

Bobby Adkins

From: Pamela Stanton
Sent: Tuesday, August 26, 2025 5:36 PM
To: Bobby Adkins
Subject: FW: Public Comment for 8/27 Planning & Zoning – McNab House & Gardens, Portman Residential, East Atlantic Apartments

Please see below and add to the Public folder for MHBG.

From: Katie Porter <kporter198011@gmail.com>
Sent: Tuesday, August 26, 2025 5:20 PM
To: Pamela Stanton <Pamela.Stanton@copbfl.com>
Cc: Audrey Fesik <Audrey.Fesik@copbfl.com>
Subject: Public Comment for 8/27 Planning & Zoning – McNab House & Gardens, Portman Residential, East Atlantic Apartments

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Dear Ms. Stanton,

My name is Katie Porter, and I reside at 2400 NE 10th Street, unit 510, Pompano Beach, FL 33062. Please include this email in the public record for the August 27, 2025, 6:00 PM Planning & Zoning Board meeting regarding McNab House & Gardens, Portman Residential, and East Atlantic Apartments (2400 E. Atlantic Blvd).

I support Commissioner Audrey Fesik's request to defer these items until after the City's August recess to allow adequate commissioner review and resident engagement. Many neighbors—including myself—have only recently learned of the scope of the proposals and need fair time to review materials and provide informed input.

Beyond the request for deferral, I must also express a serious concern about the overall overdevelopment trend in Pompano Beach. The city has already approved numerous large apartment complexes, and the impact is being felt through worsening traffic congestion, parking shortages, loss of green space, and declining quality of life for existing residents. Many in the community, including myself, strongly oppose the addition of more high-density apartment buildings that will further strain our infrastructure and alter the character of our neighborhoods.

Should the Board proceed on 8/27, I respectfully ask that the following concerns be incorporated into the record and addressed as conditions or continuances:

1. Community Engagement & Notice – Provide an additional outreach window with accessible summaries (traffic, height, density, parking, environmental reports) and a clearly advertised follow-up meeting.
2. Traffic & Safety – Require updated traffic impact analysis for Atlantic Blvd and surrounding residential streets, including pedestrian safety, school hour impacts, and emergency access.
3. Scale, Height, and Compatibility – Ensure proposed massing respects adjacent neighborhoods, view corridors, and light/air access; step-backs and transitions should be required where projects meet low-rise residential areas.

4. Parking & Overflow – Require realistic parking ratios and mitigation plans to prevent spillover into nearby residential blocks.
5. Construction Management – Adopt a construction staging plan (hours, dust/noise control, truck routes) with a community contact for issues and penalties for violations.
6. Environmental & Indoor Air Quality – Require adherence to best practices for chemical storage, pest control, and ventilation to prevent naphthalene/mothball-type odors and similar intrusions into neighboring residences; designate reporting and enforcement contacts if issues arise.
7. Public Benefits & Affordability – If density/height bonuses are sought, secure proportional community benefits (e.g., attainable units, streetscape, open space, or funding for neighborhood improvements).

I appreciate the Board's consideration and the City's commitment to transparent, community-informed planning. Please confirm receipt and inclusion of this comment in the public record.

Sincerely,

Katie Porter

2400 NE 10th Street, unit 510

Pompano Beach, FL 33062

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