

From: [Marcia Atlas](#)
To: [Zoning Inquiries](#); [Audrey Fesik](#); [Greg Harrison](#)
Subject: Fw: Opposition to spot rezoning of P&Z # 25-92000002
Date: Tuesday, June 23, 2026 5:37:20 PM

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To: Zoning@copbfl.com <zoning@copbfl.com>; Audrey.Fesik@copbfl.com <audrey.fesik@copbfl.com>; rex.hardi@copbfl.com <rex.hardi@copbfl.com>; Greg.Harrison@copbfl.com <greg.harrison@copbfl.com>

Sent: Tuesday, June 23, 2026 at 05:31:52 PM EDT

Subject: Opposition to spot rezoning of P&Z # 25-92000002

Dear Madam & Sirs,

I am an owner at resident at 525 North Ocean Blvd, Silver Thatch Atlantic Plaza on the barrier island in Pompano Beach.

I am writing to express my strong opposition to the proposed rezoning of 552 & 600-604 North Ocean Blvd. "Le Plage " which would allow a high rise that is significantly taller and denser than current zoning allows. My concerns are:

1. It is a spot zoning that does not fit the community. This is a request to rezone a single parcel to accommodate one developer's project, rather than a change consistent with the surrounding neighborhood. I understand that the City's own planner, Ms. Dolan has noted in her review that this proposal appears to be a mismatch for the community. I share that view.
2. It is a dangerous precedent for the entire barrier island. Approving a single high density carve out invites the same request for every other beachfront parcel. Once granted here, it becomes very difficult for the City to deny the next one, with lasting effects on density, traffic, views, and the character of the entire island.
3. The hearing timing excludes the residents most affected. A large share of the directly affected owners are seasonal and are out of town during the summer. Holding this hearing now effectively shuts out the very people whose homes and property values are most impacted. I respectfully ask that the hearing be rescheduled to November or December, when the affected residents can attend and be heard.

For these reasons, I respectfully ask the City to deny this rezoning request and, at minimum, to postpone the hearing date so that the local community can participate.

Sincerely,

Marcia Atlas
525 N. Ocean Blvd
Unit 1222
Pompano Beach, FL 33062

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