

From: [douglas borden](#)
To: [Zoning Inquiries](#)
Subject: 505 North Ocean Blvd. Development Project
Date: Monday, January 13, 2025 9:20:12 AM

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Dear Sirs,

I write you this letter as I will not be able to attend the zoning board meeting on Thursday due to my work schedule or I definitely would have attended.

I strongly urge the Pompano Beach Zoning board to deny the variance relief they are asking for. The project is just much too large for the plot of land they purchased. Furthermore, the current owner knew all too well that this property is much too narrow and small in size to accommodate such an aggressive project, so they have created their own hardship here.

Even though the land is indeed in a RM45 zone, it doesn't have the necessary land mass needed to build as they have planned. They are simply asking for variance relief in order to increase units and increase profitability. This is clearly not a reason for variance relief. Allowing the project to go forward as planned by the developer allows them to go higher and would disadvantage many of our unit owners existing views. This would also bring down the overall property values of our building.

This small thin plot of land sits close to a large turn in the road and even closer to the beginning of the Northern City Beach Promenade and Beach entrance cross walk. Building this overly dense project will unnecessarily bring more traffic to this specific zone and will likely cause accidents on an already busy traffic zone.

The property might be suited for a two story multi family or a single-family dwelling but to approve a 4 and a half story building on such a small plot of land with such limited setbacks would set a terrible precedent for future proposals.

Building such an overly dense project will be unsightly and out of harmony with the general spirit and vision of our master plan for the City of Pompano.

Please do not let such an utterly absurd project to go forward.

Sincerely,

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