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To: Zoning Inquiries
Subject: Costco at The Pomp: A Palm Aire Perspective

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Good afternoon, City of Pompano Beach Planning and zoning Board!

Tonight you will be presented with plans to move ahead with the Costco proposed at The Pomp.

It is very difficult to keep from rolling our eyes at that entire development, which was foisted on us and crafted with a slate of impossible promises. Changes to the whole development plan for that site cannot be blamed on Covid. We need to face it that developers do what this City allows them to do, and they encourage such allowances by doing things like completing city and county street and infrastructure updates at their own cost. How convenient. No resident has that kind of powerful option to get the things that they want or prevent things that they don't want.

Further, this city has made it impossible for District 5 residents to have a voice in proposed developments in Palm Aire because of a lawsuit – a lawsuit that is not a first amendment case and yet our commissioner who is supposed to represent us cannot speak about it. She has more meetings with Cordish than us, so her voice should not be the voice speaking for the community on this issue, which threatens a very critical impact on the character and nature in the area surrounding Palm Aire.

It should be noted that Palm Aire residents are not unilaterally anti-development; our issue is about intensity and compatibility. Costco is a regional draw, not neighborhood-scale retail.

The primary concerns that we expect you to address, not just listen to, smile, and wave off are as follows:

- The proposed use represents a material shift from prior expectations (Publix-type grocer) that residents relied upon. We pushed for things like Trader Joe's, The Fresh Market, Aldi, and Whole Foods... these would've saved us the trips across town that you all seem to be so concerned about particularly Mrs. Coleman as a board member concerned with and a proponent of multimodal opportunities.

Worth noting is that the Presidente across the street was approved, but it is a raggedy store where dirty pox-marked floors were glazed over so that the store could finally open after years of sitting vacant with no pressure from anyone. How nice of this city and that organization to think so highly of its shoppers that it couldn't be bothered giving the place a complete renovation. N.B. It's as expensive as Publix. But I digress.

- Traffic impacts associated with Costco are structurally different from typical retail and may be underestimated in standard studies. We want a new, **unbiased** study based on a full build-out at The Pomp, and including hundreds of units proposed in Palm Aire...another debacle waiting to happen, particularly since Mr. Hartsell, has represented in the past and may continue to represent Mr. Usman, who stands to benefit from development in and around Palm Aire. We know he is paying attention to this issue because his name is copied on court documents associated with the lawsuit that endeavors to protect us from the very development that he thinks is appropriate. Not cool, but again I digress.
- The project places disproportionate impacts on adjacent residents while distributing benefits regionally. We are not your martyrs in Palm Aire. It is not appropriate for you to ruin our neighborhood by deciding for us that we are the ones who need to adapt rather than developers. Nonsense!
- Approval of this project risks setting a precedent for continued high-intensity encroachment into residential areas. Mr. Hartsell has told me and other residents in the past that if we don't want the board to approve things that we need to come with attorneys because if developers follow all the rules – rules that in one way shape or form they help to create – then you are legally bound to approve whatever they present. More nonsense. We are not accepting that comment as legitimate anymore
- The Board has discretion to evaluate compatibility, scale, and conditions, not just technical compliance.

So here is the key question you all must answer carefully: Does this use, at this scale, appropriately transition next to existing residential, or does it overwhelm it? It is worth noting that developers are the key beneficiaries here, not residents.

When you take a position in this city, the expectation of the residence is that you plan as much for us who currently live here as for the residence you hope to attract.

Be very careful how you work through that question because the hot garbage that is The Village Gulfstream Park must not be recreated at The Pomp. It is already true. That service employees can't afford to live in the communities that are slated for additional recreational, dining, and retail space. When you add in the predictably unpleasant impacts of a casino on surrounding residential neighborhoods, The Pomp feels rather doomed from the start.

Adding another big box store with 32 gas pumps just makes everything worse. Palm Aire is the biggest tax base in District 5, but because so many residents are retirees you don't seem to care very often what their opinions are. You just wait for us to yell at you and then you carry on with your own plans. This plan, must not be allowed to continue. We are done being steamrolled and bamboozled.

Regards,
Anne Bosworth