

From: susancav@aol.com
To: [Zoning Inquiries](#); [Greg Harrison](#); [Audrey Fesik](#); [Rex Hardin](#)
Cc: [rich cavallaro](#)
Subject: Property: 552 & 600-604 N Ocean Blvd
Date: Monday, June 22, 2026 3:36:29 PM

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Dear Members of the Planning & Zoning Board,

Please **DO NOT** approve the Applicant's request to amend the land use for the subject parcels of land. The developer is trying to make his argument to build bigger and denser than the current land use allows, and even higher and denser than the future land use map allows, for no reason other than to maximize their profit at the expense of and detriment to Pompano Beach residents. If they built to code, it would adhere to zoning laws, and the developer would make a profit (this was confirmed at the Maggiano's event)

The developer does not make logical and realistic arguments to support his request for what is a very drastic change to existing and even *future* land use plans.

People are moving to Florida: Pompano Beach can never build enough to accommodate all the people that wish to move to Florida. Our Zoning and Planning laws were well thought out in anticipation of an ingress of people. The idea is to build rationally and wisely to avoid over-developing and ruining the land, the beach and the appeal of the barrier island. Building a luxury high-rise larger than zoning laws allow does nothing to support average people to find affordable housing.

Pedestrian Hazards:

There is a great concern with the increase of this request to add additional units that will create more traffic when exiting this potential building. Not only will this impact both pedestrians crossing A1A plus a worry of interference with the current bus stop located directly across the street.

This will be NOT BE good for the Community: The developer may not be aware of the shadows cast by the existing high-rises which cause beach goers to scurry to find light in the afternoon. Clearly, more large buildings on the Beach will not be good for Pompano residents (and visitors) that come to enjoy a day at the beach.

Additionally, as existing residents, we are seeing developments starting to exceed what can comfortably be accommodated in the vicinity. We already experience terrible traffic on the bridges (14th Street and Atlantic Blvd), and we know that if the P&ZB approve these modifications, more developments will expect the same and this beautiful stretch of beach will forever be ruined.

Please **DO NOT** allow this application to be approved. It will be truly disastrous to the

neighborhood and overall, to the city. It's sickening that this happens everywhere, and we never learn our lesson - once the barrier island is ruined, we can never turn back - PLEASE DO NOT LET THIS HAPPEN.

Sincerely,

Sue and Rich Cavallaro (Silver Thatch Board Secretary)

525 North Ocean Blvd, Apt 1919

Pompano Beach, FL 33062