

Jae Eun Kim

From: Roy Hobbs <royhobbsbb99@yahoo.com>
Sent: Tuesday, July 2, 2019 8:51 AM
To: Rex Hardin; Andrea McGee; Rhonda Eaton; Tom McMahon; Beverly Perkins; Barry Moss; Jae Eun Kim; Asceleta Hammond
Cc: Mark LaRoy; Cynthia LaRoy; John LaRoy; Valerie LaRoy; Lauren LaRoy; Michael Gallik; Mike Eifel; Valerie LaRoy; Liz Smoczynski
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:

I/we am/are adding my/our voice(s) 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,

Mark LaRoy
C: 708-828-2275
W: 708-403-0493
royhobbsbb99@yahoo.com

Jae Eun Kim

From: John LaRoy <john.laroy@apparelredefined.com>
Sent: Tuesday, July 2, 2019 9:16 AM
To: Rex Hardin; Andrea McGee; Rhonda Eaton; Tom McMahon; Beverly Perkins; Barry Moss; Jae Eun Kim; Ascelela Hammond
Subject: Proposed Zoning Changes--VOTE NO

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Please do not approve this requested change!

Sincerely,

John LaRoy
Unit 902
1500 North Ocean Blvd
Pompano Beach, FL 33062

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John LaRoy
CEO



Sell More, Stress Less

4611 136th St.
Crestwood, IL 60418
Main: (708) 598-2480 ext. 503
Direct: (708) 255-2029
Fax: (708) 926-2665
ApparelRedefined.com

Jae Eun Kim

From: EDWARD M. CHEN <edchen@bellsouth.net>
Sent: Tuesday, July 2, 2019 11:03 AM
To: Rex Hardin; Andrea McGee; Rhonda Eaton; Tom McMahon; Beverly Perkins; Barry Moss; Jae Eun Kim; Ascelela Hammond
Cc: 1500 Ocean Club
Subject: Zoning Board Meeting

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Please **do not approve** this requested change!

Sincerely,

Edward and Elaine Chen

1500 N Ocean Blvd., Unit 604

Pompano Beach, FL 33062

Jae Eun Kim

From: Carlos Ceballos <carla.greenfield@gmail.com>
Sent: Tuesday, July 2, 2019 1:35 PM
To: Rex Hardin; Andrea McGee; Rhonda Eaton; Tom McMahon; Beverly Perkins; Barry Moss; Jae Eun Kim; Asceletha Hammond
Cc: Scott
Subject: Zoning Board Meeting

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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,

*Scott & Carla Greenfield
Residents from:
1500 North Ocean Blvd.
Pompano Beach FL 33062*

Jae Eun Kim

From: Lisa Charles <getlisarana@hotmail.com>
Sent: Tuesday, July 2, 2019 8:10 PM
To: Andrea McGee; Rhonda Eaton; Tom McMahon; Beverly Perkins; Barry Moss; Rex Hardin; Asceleta Hammond; Jae Eun Kim
Subject: PLEASE VOTE AGAINST THE VOTING CHANGE

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Dear Mayor and Commissioners,

I am a proud resident of Pompano Beach. I believe it is a vibrant city that offers its residents and visitors many opportunities to live, work, and play. There has been much positive movement that I believe will continue to make this city a great place to live. However, not all proposed developments serve the purpose of moving the city forward.

As a resident of Pompano Beach, I am 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 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. The plat is located across the street from single-family homes, and adjacent to townhouses and low-rise development; however, the developers applied to change the zoning of the plat to PD-I (planned development – infill) which has no height restriction and incorporates retail into a primarily residential area. In December 2017, the Planning & Zoning board unanimously denied the rezoning request. If the developers had significantly changed the scope of their project, they would have returned to the Planning & Zoning board. Clearly, the design has not significantly changed and now the developers are bringing the rezoning request before you. I urge you to 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,

Lisa & Ken Charles

2002 Bay Drive
Pompano Beach, Florida 33062

Sent from [Outlook](#)