

2350 NE 14th St. Unit 718
Pompano Beach FL 33062

Pompano Beach Planning & Zoning Board
PO Drawer 1300
Pompano Beach, FL 33061

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CITY OF POMPANO BEACH

Dear Planning & Zoning Board and City Commissioners,

I am writing to you on behalf of concerned citizens who own reside in property within the impact area of a proposed project described and presented at a Public Hearing of the Planning and Zoning Board, Project P&Z15-9000001 (AMP IV Hidden Harbor LLC) held on Jan. 27, 2016, in the City Commission Chambers of the City Hall Complex at 100 W. Atlantic Blvd.

During the hearing on Jan. 27, 2016, I voiced my concerns about the project, but would like to further voice my concerns and the concerns of other neighbors in written form. The fact that the attorneys for the developers, scheduled a neighborhood meeting AFTER the public hearing and clearly stated in their letter to neighbors that there was NO specific plans, leads me to suspect a degree of underhandedness on the developers or their law firm's part. During the public hearing, it was clear that specific plans were in the works.


I respectfully request the Planning and Zoning Board to reject the applicant's request to have the current Zoning and Land Use laws and statutes amended to allow the increase of residential density of this property to Mixed Use High Density (50DU/AC).

A substantial increase in residential units on this property would critically affect the neighborhood in the vicinity of the proposed project. Increased residential density in this area will only lead to highrise buildings which are out of character and detrimental to the neighborhood and would cause substantial traffic congestion. The highrise building being proposed on the small strip of land between Federal Highway and NE 23rd Ave would rob the neighborhood of sunlight and views, and overtax existing utilities in this area of the city. In addition, such construction would only invite more highrise structures to be built along this stretch of Federal Highway.

I ask the Planning and Zoning Board and City Commission to grant my request to reject this proposal and continue to make publicly available to all of us as neighbors all information concerning this application.

Thank you for your consideration.

Yours truly,



Jan E. Shields
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Pompano Beach, FL 33062