

From: [jeanie.schermesser](#)
To: [Rafaela Thermidor](#)
Subject: For P & Z Meeting on April 27, 2022
Date: Wednesday, April 27, 2022 12:07:16 AM
Attachments: [P & Z Letter 04_26_22.pdf](#)

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Dear Rafaela,

Please include my attached letter regarding the **project #12000037** as part of the back-up documents to **ALL members of the Planning and Zoning Board BEFORE the Wednesday April 27th meeting at 6:00 pm.**

Thank you!
Jeanie Schermesser

1620 N. Ocean Blvd. #1007

Pompano Beach, FL 33062

April 26, 2022

Pompano Beach FL Planning and Zoning Board

Pompano Beach City Hall

100 West Atlantic Blvd.

Pompano Beach, FL 33062

Dear Fred Stacer, Tobi Aycock, Richard Klosiewicz, Darlene Smith, Tundra King & Joan Kovac,

This letter is in regards to project #12000037. Please include my letter as part of the back-up documents to ALL members of the Planning and Zoning Board BEFORE the Wednesday April 27th meeting at 6:00 pm.

My family has owned property in the North Beach area since 1969. I have a long memory of the area and am now almost 70 years old. I have seen many changes, but the most disturbing is the way that the city is evolving to look like Ft Lauderdale or Miami where giant high-rises dot the coastline and block the views and public access to our beautiful beaches. We have been fortunate to live in Pompano Beach where that has not been the case, but now it is rapidly changing as developers are flocking to real estate parcels that are generally too small, that they purchase cheaply, and then re-zone (thanks to our elected officials), and build as high as possible for the largest profits. Then they take their money and move on, while the rest of us are stuck with a giant structure that blocks views and sunlight, alters traffic patterns and strains utilities, and most importantly changes the character and lifestyle of the people who live here forever. It is happening everywhere in Pompano now. People are concerned! They attend meetings, speak up, but no city official seems to really care or listen. WHY? I know why, and I'm sure you all know too!

The development project that I am writing to you about here has been named **Ocean Park**. It is proposed to be developed by Mount Vernon Property Holdings, LLC. The parcel is **.62 acres** and is adjacent to the much-used North Ocean public beach park. It was re-zoned from an **RM-45** to a **PD-I** at the objection of a large percentage of the residents who live here. In fact, the project was unanimously voted down at a prior P & Z meeting, then re-surfaced in its present

form, which is still too high (**19 Stories**), and not compatible with the neighborhood. The surrounding area is comprised of low-rise condos/apts., single family homes, historical properties, and buildings not higher than 105 feet with the exception of Tiffany Gardens at 145 feet.

Ocean Park will be **6 stories higher** than the tallest building in that entire area!

Besides this, how will they even stage the area to build this structure, as it will take up the entire .62 acres! They have NO space! 16th Street, which it abuts, is the main public access road to the public beach park and is generally filled with cars of beach-goers with an overflow on weekends and busy seasonal times. It is a constant flow of pedestrians accessing the beach from the neighborhood, as well as the city, and beyond. How will the developers realistically provide safe access for the public during construction? How will there be adequate parking during construction, when the parking is already limited now? This proposed building is just the wrong size and height for the size of the lot and neighborhood. Even our current Mayor, Rex Hardin voted NO on the re-zoning, because he stated it was **NOT the right location for the building to be built, next to a public beach park.**

I could go on and on about all the issues that the building must provide solutions to in order to comply, such as the following:

- Trash removal and staging area
- Inadequate parking spaces both for the building and their promise to increase parking for the street.
- Encroachment, (both physically and visually) on the public beach park, with a promise through a Development Agreement with the city to make park improvements.

Hmmmm!

- Traffic increase
- Commercial space (supposedly), that will now most likely be for residents. (Not much square footage for anything substantially significant.) What happened to the PD-I zoning requirement of a commercial component to the project? Where is the commercial parking?
- This project still lacks at least two approvals, an Airpark Obstruction approval and an approval from the Florida Fish and Wildlife Conservation Commission, and there are still many re-submittals required by city depts. such as the Zoning, Solid Waste, and Fire Departments. Other depts. are authorizing with conditions listed. **So why is the developer seeking MAJOR SITE PLAN APPROVAL before all necessary requirements have been satisfied?**

I ask you, the Planning and Zoning Board, to VOTE NO on this project, or at the very least TO TABLE the project, until the proper approvals etc. have been obtained. There are too many unanswered questions.

Respectfully Submitted,

Jeanie Schermesser