

From: [Max Barthe](#)
To: [Zoning Inquiries](#)
Subject: P&Z number 25-11000012 regarding Jason Ortiz
Date: Wednesday, December 18, 2024 7:44:24 PM

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12/17/2024

Pompano Beach Zoning and Planning Department

Complaint Regarding Violation of Zoning Regulations - Section 155.4303(A)(3)(c)

To Whom It May Concern:

I am writing to formally file a complaint regarding a violation of Section 155.4303(A)(3)(c) of the Pompano Beach Zoning Code concerning the installation or allowance of an interconnecting door at 865 NE 23rd Terrace. This issue raises significant concerns about adherence to zoning regulations and the potential negative impacts on our community.

The zoning regulations, as stated in Section 155.4303(A)(3)(c), are designed to prevent the unauthorized conversion of single-family homes into dual-tenant or multi-family units in areas where such use is not permitted. Allowing an interconnecting door undermines the intent of these regulations by creating an opportunity for the property to function as an illegal duplex. This sets a concerning precedent and could encourage similar violations throughout the area.

Zoning laws are in place to protect the character and integrity of our neighborhoods. By permitting interconnecting doors, there is an increased likelihood of illegal modifications and unpermitted uses, which could lead to:

1. Overcrowding and strain on local infrastructure and services.
2. Devaluation of surrounding properties.
3. Diminished quality of life for neighbors due to increased traffic, noise, and other disruptions.

I urge the Zoning and Planning Department to take immediate action to enforce Section 155.4303(A)(3)(c) and ensure that this interconnecting door is removed or prohibited. Additionally, I recommend a thorough review of the property to verify compliance with all applicable zoning regulations.

Thank you for your attention to this matter. Please keep me informed about the steps taken to address this complaint. Should you require additional information or wish to discuss this matter further, I am available at M.Barthe0605@gmail.com

Sincerely,

Maxime Barthe