

From: rosepuerto@aol.com
To: [Zoning Inquiries](#)
Cc: [Audrey Fesik](#)
Subject: Opposition to granting of Variances P&Z #24-11000013 Development - Proposed development at 505 N. Ocean Blvd
Date: Monday, January 13, 2025 10:50:55 AM

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Dear Zoning and Planning Board, City of Pompano Beach,

This email is to express my opposition to the currently proposed project on the referenced site. I attended the Zoom meeting hosted by the developer and their legal counsel, and I've carefully looked over the various documents submitted (application, narrative, site plans).

After reviewing the Pompano Beach Comprehensive Plan and the Variance Review Standards, it is evident that the variances should not be granted as the standards required for approval have not been met.

The Applicant rightly notes that the lot is too small. His argument seems to be that despite the small size, he should be granted the variances to reduce setbacks, step-backs, and importantly - the drive aisle width - to accommodate the largest, densest development that could possibly be built, seemingly to maximize the quickest and highest return on his investment.

While expectations of benefiting from this investment are perfectly understandable, it is unreasonable to expect to overdevelop what is a small plot of land into an overcrowded, oversized multi-family building as proposed. There are a variety of options available to develop this small plot of land to increase the value and to turn a profit. There are many houses built on A1A that have increased in value due to the location, uniqueness and beauty of structure.

Approval of the variances necessary for this over-crowded development would set a terrible precedent for our community. The "hardship" is self-imposed as there are no unusual characteristics of this property, nor any "extraordinary and exceptional conditions" that would prohibit proper development of the property.

The granting of these variances would, not only have an overall detrimental impact to the development standards of Pompano Beach, both with respect to safety, aesthetics and with respect to the application of our zoning laws but would also have a significant immediate impact to neighboring homes.

I request that you please deny the granting of the requested variances.

Thank you,

Sincerely,
Rose Puerto
Silver Thatch resident - 525 North Ocean Blvd
(917) 686-4659