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June 17, 2021

***Via U.S. Mail and  
Via Email: [Maggie.barszewski@copbfl.com](mailto:Maggie.barszewski@copbfl.com)***

Mr. Fred Stacer, Chairman  
City of Pompano Beach Planning and Zoning Board/  
Local Planning Agency  
P.O. Drawer 1300  
Pompano Beach, FL 33061

Dear Mr. Stacer:

I would first like to introduce myself to you and the other members of the Planning and Zoning Board of the City of Pompano Beach. My name is Steve Riley and I am proud to say that I have lived at 500 Circle Drive, Pompano Beach, Florida for approximately 26 years. I would also like to apologize for not attending the meeting personally, but I have had long standing plans to be in Omaha, Nebraska on this date. I have been going to Omaha every year for over 40 years for business purposes and hope to retire in the next year. Therefore, while this is still somewhat of a "business trip" it is probably more to thank clients and ex-clients who have become friends over the years for their trust, business and friendship. I will attempt to call into the meeting, but under the circumstances, I am not sure I will be able to do so.

The primary purpose of this letter is to voice my opposition to re-zone 300 and 400 Circle Drive from RS-1 to RS-2. I know Frank Russo personally and hope my opposition to the re-zoning efforts does not damage our friendship. However, I hope to spend my retirement years on the quiet little island I have enjoyed for the past 26 years, inhabited by six single-family homes. In fact, I have often joked that some day they will probably carry me out of here in a box.

I do not feel that townhomes and/or multi-family residences are compatible with other homes on Circle Drive and especially with mine which is directly adjacent to where the proposed structures would be built. While I would not be surprised if the new owners of 300 and 400 Circle Drive were to put up homes more extravagant than those previously owned and occupied by John Gallagher and Joann Nelson, I do not feel those lots are suitable for multi-family residences. However, I should add that I think Joann's house is great as is. I just don't feel that multi-family residences and/or

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townhouses are compatible or suitable for Circle Drive especially if they are taller high-rise type structures. In addition, we don't need a 25% increase in homes on this small island.

I would urge the Planning and Zoning Board to agree with the staff recommendations and reject the petition to re-zone 300 and 400 Circle Drive to allow multi-family residences. Circle Drive is a unique, one of a kind place to live with six prime waterfront lots, each occupied by single-family homes. It does not need the increase in population and crowded feeling that would be the result of allowing dissimilar multi-family residences. In addition, the proposal certainly sounds like spot zoning. If 300 and 400 Circle Drive are allowed to sub-divide and put in four homes and/or townhouses, Circle Drive loses its "feel" and I'm not sure that is where I want to spend my retirement years. Also, I suspect this would decrease my property's value. Therefore, while I strongly urge the re-zoning not be approved, if it is to be re-zoned, it should be re-zoned for all lots and we can turn it into a mini Galt Ocean Mile.

Thanking you for your time, I remain,

Very truly yours,

  
Stephen J. Riley

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