

## Bobby Adkins

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**From:** Rob Collins <rob\_collins@bellsouth.net>  
**Sent:** Saturday, May 18, 2024 1:05 PM  
**To:** Zoning Inquiries  
**Subject:** 101 S Ocean Boulevard

### This Message Is From an Untrusted Sender

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To Whom It May Concern,

As a resident of Pompano Beach Club South for more than 15 years, I am voicing my concern and my opposition to rezoning 101 S Ocean Boulevard to make it a General Business instead of a 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. Most important, if you rezone this area, you set a dangerous precedent for other developers who 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.

Please keep the current zoning which enables them to create a hotel that brings in revenue without building a monstrosity that casts a negative shadow on our area for decades to come.

Rezoning this area will negatively impact the Pompano residents who live around the project and will diminish the overall charm and aesthetic 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. They can still have their hotel—it just won't be a monstrosity. Limiting the number of rooms cuts down on overall traffic, fosters a higher caliber clientele, and keeps our street from becoming a concrete jungle.

Sincerely,

Rob Collins

111 Briny Avenue

Sent from my iPhone