

From: [douglas borden](#)
To: [Zoning Inquiries](#)
Cc: [Audrey Fesik](#); [Rex Hardin](#); greg.harrison@copfl.com
Subject: Re: Zoning Land Use Amendment # 25-92000002
Date: Monday, June 22, 2026 10:23:03 AM

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Dear Zoning & Planning Board & Staff,

We have recently been notified of the planned La Plage development's request to re-zone 552 & 600-604 N Ocean Blvd. through a land use amendment. We vehemently oppose such amendment being passed. Their rationale to add **Luxury Beach Front Condo Units** at even more exorbitant prices to help solve the City's "affordable housing issues", is, on its face, just absurd.

My wife and I moved to Pompano Beach almost 10 years ago. We were drawn to this town because of the wonderful beach vibe and small-town atmosphere. Over the years, our beaches have been impacted with shadows of several new high rises popping up all over the place. Beach-going afternoons are now being cut short as more and more of these newly built high-rises cast their long shadows on our resident sunbathers and visitors. We need to protect the existing guide rails we have on the books by disallowing egregious land amendment proposals like this.

There are currently too many high-rises as it is on A1A and on the beaches. Our building was built back in the 1980's but was built set back across the street from the beach. The noise from cars traveling on A1A is already a problem to current residents. An additional tall structure will add to this problem as more wind & sound tunneling would be created. This is another example of why the existing zoning plans were created in the first place. It was with great thought that these existing zoning laws are there. We must adhere to them. We agree with City of Pompano's staff report that says this structure is a mismatch for the community.

Additional high structures in such proximity to existing high-rises also create additional traffic – pedestrian safety issues. It's already a hairy experience to try and cross Ocean Blvd. at the crosswalk on NE Fifth Street to get to the beach. Additional units over and above the units allowed, will just unnecessarily add to the traffic confusion and pedestrian safety issues.

Our small-town vibe is what draws people to Pompano Beach. They come here to relax, have fun and enjoy our beautiful sunny beaches. They spend lots of money in all our local businesses. Let's not kill the Golden Goose by allowing some out-of-town developer to destroy what we have because they want to pad their profits with extra condo units.

Turks Capital Acquisition LLC bought the land with the current entitlements. They knew what they were buying. The residents of Pompano Beach, who pay taxes all year long, for city employees to enforce existing zoning laws, shouldn't have to foot the bill of developers looking to make an extra buck by disadvantaging current residents.

Furthermore, I just want to say that it is very transparent that the developers have chosen to hold these meetings in the summer when many of us are away. This is clearly a tactic meant to exploit the timing to try and suppress the local resident outrage. I would hope this illustrates to the zoning board that they cannot be trusted to be honest brokers.

Please, with all due respect, do not let these developers get away with this. They should not be granted an "Irregular 42 du/ac" amendment. It just doesn't make sense. It will not serve to the

benefit of our town.

Thank you for your attention in this matter,

Sincerely,

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Doug Borden