

## Bobby Adkins

---

**From:** Kathryn Collins <katgcollins@gmail.com>  
**Sent:** Saturday, May 18, 2024 7:06 PM  
**To:** Zoning Inquiries  
**Subject:** Deny zoning change for 191 S Ocesn Blvd.

### This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To Whom It May Concern,

As a resident of Pompano Beach, I am voicing my opposition to rezoning 101 S Ocean Boulevard to General Business instead of Community Business.

As per our zoning guidelines, "The Atlantic Boulevard Overlay district (AOD) is established and intended to serve as a center of activity for residents and visitors alike, a source of pride and identity for the community, and an attractive gateway to the city's beachfront areas. The purposes of these district standards are to stimulate economic revitalization, create a pedestrian-friendly environment, encourage beachfront beautification, and promote mixed-use development. To achieve these intents and purposes, district standards are based on the following core principles."

**Rezoning this area goes against many of these very principles. In addition, rezoning will create many other issues including increased traffic, gridlock, infrastructure issues, and negative impacts on the surrounding environment. We all already know how far the traffic backs up when the bridge is up. Zoning is in place to AVOID these negative factors. If you rezone this area, you set a dangerous precedent for other developers who will want to do the same.**

Claridge Homes is known for using loopholes to get things done. In fact, they constructed the highest building in Ottawa. Don't let them do that in Pompano. A taller building only helps the developer, not the residents. These companies are only looking to make money. They don't care what happens when they leave or the repercussions of their actions. The higher they go, the more they line their pockets!

By keeping the current zoning in place, they can still create a hotel that brings in substantial revenue without building a monstrosity that hurts the neighborhood and your long standing residents; and it also casts a negative impact on our area for decades to come.

Rezoning this area will negatively impact the thousands of Pompano residents who live around the project and will diminish the overall aesthetic and livability of the surrounding area.

**Keep 101 S Ocean Boulevard zoned as a B-2/AOD COMMUNITY BUSINESS instead of a B-3/AOD General Business.**

There is no legal basis to change the zoning nor are there factors that affect the developer from building "within the current zoning guidelines" that substantiate any such change. There is no burden or obstacle with current zoning, and therefore zoning needs to remain as it is.

Zoning is changed based on an essential need - there is no need here.

Thank you for your consideration and for all residents (who strongly oppose) to be heard.

Sincerely,  
Kathryn G. Collins  
Phone: 781-789-7501