

From: [SEBASTIAN SCELZA](#)
To: [Zoning Inquiries](#); [Audrey Fesik](#); [Rex Hardin](#); [Greg Harrison](#)
Subject: Opposition to Spot Rezoning of P&Z #25-92000002 Subject Property: 552 & 600-604 N Ocean Blvd "Le Plage" — Request to Reschedule the Hearing
Date: Tuesday, June 23, 2026 9:29:26 AM

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

I am an owner and resident at STAP - Silver Thatch Atlantic Plaza Condominium, 525 North Ocean Blvd, Pompano Beach, FL 33062 on the barrier island in Pompano Beach.

I am writing to express my 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.

I have three 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. **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,
Sebastian Scelza
STAP Owner, Unit 918
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