

Dear City Manager and Planning and Zoning personel,

I am a resident of 1500 North Ocean Club. When we decided to relocate to Pompano, my husband and I chose to live in North Pompano Beach because of its quiet nature and because I knew that closer to Atlantic Boulevard a great deal of development had already been planned. Many improvements have been made making this city a great place to live. However, not all proposed developments serve the purpose of moving the city forward. **The residents in my building and I are against a zoning change for 1508 North Ocean Boulevard, also known as Ocean Park Residences, and I respectfully request that you vote against the zoning change.**

The 0.62-acre parcel I am referring is currently zoned RM-45 (multi-family residential) and has a maximum building height of 105 feet. Mount Vernon Property Holdings, LLC purchased the parcel in late 2015 for \$3.2 million knowing how it was zoned. Other developers in this area have respected the zoning that has been in place and built accordingly. The developer has compared this land to Sabbia Beach Condominiums which cannot be justified. (Please see the attached photographs. I took these from the beach to demonstrate the differences in the skyline.) This plat is located across the street from single-family homes, and adjacent to townhouses and low-rise development. Sabbia has been built amongst other high rises nearly equal in height. Changing this zoning will compromise the quaint feeling of this neighborhood and will do nothing to improve the area.

In December 2017, I attended the meeting when the Planning & Zoning board unanimously denied the rezoning request. I was proud of how many citizens of Pompano were at the meeting and voiced their concerns about the nature of this development. I also attended a town hall meeting hosted by the developers. At that meeting they misrepresented many of the facts of their development. When they realized once again that the public was not in favor of their development, they threatened to construct section 8 housing or a "cruise ship" rental building. I cannot say I was surprised to see these developers resurface with a project like their first proposal. They do not seem to care about what the residents of Pompano have to say; they only wish to make money. Clearly, the design has not significantly changed and now the developers are bringing the rezoning request before you. I urge you to listen to the residents of your city and follow the recommendation of the Planning & Zoning board and deny the rezoning request.

Changing the zoning from RM-45 to PD-I does not fit the character of the neighborhood. Furthermore, a zoning change would set a dangerous precedent for future development and negatively impact this area of the barrier island.

**Please vote against the zoning change.** Thank you for your time and consideration.

Sincerely,

*Mary Terwilliger*



This is picture taken from in front of our home looking to the south. As you can see the beach front in this direction is well developed. My arrow points to where Sabbia Beach Condominium is located.



This picture is taken facing north. As you can see there is no comparison. Once you pass Tiffany Gardens Condominium the area is comprised of townhomes and single family homes. My arrow points to where the proposed structure would be.

## Jae Eun Kim

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**From:** Jennifer Gomez  
**Sent:** Tuesday, June 25, 2019 11:01 AM  
**To:** Jae Eun Kim  
**Cc:** Brian Donovan; David Recor; Daniel Keester; Asceleta Hammond; Kervin Alfred  
**Subject:** FW: Oppostion to rezoning  
**Attachments:** twin towers letter, me.docx; photos for letter.docx

[Jae Eun: A letter for the record.](#)

[Thanks](#)

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**From:** Brian Donovan <Brian.Donovan@copbfl.com>  
**Sent:** Tuesday, June 25, 2019 8:16 AM  
**To:** Jennifer Gomez <Jennifer.Gomez@copbfl.com>; David Recor <David.Recor@copbfl.com>; Daniel Keester <Daniel.Keester@copbfl.com>  
**Subject:** FW: Oppostion to rezoning

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**From:** [terwilleger04@aol.com](mailto:terwilleger04@aol.com) [<mailto:terwilleger04@aol.com>]  
**Sent:** Monday, June 24, 2019 9:37 PM  
**To:** Greg Harrison <[Greg.Harrison@copbfl.com](mailto:Greg.Harrison@copbfl.com)>; Jae Eun Kim <[JaeEun.Kim@copbfl.com](mailto:JaeEun.Kim@copbfl.com)>  
**Subject:** Oppostion to rezoning

**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 City Manager and Planning and Zoning office,  
Please see my attached letter opposing the rezoning of 1508 North Ocean Blvd. I am writing to let you know that a great many residents of Pompano Beach are against the rezoning of the small parcel by the beach. I am unable to attend the July 9 commission meeting as I, along with many of the other homeowners in my building, will be out of town. We are however planning to send as many people who are here as possible.

I look forward to working with you to improve Pompano in the future, but this development absolutely does not benefit anyone except the developers.

Thank you for reading my attached letter and looking at the pictures. Please feel free to call me at 954-612-5089, if you need any further information.

Best Regards,  
Mary Terwilleger

(Please note the spelling of our name, we are not related to Terwilliger.)

## Jae Eun Kim

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**From:** babslazlo@aol.com  
**Sent:** Wednesday, June 26, 2019 3:53 PM  
**To:** Jae Eun Kim  
**Subject:** Fwd: twin towers rezoning

**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.

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

From: babslazlo <babslazlo@aol.com>  
To: andrea.mcgee <andrea.mcgee@copbfl.com>; Rhonda.eaton <Rhonda.eaton@copbfl.com>; tom.mcmahon <tom.mcmahon@copbfl.com>; Beverly.perkins <Beverly.perkins@copbfl.com>; barry.moss <barry.moss@copbfl.com>; greg.harrison <greg.harrison@copbfl.com>; jaeun.kim <jaeun.kim@copbl.com>; rex.hardin <rex.hardin@copbfl.com>  
Sent: Wed, Jun 26, 2019 3:48 pm  
Subject: twin towers rezoning

Hi,

My name is Barb Beadnell. I have lived in Pompano Beach for over 25 years. It is amazing to me the progress our city has made in the last couple of years. I would like to thank all of you for your vision, innovation and execution of so many wonderful projects. It has truly put our city on the map.

I am all for building a better city and for progress. However sometimes there are developers that don't have our best interest at heart. It is just a money making venture with no consideration of the consequences that come with their project.

I believe the Twin Towers Project (Ocean Park Residency) is one of them. There are many reasons this property was originally zoned RM-45. For those many reasons and more, we can't let them rezone to a PD1.

This public beach access has become home to all of the kite boarders, residents and visitors alike. It is such a joy to see so many families and friends enjoying this wonderful piece of paradise Pompano has provided for them. It is one of the reasons Pompano is now one of the best vacation spots in the country.

We could let them rezone and build their big twin towers. Then we can all try and find some sun after twelve noon on a beach elsewhere. Our kiteboarders can find a new beach where the wind isn't affected by this massive concrete structure. Not to mention the aesthetics of it all, or traffic congestion among the pedestrians. Seems to me it would be an eye sore among our beautiful growing city. There are many more reasons, and I could go on and on, but my letter is already too long.

Thanks for listening  
Sincerely  
Barb Beadnell

## Jae Eun Kim

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**From:** Jennifer Gomez  
**Sent:** Tuesday, June 25, 2019 5:55 PM  
**To:** Jae Eun Kim  
**Cc:** Brian Campbell; Asceleta Hammond; Kervin Alfred  
**Subject:** FW: Ocean Park Beach (1508 N. Ocean Blvd.) Rezoning

Jae – Please work with the Clerk’s office to make sure any correspondence received on this property is added to the backup.

Thanks

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**From:** Brian Donovan <[Brian.Donovan@copbfl.com](mailto:Brian.Donovan@copbfl.com)>  
**Sent:** Tuesday, June 25, 2019 7:46 AM  
**To:** Jennifer Gomez <[Jennifer.Gomez@copbfl.com](mailto:Jennifer.Gomez@copbfl.com)>; David Recor <[David.Recor@copbfl.com](mailto:David.Recor@copbfl.com)>; Daniel Keester <[Daniel.Keester@copbfl.com](mailto:Daniel.Keester@copbfl.com)>  
**Subject:** FW: Ocean Park Beach (1508 N. Ocean Blvd.) Rezoning

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**From:** Shelley Bartholomew <[Shelley.Bartholomew@copbfl.com](mailto:Shelley.Bartholomew@copbfl.com)>  
**Sent:** Tuesday, June 25, 2019 7:45 AM  
**To:** Andrea McGee <[Andrea.McGee@copbfl.com](mailto:Andrea.McGee@copbfl.com)>; Barry Moss <[Barry.Moss@copbfl.com](mailto:Barry.Moss@copbfl.com)>; Barry Moss ([barrymossflorida@aol.com](mailto:barrymossflorida@aol.com)) <[barrymossflorida@aol.com](mailto:barrymossflorida@aol.com)>; beverly perkins <[beverlytv1@gmail.com](mailto:beverlytv1@gmail.com)>; Beverly Perkins <[Beverly.Perkins@copbfl.com](mailto:Beverly.Perkins@copbfl.com)>; Brian Donovan <[Brian.Donovan@copbfl.com](mailto:Brian.Donovan@copbfl.com)>; Greg Harrison <[Greg.Harrison@copbfl.com](mailto:Greg.Harrison@copbfl.com)>; Rex Hardin <[Rex.Hardin@copbfl.com](mailto:Rex.Hardin@copbfl.com)>; [rex@rexhardin.com](mailto:rex@rexhardin.com); rhonda eaton <[eaton4pompano@aol.com](mailto:eaton4pompano@aol.com)>; Rhonda Eaton <[Rhonda.Eaton@copbfl.com](mailto:Rhonda.Eaton@copbfl.com)>; Suzette Sibble <[Suzette.Sibble@copbfl.com](mailto:Suzette.Sibble@copbfl.com)>; Tom McMahon <[tomrmcmahon@gmail.com](mailto:tomrmcmahon@gmail.com)>; Tom McMahon <[Tom.McMahon@copbfl.com](mailto:Tom.McMahon@copbfl.com)>  
**Subject:** Ocean Park Beach (1508 N. Ocean Blvd.) Rezoning

Margaret King called from Ohio yesterday to voice her opinion against the rezoning of 1508 N. Ocean Blvd (Ocean Park Beach Project). Her property is located at 1508 N. Ocean Blvd.  
If anyone wishes to talk to her, she can be reached at 330-347-4219.

