

7-1-19

Dear Mayor Hardin:

I am a resident of Tiffany gardens North 1620 North Ocean Drive Pompano Beach, Fl. 33062. I am writing to you since we elected you to represent us and you promised to do so. I am against the rezoning for the property at 1508 North Ocean Blvd. Pompano Beach, Fl. 33062 or known as Ocean Park Residences. This property is currently zoned RM-45, with a maximum height limit of 105 feet. The developer, Mt. Vernon Property Holdings LLC bought the small land parcel 0.62 acres fully aware of the zoning designation. Instead of abiding by the zoning laws, the developer is proposing a 205'6" "Twin Towers" Project and asking the lot be rezoned to PD-I (a planned development infill) with unlimited height. This is unacceptable and totally incompatible with the neighborhood and its unique character. Furthermore, I believe that allowing this rezoning would set an undesirable precedent for the future projects that might be proposed. I ask you and the commissioners to vote "No" on the July 9, 2019 at 6:00pm. Also, July 23, 2019 at 6:00pm Pompano Beach City Hall 100 W. Atlantic Blvd, Pompano Beach, Fl. 33060. Vote "No" on the rezoning and to preserve and protect the north beach area against unwanted, excessively high development and no place for parking all the added cars.

Thank you very much,

Mary L. Gangloff

1620 N. Ocean Blvd.

Pompano Beach, Fl. 33062

Jae Eun Kim

From: Steve Davidson <stevedavidson51@yahoo.com>
Sent: Monday, July 1, 2019 4:48 PM
To: Rex Hardin; andrea.mcgee@copblf.com; Rhonda Eaton; tom.mcmahon@copblf.com; beverly.perkins@copblf.com; Barry Moss; Asceleta Hammond; Mary Gangloff; Greg Harrison; Jae Eun Kim
Subject: Vote "NO" for rezoning of Propsed height of Ocean Park Residences
Attachments: Tiffany Letter.docx

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Please see attached letter requesting your consideration for a "no" vote on the proposed rezoning of Ocean Park Residences.

June 30, 2019

To: Mayor:

Rex Hardin, Email: rex.hardin@copbfl.com

Commissioners:

Andrea McGee, Email: andrea.mcgee@copbfl.com

Rhonda Eaton, Email: rhonda.eaton@copbfl.com

Tom McMahon, Email: tom.mcmahon@copbfl.com

Beverly Perkins, Email: beverly.perkins@copbfl.com

Barry Moss, Email: barry.moss@copbfl.com

City Clerk:

Asceleta Hammond, Email: asceleta.hammond@copbfl.com

City Manager:

Greg Harrison, Email: greg.harrison@copbfl.com

Planning & Zoning:

Jae Eun Kim, Email, [jaeeun.kim@copbfl.com](mailto:jaeun.kim@copbfl.com)

RE: The rezoning of 1508 North Ocean Blvd. from RM-45 to PD-1.

Dear Ladies & Gentlemen:

I am writing to you regarding the above referenced subject as my wife and I are longtime residents of Hillsboro Shores. In addition, I am a retired architect who was previously licensed in NY, CA and FL.

As you are aware the developer's intention of requesting the zoning change is to increase the buildable height and the only reason for this request is the financial gain that the added height offers. As possible incentives, the developer may have pointed out the added revenue that the city will gain from the added height in property taxes and associated fees. As tempting as this appears there are several points that you should consider before rendering you decision. First, does the city government wish to have a reputation that favors developers over neighborhoods? Second, the proposed project is simply too big for the site. There will be a lot of flowery talk about the project's aesthetic merits and how they will increase property values. Third, impact on traffic and increased congestion. Fourth, and most important will be the precedent it will set that will allow future developers to request that their projects receive equal treatment. You should be reminded that the owners of the nursing home diagonally across the street proposed a similar project a few years ago that was rejected...it's not hard to imagine that if you consent to the zoning request what the nursing home owners next action will be.

Hopefully, you will consider these points together with the neighborhoods wellbeing and vote to maintain the sites current zoning designation.

If I may be of further assistance please feel free to contact me at 954-943-5980.

Sincerely,
Neil Dixon

3203 Barton Road
Pompano Beach 33062

Jae Eun Kim

From: Neil Dixon <neil155@bellsouth.net>
Sent: Monday, July 1, 2019 6:56 PM
To: rex.hardin@cobfl.com; Andrea McGee; Rhonda Eaton; Tom McMahon; Beverly Perkins; Asceleta Hammond; Greg Harrison; Jae Eun Kim; Barry Moss
Subject: Proposed Rezoning of 1508 North Ocean Blvd.
Attachments: Pompano Bch Devel 6 30 2019.docx

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.

Good evening, please find attached my position regarding the above referenced subject.

Jae Eun Kim

From: Don B <don_bosworth@yahoo.com>
Sent: Monday, July 1, 2019 6:59 PM
To: Rex Hardin; Andrea McGee; Rhonda Eaton; Tom McMahon; Beverly Perkins; Barry Moss; Jae Eun Kim; Asceleta Hammond
Subject: Zoning Board Meeting

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.

Mr. Mayor and members of the Pompano Beach City Commission:

My wife and I are adding our voices to the call to reject the proposed zoning change for 1508 N. Ocean Boulevard, also known as Ocean Park Residences. I was in attendance at the December 2017 Planning and Zoning Board meeting when, based on the Board's staff report and no doubt influenced by the overwhelming opposition of the attendees, the original proposal was unanimously rejected by the members of the Planning and Zoning Board. According to my notes from that meeting, the gist of the review by the Board's staff included:

- Current zoning (RM-45) has a height of 105 feet and 60% lot coverage.
- Requested zoning (PD-I) has a height of over 248 feet and 70% lot coverage.
- The intent of PD-I is to have mixed use buildings and the 400 square feet police substation and 768 square feet of commercial kiosks is not sufficient to qualify as mixed use. Therefore, the PD-I designation is not appropriate.
- The development lacks compatibility with the adjacent city park on the beach.
- Staff also noted errors, inconsistencies and missing information in the request.
- Staff's first recommendation was denial of the request; they noted that if the Board should decide to approve it then additional conditions would need to be addressed.

As I understand it, any developer can resubmit (with or without changes) the request to the Planning and Zoning Board or appeal directly to the City Commission. In the latter (as in this case), the commissioners will vote on the request. If denied that is the end of the process. If accepted, the Commission is required to re-vote a month later – allowing time for public reaction – and can change their votes (or not). If the request is accepted a second time, the zoning for that parcel is changed.

This upcoming meeting raises too many questions:

- What, other than the timing of the request, has changed in the meantime?
- Why is the Planning and Zoning Board and their professional staff not re-examining the modified (if at all) proposal?
- What additional planning and zoning expertise do the members of the City Commission possess? While I realize that it is within city rules and regulations for a developer to appeal directly to the City Commission, I can't help but think that in this case bypassing the Planning and Zoning Board that unanimously denied the proposed change results in terrible optics.
- Why is this meeting being held in the middle of the summer? Does the developer think that the timing will be especially advantageous for him and subject the City Commissioners to less scrutiny? If you approve the request you will be required to revisit it one month later. July and August are the height of the summer vacation season when it is most difficult to assemble a public response. Additionally, as you are well aware many of the home owners in Pompano Beach, and especially in District 1, are part time residents. While they may not be voters, they are certainly tax payers who deserve to be included in such a momentous discussion.

Please do not approve this requested change!

Sincerely,

Don and Cindy Bosworth

1500 N. Ocean Blvd., #1002