

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

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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