

Lawrence J. Kennedy
531 N. Ocean Blvd, Unit 1707
Pompano Beach, FL
Email: larryl5s1@verizon.net
Phone: (347) 446-2308

February 21, 2026

Audrey Fesik, City Commissioner District 1
100 West Atlantic Blvd.
Pompano Beach, FL – 33060
Via email to: Audrey.Fesik@copbfl.com

Subject: **Opposition to the Rezoning Request for 552, 600, and 604 N. Ocean Blvd (“La Plage at Pompano Beach”) (Parcel # 484331110030)**

Commissioner Fesik:

I am writing to express **my strong and unequivocal opposition** to the proposed rezoning and 15-story development known as “*La Plage at Pompano Beach*”, planned for 552, 600, and 604 N. Ocean Blvd (Parcel # 484331110030). As a Pompano Beach property owner and taxpayer directly impacted by this proposal, I urge you to deny this request on the basis of **environmental harm, public safety risks, historical inconsistency, and incompatibility with the City’s Comprehensive Plan**.

1. Severe Environmental Harm to Protected Sea Turtle Nesting

The proposed 15-story height—more than double the historical 6-story limit in this area—will significantly worsen conditions for endangered sea turtles, which rely on dark, stable beaches to nest successfully.

Taller buildings cast **extended shadows that disrupt sea turtle nesting**, alter hatchling orientation, and damage critical dune vegetation needed to protect nests from storms. Increased artificial light from a high-density tower will further disorient hatchlings, drawing them inland toward certain mortality rather than toward the ocean.

This location is part of or near Florida’s designated **critical sea turtle nesting habitat** and approving such a rezoning would contradict both state conservation priorities and local coastal-environment goals.

2. Intensification of Severe Beach Erosion & Coastal Instability

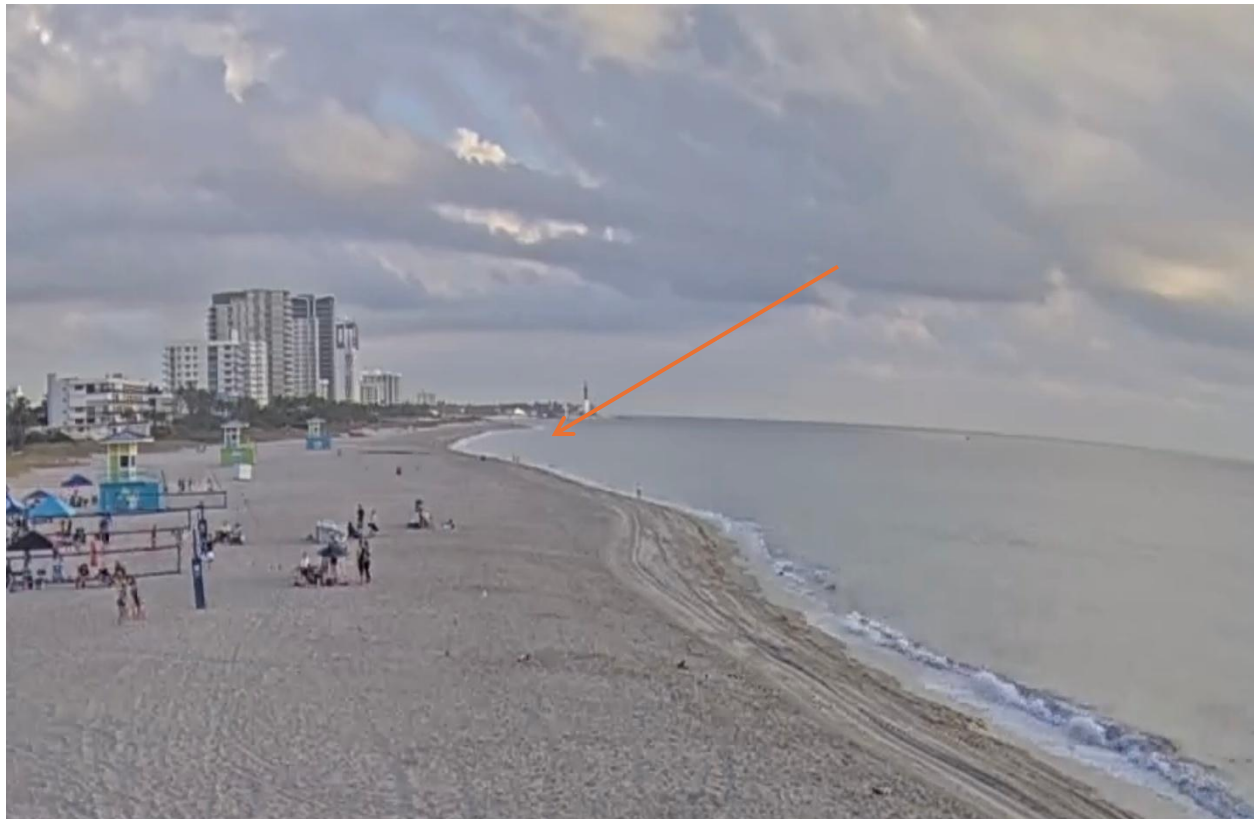
Our barrier island is composed of **shifting sand over porous limestone**, making it inherently unstable and vulnerable to collapse under excessive vertical load. Heavy high-rise development amplifies downward pressure and accelerates erosion—conditions already documented on this stretch of shoreline.

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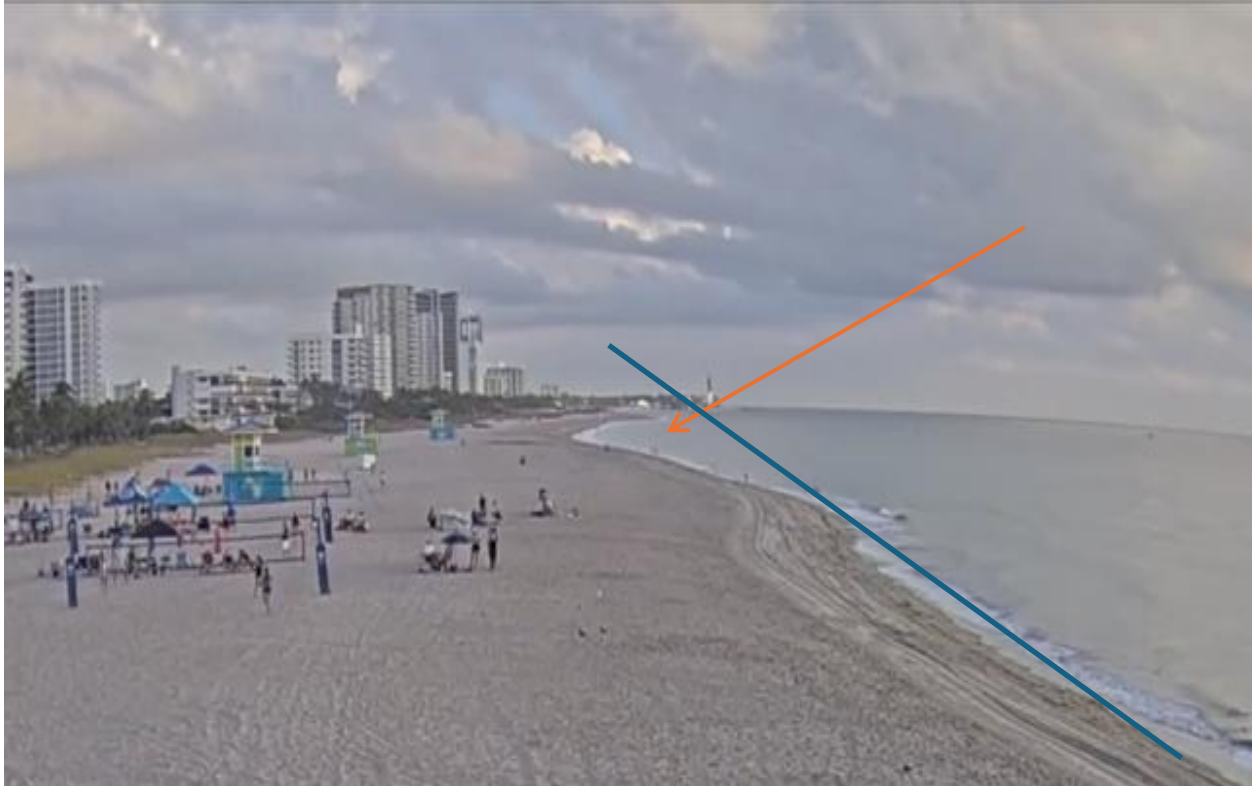
Residents have witnessed multiple sand collapses, *including one directly in front of 552 N Ocean Blvd*, where a man was swallowed into a sand cavity and required hours of rescue efforts. These incidents are potentially dangerous failures of coastal stability.

Additionally, construction vibration for a 15-story structure will further destabilize dunes and threaten nearby foundations and infrastructure.

Please see below two recent pictures of the beach from the Fisher Family Pier looking northward towards the planned rezoning location. You can see the **existing beach deterioration exactly in front of the planned location**. The ocean currently severely juts inward toward the land. Adding a 15-story structure to this fragile location, already negatively impacted by recent excessive overbuilding in the area, will **cause irreparable harm to the beach, turtle nesting, the surrounding community, and the local economy**.



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3. Traffic Gridlock & Emergency-Response Delays

A1A is a **narrow, two-lane coastal road with no possibility of expansion, and it is already at maximum seasonal capacity.** Adding a high-density 15-story tower would:

- Slow emergency response times
- Further compromise hurricane evacuation
- Increase accident congestion risk.

During an evacuation scenario, this scale of added population poses serious and unacceptable risks to public safety.

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4. Incompatibility with Historical Height Limits

This portion of Pompano Beach has **historically been limited to 6-story buildings**, protecting the character, safety, and environmental sensitivity of the neighborhood. A 15-story tower is wildly out of scale and would permanently alter the skyline and wind-shear pattern, further weakening dune structures.

5. Overdevelopment on a Narrow Barrier Island

Barrier islands cannot safely support high-vertical density. Additional towers strain:

- Utilities and drainage
- Emergency-service capacity
- Coastal infrastructure
- Beach-renourishment systems

I believe these concerns have been repeatedly emphasized in the City's own coastal management policies.

6. Hurricane, Disaster & Evacuation Concerns

With A1A serving as the **only north-south evacuation route**, adding hundreds of new residents would significantly slow evacuation and **increase the danger to existing residents during storm events**.

7. Dangerous Precedent for Additional Towers

Approving one 15-story tower would invite subsequent developers to request similar height variances, triggering a domino effect of massive overdevelopment along a fragile coastal corridor.

8. Inconsistency with the City's Comprehensive Plan

I understand that the proposal **conflicts directly with neighborhood-compatibility requirements**, coastal-hazard policies, and development-intensity limitations established in the City's Comprehensive Plan.

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Conclusion

I respectfully urge the Planning & Zoning Board and the City Commission to uphold longstanding height limits, protect endangered wildlife, preserve the barrier island's stability, and prioritize public safety over developer profit.

For all the reasons above, the rezoning request for 552, 600, and 604 N. Ocean Blvd must be **denied**.

Thank you for your consideration and for protecting the long-term safety and environmental integrity of our community.

Sincerely,

Lawrence J. Kennedy

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Phone: (347) 446-2308

From: [Larry Kennedy](#)
To: [Zoning Inquiries](#)
Subject: Opposition to Rezoning Application P&Z #25-92000002 (Le Plage, 552 & 600–604 N. Ocean Blvd.) and Request to Reschedule the Public Hearing
Date: Tuesday, June 23, 2026 12:03:11 PM
Attachments: [Opposition To Proposed Rezoning Parcel # 48 43 31 11 0030 AF.pdf](#)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Dear Planning and Zoning Division:

I am an owner and resident at Silver Thatch Atlantic Plaza on the barrier island in Pompano Beach. I am writing to express **my strong opposition** to the proposed rezoning application **P&Z #25-92000002 (Le Plage)**, which seeks to increase the allowable density and height beyond what is currently permitted under existing zoning regulations.

On February 21, 2026, I sent Mayor Hardin, Commissioner Fesik and several other Commissioners correspondence (below and attached) expressing my opposition to this proposal. I understand that this matter is scheduled for consideration by the City Commission on **June 24, 2026, at 6:00 p.m.**

Based on information discussed/presented at the community meeting held on June 15, the developer appears to be seeking a zoning change from Medium High 25 to Irregular 42 dwelling units per acre, potentially allowing a building of up to 15 stories. My understanding is that a 10-story project has already been approved and would be economically viable for the developer. The request for additional height appears to be driven by profit maximization rather than any demonstrated public benefit.

Community and Environmental Concerns

While I recognize the need for responsible growth and redevelopment, a 10 to 15-story structure on this beachfront site would have significant impacts on the character and livability of the barrier island, including:

- Increased traffic congestion and strain on local infrastructure.
- Reduced access to afternoon sunlight along the beach and adjacent properties.
- Reduced access to parts of the beach that will be overrun by personal property and the large number of residents occupying the structure.
- Potential adverse effects on sea turtle nesting habitats.
- Increased pressure on an area already vulnerable to beach erosion.
- Further overdevelopment of one of Pompano Beach's most valuable natural resources.

Many residents who attended the June 15 meeting left with the impression that continued overdevelopment of the beachfront is inevitable. I respectfully urge the Commission to demonstrate that residents' concerns remain an important consideration in the decision-making process.

Additional Reasons for Opposition

1. The Proposal Constitutes Spot Zoning

This application appears to be a classic example of spot zoning—rezoning a single parcel primarily to accommodate one specific development proposal rather than advancing a broader planning objective consistent with the surrounding neighborhood.

I understand that City Planner Ms. Dolan has noted concerns that the proposal may be incompatible with the character of the surrounding community. I share that concern and believe the requested rezoning is inconsistent with the established development pattern of the barrier island.

2. The Approval Would Create a Harmful Precedent

Granting a high-density exception for a single beachfront parcel would establish a precedent that could encourage similar requests from other property owners along the barrier island.

Once such an exception is granted, it becomes increasingly difficult for the City to deny future requests, potentially resulting in cumulative impacts on density, traffic, views, infrastructure, and the overall character of the beachfront community.

3. The Timing of the Hearing Limits Public Participation

A significant number of the property owners most directly affected by this proposal are seasonal residents who are away during the summer months.

Proceeding with this hearing in June effectively limits participation by many of those whose homes, quality of life, and property values may be most impacted by the proposed rezoning. To ensure a fair and inclusive public process, I respectfully request that the hearing be rescheduled to **November or December**, when affected residents are more likely to be present and able to participate.

For the reasons outlined above, I respectfully request that the City Commission:

1. **Deny Rezoning Application P&Z #25-92000002;** or, at a minimum,
2. **Postpone the hearing until November or December 2026** to allow meaningful participation by the residents most affected by this proposal.

Thank you for your time, consideration, and service to the residents of Pompano Beach.

Respectfully,

Lawrence J Kennedy
Silver Thatch Atlantic Plaza
531 N. Ocean Blvd, Unit 1707
Pompano Beach, FL.

----- Forwarded Message -----

From: Larry Kennedy <larryl5s1@verizon.net>
To: Audrey.Fesik@copbfl.com <audrey.fesik@copbfl.com>
Sent: Saturday, February 21, 2026 at 12:25:48 PM EST
Subject: Opposition to the Proposed Rezoning Request for 552, 600-604 N. Ocean Blvd Parcel 48 43 31 11 0030

Dear Commissioner Fesik,

Please find attached a letter of opposition to the proposed rezoning request for 552, 600-604 N. Ocean Blvd Parcel 48 43 31 11 0030.

Thank you for your consideration.

Sincerely,

Lawrence J Kennedy
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