying, forwarding, disclosing or using it in any other way. The publication by others than the intended person(s) is prohibited. We will not be liable for any negative consequence or damage relating to the communication by e-mail of data or documents; the text of the e-mail as sent is decisive.
For any purchase made, the General Purchase Terms and Conditions of Nutreco apply. Applicability of other terms and conditions is explicitly rejected.

Jae Eun Kim

From: Jackie LaPiana <jalapiana@gmail.com>
Sent: Sunday, June 30, 2019 3:36 PM
To: Rex Hardin; Andrea McGee; Rhonda Eaton; Tom McMahon; Beverly Perkins; Barry Moss; Jae Eun Kim; Asceleta Hammond
Subject: Proposed Zoning Change for 1508 N. Ocean Blvd.

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. Mayor and members of the Pompano Beach City Commission:

My husband and I are adding our voices 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.
- 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 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.

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 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,

Jacqueline LaPiana and Joseph LaPiana

1500 N. Ocean Blvd., #405



Virus-free. www.avast.com

Jae Eun Kim

From: Joy <joyscrv@aol.com>
Sent: Friday, June 28, 2019 8:56 AM
To: Rex Hardin; Andrea McGee; Rhonda Eaton; Tom McMahon; Beverly Perkins; Barry Moss; Greg Harrison; Jae Eun Kim
Cc: Asceleta Hammond
Subject: Proposed Zoning Change - Ocean Park Residences

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.

Mayor, Commissioners, City Manager, and Planning & Zoning Officials,

This correspondence is being sent to strongly oppose any and all proposed zoning changes that would allow Ocean Park Residences to be built outside of the current zoning laws.

My husband and I, as well as my in-laws, own units at Tiffany Gardens. We have been coming here for well over 25 years. Allowing such a gigantic structure to be built will totally eliminate all that makes Pompano Beach so special; it's coziness as a beachside oasis. Unlike Ft Lauderdale and Miami, we offer residents and tourists a taste of paradise without the urban chaos that skyscrapers bring. Such a building at the proposed height not only interferes with the surrounding neighborhood, but it will interfere with the whole theme of recent renovations at the pier. Such renovations and improvements promote comfort, relaxation, and family. This proposed tower takes away from the intimate vibe that sets us apart from other parts of Florida. If we wanted to live amongst skyscrapers, we could have bought in other parts of the state. We purposely chose Pompano Beach because it offers what these other areas do not; a return to paradise.

We thank you in advance for your consideration.

Sincerely,

Anthony and Joy Cervone
1630 N Ocean Blvd
Unit 713

And

Anthony and Mary Cervone
1630 N Ocean Blvd
Unit 212

Sent from my iPhone