

From: [Diana Canellis](#)
To: [Zoning Inquiries](#); [Audrey Fesik](#); [Rex Hardin](#); [Greg Harrison](#)
Cc: [George Canellis](#); [Karen Canellis](#); [Barbara](#); [Bill Canellis](#)
Subject: Opposing 552 & 600-604 N Ocean Blvd "Le Plage"
Date: Monday, June 22, 2026 7:34:45 PM
Attachments: [image.png](#)

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Dear Planning & Zoning Division, Commissioner Audrey Fesik, Mayor Hardin, and City Manager Harrison,

My family and I have owned and resided at Silver Thatch Atlantic Plaza (531), since the building was constructed on the barrier island nearly 45 years ago and have witnessed many changes to Pompano Beach during that time. Much of that growth has been positive and has contributed to the City's success. However, over the past several years, the pace and scale of development along the barrier island have raised increasing concerns regarding overdevelopment, density, traffic, loss of sunlight on our beaches, and the gradual erosion of the unique character that has long made this community special.

As longtime residents and taxpayers, we believe thoughtful growth is important, but it must be balanced with preserving the qualities that attract residents and visitors to Pompano Beach in the first place. This proposed rezoning represents a step too far and risks setting a precedent that could permanently alter the character of our beachfront community.

We are writing to express our strong opposition to the proposed rezoning of [P&Z #25-92000002 Subject Property: 552 & 600-604 N Ocean Blvd "Le Plage"], which would allow a high-rise that is significantly taller and denser than current zoning permits.

We have four concerns:

1. It is 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. The precedent is dangerous for the whole 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. Shading and Environmental Impacts. Over the past several years, increased development along the beachfront has already resulted in a noticeable loss of afternoon sunlight on portions of our beach. Approving an even taller structure will only exacerbate this trend and encourage similar development elsewhere on the barrier island.

The impacts extend beyond neighboring properties. Sea turtles, shorebirds such as sandpipers, beach vegetation, and the countless residents and visitors who enjoy our shoreline all depend on a healthy, sunlit beach environment. With each new development and increase in residential density comes greater demand on our beaches. As more people share this limited resource, preserving sunlight becomes increasingly important. The beach is Pompano Beach's most valuable natural asset, and we need more sunlight on our beaches than ever—not less.

Before approving a project of this scale, the City should carefully evaluate the cumulative shading impacts and what they will mean for the long-term character and ecological health of our beachfront. After all, what is Pompano Beach without a sunny beach?

4. 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 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 to a date in November or December so that the affected community can participate.

Sincerely,

The Canellis Family
531 North Ocean Blvd, Apt. 1910/1912 Pompano Beach, FL 33062
M 908-586-6667
(Taxpayers and Residents for 45 years & counting)!

P.S. Per the diagram, the "Red Markings" are indicative of the suggested shading @ 4pm during peak Winter Tourism Season (February) here in Pompano.

4 PM

2 HOURS BEFORE SUNSET

