

Daniel Keester

From: Janet Bender <bender603@gmail.com>
Sent: Monday, July 26, 2021 2:36 PM
To: Andrea McGee; Greg Harrison; Brian Donovan; Martha Lawson; David Recor; Daniel Keester; Jhickey@cgasolutions.com
Subject: Proposed Development @ 900 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 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-1.

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.

Sincerely,

Janet Bender
SeaPointe #603

Daniel Keester

From: Sorin Butan <sbutan@hotmail.com>
Sent: Monday, July 26, 2021 2:09 PM
To: Andrea McGee; Greg Harrison; Brian Donovan; Martha Lawson; Davod.Recor@copbfl.com; Daniel Keester
Subject: File # LN-156

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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.

Sorin and Georgela BUTAN, owners of Apt. #601 at 812 N. Ocean Blvd, Pompano Beach, FL 33062

Daniel Keester

From: cherylfay48@aol.com
Sent: Wednesday, August 25, 2021 1:37 PM
To: Daniel Keester
Subject: 900 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.

To all PLDRRC members,

I purchased a small house in Hillsboro Shores in 1997. I subsequently purchased a condo at 820 N. Ocean to accommodate our children and other visitors. They loved the small town feel of Pompano. Originally a fishing village, it was the place for us common folk to relax and enjoy the low key lifestyle. We had the beachgoers from our neighboring western cities who loved our charm and easy going atmosphere.

When the 10 story(I'm thinking it was the Ramada Inn) hotel on S. A1A was purchased with the intent to knock it down and put up a taller structure, I was there with my 400 + signed petition against the zoning change. At the time there was a 10 story height restriction put in place in 1972. We had partial success. Although we weren't able to totally block the move, the compromise was the overlay district. I argued that the plan opened up the opportunity that in the future a developer would come in asking for an exception and want to take advantage of this new growth strategy. The original decision didn't even put a height restriction on the new taller buildings but thank God due to the proximity of the airport the FAA was there to put some restrictions put in place.

Although WCI did manage to get, in my opinion, their totally architecturally inappropriate for Pompano building half completed prior to the economic downturn, most all of the proposed development came to a stand still.

I love what Pompano Beach has accomplished for our city in the interim. We suggested at the time that what was needed to revive Pompano was to make it a great beach destination which could bring in revenue by offering lots of parking which you did. The parking garage is a beautiful blend of design and function. The entrance to our city over the Atlantic Bridge is so welcoming. You've done a great job reviving the pier. The water park is a great family destination. Great restaurants and other businesses have been able to open and thrive due to the increasing visits of other Florida residents to support them year round. I truly applaud all of the hard work and planning that must have been required to make this happen. I thank you for doing a great job.

Now back to the issue at hand- the proposed zoning change at 900 N Ocean Blvd. This is exactly what the commissioners were warned about. It is opening up a can of worms. It will allow other big money developers to come in and cite this zoning change as a precedent as argument for change. We will end up with something that remotely resembles the original fishing village. It is the feeling a city portrays which makes it a unique destination. I believe adding more of these tall buildings will continuously erode the character of our city which we have worked so hard to maintain.

I would not like to see this proposed zoning change recommended.

Thank-you,

Cheryl Gotbaum
820 N. Ocean Blvd # 7
Pompano Beach

Daniel Keester

From: Kristin Herring <kristinrachel@me.com>
Sent: Friday, July 23, 2021 8:36 AM
To: Daniel Keester
Subject: Your attention and help is needed

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 Daniel,

I am a relatively new owner of 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.

Kristin Herring

812 N. Ocean Boulevard, Unit 100

Pompano Beach, FL 33062
214-673-6364

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.

Thank you both again for the consideration.

Regards,

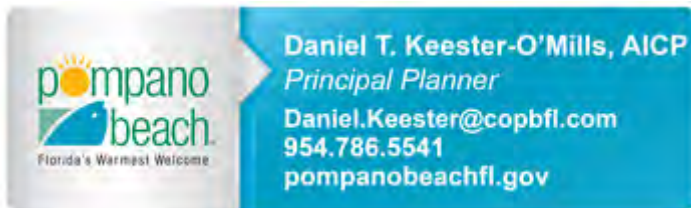
Robert M. Hofmann.
SeaPointe Condos
812 N.Ocean Blvd

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

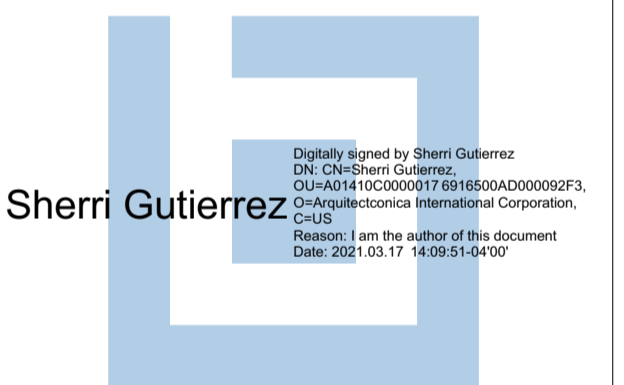
STRUCTURAL ENGINEER:
TBD.

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

DIA-21

PZ21-0000002
4/21/2021 SCALE: 1" = 20'-0"





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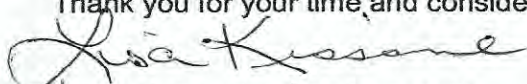
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Thank you for your time and consideration.


Lisa Kissane
#602
786-255-4103

Daniel Keester

From: Thomas McKee <seapointe204@comcast.net>
Sent: Thursday, July 22, 2021 9:18 AM
To: Andrea McGee; Greg Harrison; Brian Donovan; Martha Lawson; David Recor; Daniel Keester; Jhickey@Cgasolutions.com
Cc: mike.gabriele@gmail.com; palway@comcast.net; KB2 Management LLC
Subject: File # LN-156; 900 N Ocean Blvd, PB
Attachments: SeaPointe Letter to Planning Commission_July2021_900NOcean_final.docx; Drawing 2_2319 - A-21 - View Corridor Diagram.pdf; Attachment3.png; Attachment1.jpg; Attachment2.jpg

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We are members of the board of directors representing the owners 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 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.

As a follow-up to earlier email correspondence from two of our owners, Richard Schwartz, and Robert Hofmann, with Daniel Keester, Project Planner and Jim Hickey, Planning Director, we believe it is prudent to provide additional details in advance of the Planning Commission meeting to review the plans for 900 N Ocean Blvd.

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 (Drawing 1). 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 (Drawing 2). 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.

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- 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.
- 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.

Paul Livingway, President

Mike Gabriele, Vice President

Tom McKee, Secretary/Treasurer (724.787.3945)

We are members of the board of directors representing the owners 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 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.

As a follow-up to earlier email correspondence from two of our owners, Richard Schwartz, and Robert Hofmann, with Keester O'Mills, Project Planner and Jim Hickey, Planning Director, we believe it is prudent to provide additional details in advance of the Planning Commission meeting to review the plans for 900 N Ocean Blvd.

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 (Drawing 1). 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 (Drawing 2). 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.

Paul Livingway, President

Mike Gabriele, Vice President

Tom McKee, Secretary/Treasurer



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:

Digital signed by Sherri Gutierrez
DN: CN=Sherri Gutierrez,
OU=ARGEO, O=Arquitectonica International Corporation,
C=US
Reason: I am the author of this document.
Date: 2021.03.17 14:05:51-0400

Sherri Gutierrez

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:

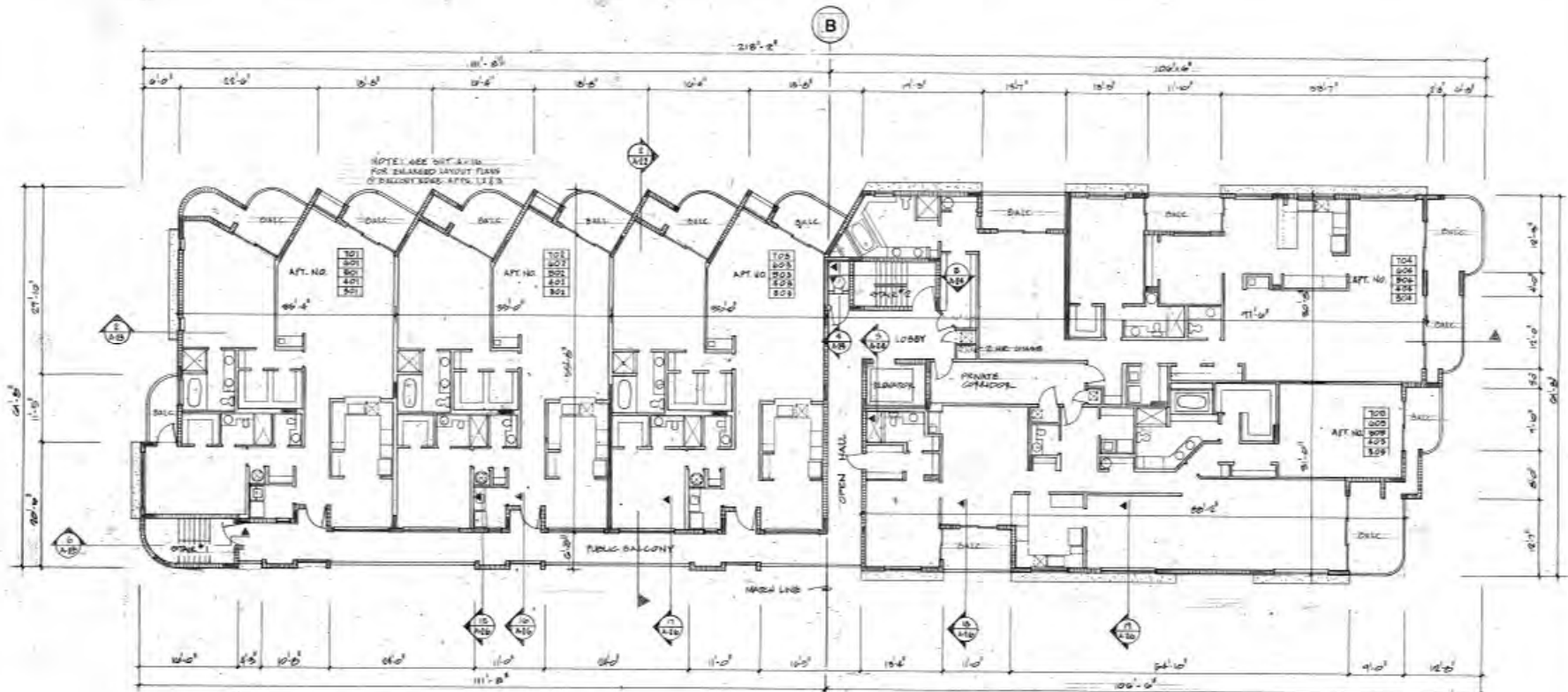
VIEW CORRIDOR DIAGRAM

DRC
001 A-21

PZ21-0000002
4/21/2021 SCALE: 1" = 20'-0"







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

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



A 31 UNIT CONDOMINIUM
SEAPOINTE
 POMPANO BEACH, FLORIDA
 WOLFF-DeCAMILLO ARCHITECTS PLANNERS
 A ARCHITECTS, P.C.
 1001 N. UNIVERSITY BLVD., SUITE 100, POMPANO BEACH, FL 33069
 A-6
 3388
 SEAPOINTE

Daniel Keester

From: Gilbert Lovitt <gilbertlovitt@yahoo.com>
Sent: Friday, July 23, 2021 9:40 AM
To: Daniel Keester
Subject: Fwd: Proposed 900 N Ocean Blvd Development

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 iPad

Begin forwarded message:

From: Gilbert Lovitt <gilbertlovitt@yahoo.com>
Date: July 23, 2021 at 9:38:18 AM EDT
To: Greg.Harrison@copblf.com, Brian.Donovan@copbfl.com
Subject: Fwd: Proposed 900 N Ocean Blvd Development

Sent from my iPad

Begin forwarded message:

From: Gilbert Lovitt <gilbertlovitt@yahoo.com>
Date: July 23, 2021 at 9:37:46 AM EDT
To: andrea.McGee@copblf.com
Subject: Proposed 900 N Ocean Blvd Development

Attention Planning Commission & Developer:
I'M USING CAPS ON THIS PARAGRAPH ONLY AS THE BELOW TEXT
HAS BEEN SENT BY SEVERAL OWNERS. I'M NOT AGAINST THE
CONCEPT OF THE BUILDING BUT URGE YOU TO SCALE DOWN THE
SCOPE WHICH WILL SHARPLY REDUCE THE ENJOYMENT OF LIFE BY
ELIMINATING VIEWS OF THE OCEAN FROM MOST OWNERS WHO
HAVE WORKED HARD ALL THEIR LIVES TO FULFILL THEIR DREAMS
TO HAVE THE RELAXING VIEWS OF SEEING THE OCEAN.

I understand to make this a profitable venture the developers need to maximize the number of units and height, it's not fair or just for them to profit while others suffer. Build but not to the levels proposed.

Gilbert Lovitt Unit 404
gilbertlovitt@yahoo.com

I'm 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 considerinstructing 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.

Sent from my iPad

August 19, 2021

Planning and Zoning Board
100 West Atlantic Blvd.
Pompano Beach, FL 33062

RE: 900 N. Ocean Blvd.

Dear Sir/Madam:

My name is Sergio Manzi, and I reside at 1009 N. Ocean Blvd., Pompano Beach, Florida. This letter will serve as my objection to a proposed Zone change concerning the property located at 900 N. Ocean Blvd. After a review of this Petition, it is readily apparent that the sole purpose for the Zone change is to allow the Petitioner the ability to erect a high rise structure at the site at issue. For the following reasons, allowing this Zone change would not be a prudent decision for the City of Pompano Beach or for the surrounding abutters:

- 1) The current traffic flow is problematic in that the current infrastructure is not suitable for the number of automobiles utilizing the surrounding roadways.
- 2) Pedestrians are at risk whenever they attempt to navigate the streets.
- 3) In addition, the excess traffic volume creates a safety issue for the emergency vehicles of the city who need to service the city residents. Adding to this volume would be detrimental to everyone's safety and well being.
- 4) There is not a need for more ocean front condominiums as there currently is an excess available on the market.
- 5) A project of this magnitude would hinder the quality of life for all the local residents.

For the aforementioned reasons, please consider this my strong objection to a Zone change at 900 N. Ocean Blvd.

Very Truly Yours,



Sergio Manzi



De : Thomas McKee seapointe204@comcast.net
Objet : Proposed Development @ 900 N Ocean Blvd
Date : 22 juill. 2021 23:03:47

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

We are deeply concerned.

*Thank you for your serious
Attention.*

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



Nicole Balit

Sea Pointe owner - # 701

Daniel Keester

From: Jennifer Gomez
Sent: Tuesday, July 27, 2021 4:47 PM
To: Hulda Desrosiers
Cc: Daniel Keester
Subject: FW: Proposed Development @ 900 N Ocean Blvd

From: Greg Harrison <Greg.Harrison@copbfl.com>
Sent: Tuesday, July 27, 2021 4:43 PM
To: Jennifer Gomez <Jennifer.Gomez@copbfl.com>; Gary Mednitsky <poconogp@yahoo.com>
Subject: FW: Proposed Development @ 900 N Ocean Blvd

Thank you, Sir. Jennifer please add this to the P&Z information.



From: Gary Mednitsky [<mailto:poconogp@yahoo.com>]
Sent: Tuesday, July 27, 2021 4:30 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
Subject: Fwd: Proposed Development @ 900 N Ocean Blvd

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Sent from my iPad

Begin forwarded

Date: July 27, 2021 at 4:18:42 PM EDT
From: Gary Mednitsky and Patricia Clifford. Unit#403
Subject: Proposed Development @ 900 N Ocean Blvd

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:

- 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.
- 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.

Daniel Keester

From: Lori Mistry <lmistry@rogers.com>
Sent: Tuesday, August 24, 2021 1:08 PM
To: Daniel Keester
Subject: Re: 900 N Ocean Blvd - Rezoning - Interested party expression of views Lori Mistry 1012 N Ocean resident

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.

Thank you so much for speaking with me and sharing information about this process. I would appreciate if you would include my expression of concerns, outlined below, to the board for their consideration.

With appreciation, Lori Mistry

////////////////////////////////////

Attn: Daniel Keester Principal Planner
Planning and Zoning Board/Local Planning Agency
P.O. Box 1300 Pompano Beach, Florida

Re: Public Hearing P&Z#21-1300002 Beach Villa 900 Ocean Blvd Condominium
Aug 25, 2021

From: Lori Mistry lmistry@rogers.com 416-726-5934
Owner unit #1411 - 1012 N Ocean Blvd Pompano Beach , FL

I am an interested person expressing my views by email/letter as i am unable to attend in person.

I am an owner of a south facing unit of Century Plaza which includes units on the arm of the building that is perpendicular to the waterfront. Century Plaza is a 55 plus community that I have invested in for enjoyment of my retirement years. The view from my unit currently enjoys an unobstructed beach and ocean view as far south as the pompano beach pier in addition to the green space, recreational courtyard area of the residential community at 900 N. Ocean blvd.

I object to the proposed zoning changes because it will materially change my experience within my residence.

The current residential zoning allows for a maximum of 10 stories and as I am on the 14th floor at the time of my purchase, I expected that any development would have minimal impact.

A change to a height of 21 stories will almost completely obstruct my view if the unit is situated, as proposed, closest to the shoreline whereas if it were on the street side the impact would be minimized. Why not consider maintaining a courtyard-like area on the beachside as others have done along N ocean?

Further this obstruction from the shadow study provided affects my unit dramatically as I would be in shadow throughout the winter months which is prime season.

I understand that the commercial rezoning feature is in place to allow for the maximum widening of the structure along the waterfront. This actually increases the impact of the loss of view for my unit. Also the commercial unit will be directly in front of my view. How will this rezone from residential to commercial use change traffic and noise levels?

The planned rezoning also extends the road (NE 10Th St) across N Ocean blvd. This would be the first and only occurrence of this type of extended roadway this side of 14th! i understand that this allows for parking access and traffic including commercial garbage pickup. So now instead of seeing children and families playing in the residential courtyard I will be subject to the day to day operations of the backend of a commercial site.

I have viewed the 026 A-21 drawings that illustrate the affect of sight lines and suspiciously note that the view from the Century Plaza stack is not illustrated whereas a wide swath is shown from Sea Point even though this is the back of their building. This gives the appearance of the preservation of a wide and open view. I feel this is quite misleading for the Planning / Zoning decision makers.

Thank you for allowing me to share my grievance with this proposal.

Lori Mistry

On Aug 23, 2021, at 3:54 PM, Daniel Keester <Daniel.Keester@copbfl.com> wrote:

<PZB AGENDA - (8) AUGUST OF 2021.pdf>

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.

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Thank you for your time and consideration.

Daniel Keester

From: Izabela Reszko <ireszko@gmail.com>
Sent: Friday, July 23, 2021 10:24 AM
To: Daniel Keester

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.

July 23, 2021

To whom it may concern:

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.

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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.

Izabela Reszko

Daniel Keester

From: LINDA SOBOSAN <sobosans@aol.com>
Sent: Friday, July 23, 2021 10:33 AM
To: Daniel Keester
Subject: Development at 900 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 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 considerinstructing 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.

Linda Stein SeaPointe Owner Unit 402
812 N Ocean Blvd

Sent from my iPhone

Daniel Keester

From: Ove A. Tysnes <ove.tysnes@gyro.no>
Sent: Friday, July 23, 2021 9:49 AM
To: Daniel Keester
Subject: Proposed development @900 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.

Dear Mr. Keester,

We are 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 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.

Sincerely

Ove A. Tysnes/Sissel Nielsen

Unit 401

(954) 355-8161

ove@gyro.no sisselwnielsen@gmail.com

Daniel Keester

From: e plant a <tvivenzio@aol.com>
Sent: Friday, August 20, 2021 12:02 PM
To: Daniel Keester
Cc: Zoning Inquiries
Subject: Re: 900 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.

Thank you Mr. Keester for being so helpful. I have reviewed the information you provided on the proposed design for Beach Villa at 900 N. Ocean Blvd. My wife and I agree that the complex will look beautiful. However, our main concern is that it is replacing existing buildings that allowed people in the area and especially the loads of people who take daily walks along this section of N. Ocean Blvd and love to see the beautiful ocean. It is getting to the point that without walking by the main beach which is often crowded or walking through beach access points to walk on the beach, no one but residents of beach front condos with ocean views will be able to see the ocean. Looking at a wall of beautiful tall buildings is no substitute for the seeing the ocean and being happy you are lucky to live in an ocean side city. I recognize that even without being granted the zoning request the Beach Villa developer can still build a large building which can block the ocean view. However, I wish that the Mayor, City Commissioners and City Planners past and present considered population density and ocean views and not just tax revenue.

On principle my wife and I object to granting the zoning change.

Respectfully,

Thomas and Joyce Vivenzio
3201 NE 8th Street Unit 205D
Pompano Beach, FL

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

From: Daniel Keester <Daniel.Keester@copbfl.com>
To: tvivenzio@aol.com <tvivenzio@aol.com>
Cc: Zoning Inquiries <Zoning@copbfl.com>
Sent: Thu, Aug 19, 2021 5:40 pm
Subject: 900 N Ocean Blvd

Mr. Vivenzio,

We spoke earlier today about 900 N Ocean Blvd & their proposed rezoning. I've attached to this email a copy of next weeks' Planning & Zoning Board agenda. The rezoning application is the first item on the agenda. You may view all of the files & documents that were submitted for this project by [clicking here](#). I've also attached 2 renderings that they submitted with their site plan application, but you won't find in the rezoning files.

Should you have any additional questions, please let us know!



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

July 21, 2021

City of Pompano Beach
Planning and Zoning Department
100 West Atlantic Boulevard
Pompano Beach, FL 33060

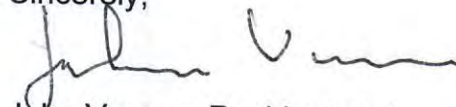
RE: Letter of support for proposed project located at 900 N. Ocean Boulevard ("Property")

To Whom it May Concern:

I am a resident and President of the Trade Winds of Pompano Condominium, which is located diagonally west from the new development proposed on the Property noted above. On July 21, 2021, we met with the developer and his representatives regarding the proposed rezoning of the Property and the new development plan to construct a 21-story building with 119 units and ground floor commercial space. The architecture of the Project was well-received and many of the residents are pleased to see that NE 10th Street will remain in place and improved with new landscaping, sidewalk, etc. Naturally, there are some people in the building who are concerned about their views. However, even with this new development, there are will still be views between the Century Plaza Building and the proposed Project. In addition, it is my understanding that the code already allows buildings to be 105 feet in height, which is taller than our building. Therefore, views could be blocked with or without the rezoning of the Property. The proposed architecture of the building is very attractive and I believe will enhance our area. I am writing this letter to express support of the Project.

Should you have any questions for me or our association, please do not hesitate to contact me.

Sincerely,



John Vassos, Resident and
President of Trade Winds of Pompano Condominium

Daniel Keester

From: Larry Lotka <larry_5342@yahoo.com>
Sent: Monday, September 6, 2021 7:03 AM
To: Daniel Keester
Subject: New proposal high rise 900 ocean boulevard pompano beach

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.

Hi myself and my wife would prefer not a high rise to block our current lovely view we have now from our building at Tradewinds of pompano just emailing you on our opinion we are unable to attend upcoming meeting thanks

[Sent from Yahoo Mail for iPhone](#)