

Daniel Keester

From: Daniel Keester
Sent: Tuesday, July 27, 2021 4:48 PM
To: Hulda Desrosiers
Cc: Jennifer Gomez
Subject: FW: Proposed Development @ 900 N Ocean Blvd from your neighbor at Seapoint
Attachments: SeaPointe Owner Letter_900NOcean_final.docx

Hulda, I received this email also.



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

From: CHRISTINE PEMBLETON <clpembleton@aol.com>
Sent: Tuesday, July 27, 2021 4:16 PM
To: Andrea McGee <Andrea.McGee@copbfl.com>; Greg Harrison <Greg.Harrison@copbfl.com>; Brian Donovan <Brian.Donovan@copbfl.com>; Martha Lawson <Martha.Lawson@copbfl.com>; David Recor <David.Recor@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>; Jhickey@cgasolutions.com
Cc: htbuild@gmail.com
Subject: Proposed Development @ 900 N Ocean Blvd from your neighbor at Seapoint

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.

Sent from my iPhone

Begin forwarded message:

From: CHRISTINE PEMBLETON <clpembleton@aol.com>

Hello Everyone,

Please see the attachment below, it pertains to the new tower being built near our property.

Nice to meet you the other day. I modified a letter and gave about 8 copies to a neighbor to submit to the city, but below is our letter you and your neighbors can modify as you wish as

well. Also you can see below the people we want to email to move the building to the road. I think there is a town meeting tomorrow night.

Im out of town, but I hope get more information and forward it to you.

Have a great night

Christine

Sent from my iPhone

Begin forwarded message:

From: CHRISTINE PEMBLETON <clpembleton@aol.com>
Date: July 23, 2021 at 8:23:15 AM EDT
To: george.pembleton@primegroupus.com
Subject: Fwd: Proposed Development @ 900 N Ocean Blvd

Sent from my iPhone

Begin forwarded message:

From: Thomas McKee <seapointe204@comcast.net>
Date: July 22, 2021 at 11:03:47 PM EDT
Subject: Proposed Development @ 900 N Ocean Blvd

Fellow Sea Pointe Owners,

As you are most likely aware, there is a proposed development north of our building at 900 N Ocean Blvd. Several owners and the board have participated in several recent calls with the developer to learn more about this proposal and to express our concerns. The current plan would eliminate north facing views of the ocean and sky from the 1, 2, and 3 stacks; as well as reduce the north views from the 4 stack. The impact on our property values will be significant!

Those that have reviewed the development plans believe that the current drawings and renderings inaccurately depict how severe this impact will be on SeaPointe. It is unlikely that the development can be stopped, but maybe there is an opportunity to have the proposed design and layout modified in a manner that will be less impactful to the SeaPointe views. If there is any chance for this to happen, we need to ensure that the appropriate city officials are aware of the inaccurate plans and request that they address this before deciding to approve the development as currently planned.

The board and a few owners have already sent emails with supporting documentation to various Pompano Beach officials in advance of the July 28 Planning Commission

meeting, at which time the developer is seeking approval for the current development plans. In addition, we are asking all owners to also submit the attached letter in advance of the July 28 Planning Commission meeting. Feel free to modify the letter plus add your name and unit number at the bottom. You can send the email to the city officials listed below. Additionally, feel free to contact other city officials that can be found on the Pompano Beach website.

You can copy and paste the letter from the attached document into an email, or print the attachment and mail it to:

Pompano Beach Planning
100 W Atlantic Blvd.
Pompano Beach, FL 33062

Email addresses:

Andrea.McGee@copbfl.com

Greg.Harrison@copbfl.com

Brian.Donovan@copbfl.com

Martha.Lawson@copbfl.com

David.Recor@copbfl.com

Daniel.Keester@copbfl.com

Jhickey@Cgasolutions.com

The Sea Pointe Board

I am a current owner residing at 812 N Ocean Blvd in Pompano Beach (hereafter referred to as SeaPointe). This letter is in reference to File # LN-156, the rezoning that is being proposed for the 900 block of North Ocean Blvd. 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 owners at Sea Pointe are not against the development at 900 N Ocean Blvd, but we are requesting that the Planning Commission considers the following information when evaluating the application:

- There are 18 north-facing units at SeaPointe with balconies that are angled. Due to the orientation of the balconies, the walls of the proposed tower will completely block the eastward view of the ocean and sky views for these 18 units.
- The Line-of-Sight drawing submitted by the developer does not accurately reflect this since the rendering as it fails to depict the north-facing SeaPointe balconies being set back and having an easterly wall. This is a misleading representation reflecting a minimal impact to the north views from SeaPointe when in reality it is complete obstruction of the lines-of-sight from these 18 units.
- As currently designed, this adverse impact on the views from these units would have a significantly negative impact on property values and the owners' quality of life. These are the primary reasons the SeaPointe owners chose to live and invest here. Two local realtors familiar with the SeaPointe property have estimated a 20-30% decrease in property values if the current views are obstructed.
- It is important to note that the property at SeaPointe does not allow leasing or rental of the units. All 31 property owners are either full-time residents or extended-stay snowbirds. There are no transient inhabitants.
- Several owners and board members from SeaPointe have participated in the calls with the developer and his team to learn more about the plans and share the concerns outlined above.

Since it is early in the development process, we are requesting the that the Planning Commission consider instructing the developer as follows:

- 1) In preparation for the Planning Commission meeting, amend and submit the Line-of-Sight drawings to provide an honest and accurate depiction of the impact on the views from SeaPointe.
- 2) Then, consider options to the planned development that would significantly reduce the adverse impact on the current owners at SeaPointe. Options include building the tower on the west side of the property along A1A or angle the south end of the tower toward the west to preserve more of the view from the north-facing units at SeaPointe.

As previously stated, the owners at SeaPointe are not against the development, however, we do oppose the tower placement as currently depicted and want to ensure the Planning Commission has accurate information upon which to base their decision as well as request that the commission considers the negative impact the current proposed plan will have on existing residents.

Thank you for your time and consideration.