

Lauren Gratzner

From: allison janse <allison_janse@bellsouth.net>
Sent: Wednesday, May 1, 2024 8:33 PM
To: Rex Hardin; Andrea McGee; Beverly Perkins; Alison Fournier; Barry Moss; Rhonda Eaton; Greg Harrison; Lauren Gratzner; info@savebriny.com
Subject: Opposed to Pompano Hotel 101 S Ocean Blvd

This Message Is From an Untrusted Sender

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As a resident for 20 years, I am now considering moving because of the traffic gridlock around Atlantic and A1A which will be made exponentially worse due to the number of high rise developments our elected officials have approved in a very short time and in very close proximity to one another.

I am vehemently against rezoning 101 S Ocean Boulevard! Rezoning will open a Pandora's Box of problems: 1) infrastructure issues 2) a strain on resources 3) and traffic--*not to mention this is along an evacuation route!*

We are already constrained by the bridge and the train/railroad schedules on Dixie Highway nearby. Traffic is already backed up -- even at "off" hours, and this is affecting every neighborhood nearby, as people try to cut through to avoid Atlantic at any cost! Ask your constituents: They will tell you!

Do not let this SAME DEVELOPER line his pockets at the expense of residents' quality of life! DO NOT SELL OUT! Giving in on the height restrictions will only open up our city to more developers who are laughing all the way to the bank--they take the money and leave us with the problems! The developer can still have his hotel and bring money to our town, but NOT at the expense of REZONING!!!! **DO NOT GIVE IN TO HIM or you will set a dangerous precedent for the future.**

We are looking to our elected officials who fight FOR THE PEOPLE and NOT FOR DEVELOPERS. So far, you all have let us down with the Dixie Highway project which is a DISASTER. Now you have given the OK to build at the Christopher House and now this. **RUINING POMPANO will be your legacy.** You are taking a beautiful place where people could work and raise their children and you are turning it into a concrete jungle like Miami where only tourists can come (because no one else can afford it or stand living there for more than a week due to traffic, congestion, noise, and too many people).

I am disappointed, sad, and fearful for the future of Pompano. And, despite many emails, only 1 of you has ever responded to me. I will remember how you respond and how you vote on this in next election.

The slenderness provision is a joke and a clever way for the developer to get his way. I hope none of you are naive or short-sighted enough to fall for what they are selling you. I hope you are smarter than this and I hope you care about Pompano more than the developers' profits.

Sincerely,
Allison Janse Collins

Bobby Adkins

From: Charles Van Zanten <ccvzhcc@aol.com>
Sent: Tuesday, May 21, 2024 9:34 PM
To: Zoning Inquiries
Subject: 101 S Ocean Blvd., Pompano Beach, FL - Proposed Rezoning Application from B-2 to B-3 - PZ23-13000002 - Property 494306060690

Follow Up Flag: Follow up
Flag Status: Flagged

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To Advisory Board:

I would like to oppose the Zoning Change proposed for the above referenced property which would result in construction of a 220 Room Hotel. I feel that the increased traffic generated and the higher density use of the property would not be in harmony with the best use for our neighboring property.

Thank you,
Charles VanZanten
Unit 3-02
111 Briny Avenue
Pompano Beach, FL 33062

Bobby Adkins

From: Kim Strintz <kimmee9753@comcast.net>
Sent: Tuesday, May 21, 2024 8:58 PM
To: Kim Strintz
Cc: Rex Hardin; Andrea McGee; Beverly Perkins; Alison Fournier; Barry Moss; Rhonda Eaton; Greg Harrison; Lauren Gratzler; Jean Dolan; info@savebriny.com; Brian Donovan; info@savepompano.com
Subject: "OPPOSED TO ZONING CHANGE FROM B-2 to B-3 for 101 S. Ocean Blvd and Pompano Hotel Project Size"

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I am opposed to the zoning change from B-2 to B-3 at 101 S. Ocean. Why does every developer have to ask for more than what is allowed on every project. And why do we have to allow them to build huge skyscrapers on every piece of land available. The traffic is outrageous on Atlantic boulevard already and all this development is just going to make it worse. I have lived on Briny Ave. since 1999 and it is a shame to see all these huge towering buildings taking over every piece of land in the surrounding area. I am for development but what is wrong with a few nice townhouses as opposed to these monstrosities.

Thank you,

Kim Strintz
Manager
Seaside Beach Club
Sent from my iPad

From: [Nella Paolozza](#)
To: [Rex Hardin](#); [Andrea McGee](#); [Beverly Perkins](#); [Alison Fournier](#); [Barry Moss](#); [Rhonda Eaton](#); [Greg Harrison](#); [Lauren Gratzer](#); [Jean Dolan](#); info@savebriny.com; [Brian Donovan](#); info@savepompano.com
Subject: Fwd: Property ID 494306060690 (101 S Ocean Blvd) Pompano Beach rezoning request by Andrew Schein
Date: Wednesday, May 22, 2024 10:47:00 AM

This Message Is From an Untrusted Sender

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----- Forwarded message -----

From: Nella Paolozza <nellapaolozza50@gmail.com>
Date: Fri, May 17, 2024 at 5:31 PM
Subject: **Property ID 494306060690 (101 S Ocean Blvd) Pompano Beach rezoning request by Andrew Schein**
To: <zoning@copbfl.com>

To the Planning and Zoning Board,

I am writing to you to express my opposition with regards to rezoning the above mentioned property. Presently it is zoned as a B-2/AOD (Community Business), the owner is requesting it be changed to B-3/AOD (General Business).

While I understand that with time comes change but this is too much of a big change and a complete disruption to our community and infrastructure. There is already chaos building in the area with regards to traffic and parking. Apparently this area is slotted for lots of changes and big hotels and condo complexes slated to be approved.

The taxpayers/residents' voices and opinions must not only be heard but also be given serious thought. There are plenty of options for building and developing that parcel of land and the surrounding area, it does not only have to benefit the builders' pockets, it has to also be mindful of the residents in the community. It was zoned a certain way for a reason and should not be changed.

Pompano Beach is renowned and sought after for its "Beach Town" feel and style. There are plenty of other places in Florida and also Pompano Beach for the busy city vibe. Please, do not destroy our Beachfront Community with too many highrises, hotels and businesses, you will be destroying the charm and class that Pompano Beach has finally developed.

Sincerely,
Antonella Paolozza
111 Briny Avenue #2514
Pompano Beach, Florida
33062
514-452-5280

From: [Info Website](#)
To: [Rex Hardin](#); [Andrea McGee](#); [Beverly Perkins](#); [Alison Fournier](#); [Barry Moss](#); [Rhonda Eaton](#); [Greg Harrison](#); [Lauren Gratzer](#); [Jean Dolan](#); [Info Website](#); [Kervin Alfred](#); [Diego Guevara](#); [PB Pier Info](#)
Subject: 5/22 Planning & Zoning Meeting RE: Zoning Change for 101 S Ocean Blvd & proposed Pompano Hotel Project
Date: Tuesday, May 21, 2024 7:03:41 PM
Attachments: [Screenshot 2024-02-29 at 2.46.27 PM.png](#)
[Screenshot 2024-02-29 at 2.48.41 PM.png](#)
[OppositiontoZoningChangeandPro \(1\).xlsx](#)

This Message Is From an External Sender

This message came from outside your organization.

RE: Zoning Change for 101 S Ocean Blvd & proposed Pompano Hotel Project

To the Planning & Zoning board; as well as city officials, planners, commissioners, Vice-Mayor and Mayor of Pompano Beach-

We wanted to share the active live link to the petition against this project, which now has over 500 signatures from local Pompano Beach citizens & property owners against the rezoning of this property from B-2 to B-3.

In addition, this same petition also addresses citizens' concern and distaste for the proposed Pompano Hotel Project at 101 S. Ocean Blvd in the sheer size/height/density.

Please be aware that many people also took the time to write in their own comments and thoughts in the provided field.

You'll note that many people are supportive of something to be redeveloped there, but would prefer to have that particular project at a much lower height & density, as the rest of the block is already spoken for with approved larger sized redevelopment projects.

Link to petition (so you can easily see the questions posed):

<https://fs24.formsite.com/eZQqRQ/je77furqqp/index>

Link to viewable signatures & comments:

https://fs24.formsite.com/res/resultsReportTable?EParam=m_OmK8apOTCom0kAV14QLUqmSUzi6-N-wCi9jw02kURC20wX9eED90F5AKPLKeBhA7mw3sx64fdmKNyXNWEA

Attached file is a downloaded version (.xlsx) of the report from the above link as of today, 5/21/2024.

We hope that this email is received and reviewed (read-aloud, if time permits) prior to and also at the Planning & Zoning Board Meeting tomorrow night.

Please also see collective concerns regarding the City of Pompano Beach's Comprehensive Plan and policies that we feel may be negatively affected by these continued large scale projects.

Policy 01.01.05 Review proposals for new development, including future land use plan

amendments, to identify the cumulative impacts of the proposed development on public services and facilities.

Policy 01.01.09 To ensure the adequate provision of public services and facilities, the City shall take into consideration the tourist population and the seasonal demands placed upon the City's infrastructure.

Policy 01.03.05 All Land Use Plan Map amendments and rezonings shall provide for the orderly transition of varying residential land use designations.

Policy 01.03.06 Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.

Policy 01.03.07 Require the provision of building height transitions and decorative structural or vegetative buffers between different density residential land uses, and residential and non-residential land uses.

Policy 01.03.08 Establish criteria to protect residential areas and other land uses that are adjacent to industrial and commercial areas from excessive odors, traffic and parking impacts.

Policy 01.08.02 Develop a schedule for the expansion of infrastructure facilities such as roadway, sidewalks, drainage, water and sewer services in the Community Redevelopment areas in conjunction with the phasing and timing of the Redevelopment Plans and plans for the Innovation District within the Downtown TOC.

Policy 01.09.01 Continue to reject future land use plan amendments for increased density in the coastal area unless a consistency determination can be made with the Broward County Hurricane Evacuation Plan, or unless a finding can be made that the amendment will not increase current evacuation times and/or exceed emergency shelter capacities.

*****This is a MAJOR concern at the moment for many residents living on the barrier island... we can see the issues with traffic already, and safety/response times with all these additional developments are troubling.***

Policy 01.16.06 Applications for the TOC land use designation must address the height transition to adjacent development, include a volumetric plan showing the building sizes necessary to accommodate the requested entitlements that reflect the design standards in the City's land development code to ensure the mixed use development is compatible with adjacent land uses and adjacent Future Land Use designations.

Policy 01.23.02 Activities intended to diversify the economy shall not adversely impact the quality of life of the City's permanent, seasonal and tourist populations.

Policy 13.05.02 The City shall take into consideration the adopted land use plans of and potential impacts on adjacent local governments when reviewing proposals for development or redevelopment.

*****As it stands now, we only have two points of access off the barrier island in Pompano Beach. Then, to the north, Hillsboro Beach, and to the south, Lauderdale-By-The-Sea and Fort Lauderdale are forced to deal with our additional traffic, etc.***

Thank you in advance for your time and effort in all that you do, and for listening to the citizens' concerns.



BIRDS EYE RENDERING FROM NORTH WEST

****This imagery for both photos doesn't take into account the other tall buildings that will be going into that green space and the existing Rayvan Building/Walgreens location.**



BIRDS EYE RENDERING FROM SOUTH EAST

**Best Regards,
--
Concerned Neighbors,**

From: [Charles Spagnolo](#)
To: [Jean Dolan](#)
Subject: OPPOSED TO ZONING CHANGE FROM B-2 to B-3 for 101 S. Ocean Blvd and Pompano Hotel Project Size"
Date: Tuesday, May 21, 2024 7:38:22 PM

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Sent from my iPhone

From: [dorothy crawford](#)
To: [Rex Hardin](#); [Andrea McGee](#); [Beverly Perkins](#); [Alison Fournier](#); [Barry Moss](#); [Rhonda Eaton](#); [Greg Harrison](#); [Lauren Gratzer](#); [Jean Dolan](#); [Info Website](#); [Brian Donovan](#); [info@savepompano.com](#)
Subject: OPPOSED TO ZONING CHANGE B-2 TO B3 FOR 101 S Ocean BLVD & POMPANO HOTEL PROJECT SIZE
Date: Tuesday, May 21, 2024 7:45:19 PM

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I am lodging our opposition to this change. Ocean Blvd busy enough and building pollution.

Dorothy Crawford
Doug Bramley

From: [Laura Colville](#)
To: [Rex Hardin](#); [Andrea McGee](#); [Beverly Perkins](#); [Alison Fournier](#); [Barry Moss](#); [Rhonda Eaton](#); [Greg Harrison](#); [Lauren Gratzer](#); [Jean Dolan](#); info@savebriny.com; [Brian Donovan](#); info@savepompano.com
Subject: Opposed to Zoning Change for 101 S. Ocean Blvd
Date: Tuesday, May 21, 2024 8:30:03 PM

This Message Is From an Untrusted Sender

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To whom it may concern

My name is Laura Colville, the owner of 1911-101 Briny Ave in Pompano Beach.

I'm writing in regards to the proposed zoning changes for the new building at 101 S. Ocean Blvd. I am strongly opposed to any changes that would make this development any bigger or denser than it has to be. There is already issues with the amount of people and traffic in that area. There is not the infrastructure there to support more! This also is a safety concern in the event of an emergency.

Please consider the impact these huge developments will have on this beautiful beach town of Pompano Beach.

Thank you
Laura Colville

Sent from my iPhone

From: [Laura & George Colville](#)
To: [Rex Hardin](#); [Andrea McGee](#); [Beverly Perkins](#); [Alison Fournier](#); [Barry Moss](#); [Rhonda Eaton](#); [Greg Harrison](#); [Lauren Gratzer](#); [Jean Dolan](#); info@savebriny.com; [Brian Donovan](#); info@savepompano.com
Subject: Opposed to zoning change from B2-B3 at 101 S.Ocean Blvd
Date: Tuesday, May 21, 2024 8:37:13 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To who it may concern,

I am an owner and resident of Pompano Beach Club North Apt. 807 and I am totally against a zoning change to make the development at 101 S. Ocean Blvd. any larger than what was first proposed. There is already an issue with the amount of people and traffic in the area. There are at least 3 other developments planned that I know of, which will also add to the congestion issues we already have. This will also affect any emergency response or evacuation plans. Pompano is a beautiful area and a wonderful place to live, please don't ruin it by allowing these bigger buildings to be built.

Thanks,
George Colville
Sent from my iPhone

From: [Chad Wilson](#)
To: [Rex Hardin](#); [Andrea McGee](#); [Beverly Perkins](#); [Alison Fournier](#); [Barry Moss](#); [Rhonda Eaton](#); [Greg Harrison](#); [Lauren Gratzner](#); [Jean Dolan](#); [Brian Donovan](#)
Cc: info@savepompano.com; info@savebriny.com
Subject: OPPOSED TO ZONING CHANGE FROM B-2 to B-3 for 101 S. Ocean Blvd and Pompano Hotel Project Size
Date: Tuesday, May 21, 2024 9:22:00 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

As stated in the subject line, I am opposed the zoning change.
If this happens, I will find a different state to spend my vacation money.
At some point political agendas need to focus on the community and not those who profit off the community.
Take a stand with those who you represent.

Chad M Wilson

CFO of *base6, inc.* - IT Consulting Services

Co-Founder of *Brainstorm, Inc.* | www.brainstormeducation.com

Founder of *Chilly Willy Books, LLC* | www.chillywillybooks.com

847.927.9382 cell phone | 847.245.1477 fax | chad@base6inc.com

Adversity does not build character ... it reveals it

Unless someone like you cares a whole awful lot, Nothing is going to get better. It's not. - Lorax

From: [Marie Aiello](#)
To: [Rex Hardin](#); [Andrea McGee](#); [Beverly Perkins](#); [Alison Fournier](#); [Barry Moss](#); [Rhonda Eaton](#); [Greg Harrison](#); [Lauren Gratzer](#); [Jean Dolan](#); info@savebriny.com; [Brian Donovan](#); info@savepompano.com
Subject: "OPPOSED TO ZONING CHANGE FROM B-2 to B-3 for 101 S. Ocean Blvd and Pompano Hotel Project"
Date: Tuesday, May 21, 2024 9:28:44 PM

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You have not previously corresponded with this sender.

Please mark me as opposed to the change of zoning. It's sad that we even have to do this for all of you!

There is no aesthetic being applied to all of these buildings. Where is the originality?

Marie

From: jojo7167
To: [Rex Hardin](#); [Andrea McGee](#); [Beverly Perkins](#); [Alison Fournier](#); [Barry Moss](#); [Rhonda Eaton](#); [Greg Harrison](#); [Lauren Gratzer](#); [Jean Dolan](#); info@savebriny.com; [Brian Donovan](#); info@savepompano.com
Subject: I oppose the new proposal for Briny
Date: Tuesday, May 21, 2024 9:58:29 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Oppose from B-2 to B-3
JoAnn Frey
301 N. Ocean Blvd
Pompano Beach, Fl 33062
Jojo7167@aol.com

Sent from Samsung Galaxy smartphone.

From: [ray estevez](#)
To: [Jean Dolan](#)
Subject: OPPOSED TO ZONING CHANGE FROM B-2 to B-3 for 101 S. Ocean Blvd and Pompano Hotel Project Size"
Date: Tuesday, May 21, 2024 10:04:04 PM

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Luis Estevez 101 Briny Ave #1110 Pompano Beach FL 33062

Get [Outlook for Android](#)

Bobby Adkins

From: Kathryn Collins <katgcollins@gmail.com>
Sent: Saturday, May 18, 2024 7:06 PM
To: Zoning Inquiries
Subject: Deny zoning change for 191 S Ocesn Blvd.

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To Whom It May Concern,

As a resident of Pompano Beach, I am voicing my opposition to rezoning 101 S Ocean Boulevard to General Business instead of Community Business.

As per our zoning guidelines, "The Atlantic Boulevard Overlay district (AOD) is established and intended to serve as a center of activity for residents and visitors alike, a source of pride and identity for the community, and an attractive gateway to the city's beachfront areas. The purposes of these district standards are to stimulate economic revitalization, create a pedestrian-friendly environment, encourage beachfront beautification, and promote mixed-use development. To achieve these intents and purposes, district standards are based on the following core principles."

Rezoning this area goes against many of these very principles. In addition, rezoning will create many other issues including increased traffic, gridlock, infrastructure issues, and negative impacts on the surrounding environment. We all already know how far the traffic backs up when the bridge is up. Zoning is in place to AVOID these negative factors. If you rezone this area, you set a dangerous precedent for other developers who will want to do the same.

Claridge Homes is known for using loopholes to get things done. In fact, they constructed the highest building in Ottawa. Don't let them do that in Pompano. A taller building only helps the developer, not the residents. These companies are only looking to make money. They don't care what happens when they leave or the repercussions of their actions. The higher they go, the more they line their pockets!

By keeping the current zoning in place, they can still create a hotel that brings in substantial revenue without building a monstrosity that hurts the neighborhood and your long standing residents; and it also casts a negative impact on our area for decades to come.

Rezoning this area will negatively impact the thousands of Pompano residents who live around the project and will diminish the overall aesthetic and livability of the surrounding area.

Keep 101 S Ocean Boulevard zoned as a B-2/AOD COMMUNITY BUSINESS instead of a B-3/AOD General Business.

There is no legal basis to change the zoning nor are there factors that affect the developer from building "within the current zoning guidelines" that substantiate any such change. There is no burden or obstacle with current zoning, and therefore zoning needs to remain as it is.

Zoning is changed based on an essential need - there is no need here.

Thank you for your consideration and for all residents (who strongly oppose) to be heard.

Bobby Adkins

From: Rob Collins <rob_collins@bellsouth.net>
Sent: Saturday, May 18, 2024 1:05 PM
To: Zoning Inquiries
Subject: 101 S Ocean Boulevard

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To Whom It May Concern,

As a resident of Pompano Beach Club South for more than 15 years, I am voicing my concern and my opposition to rezoning 101 S Ocean Boulevard to make it a General Business instead of a Community Business.

As per our zoning guidelines, “The Atlantic Boulevard Overlay district (AOD) is established and intended to serve as a center of activity for residents and visitors alike, a source of pride and identity for the community, and an attractive gateway to the city's beachfront areas. The purposes of these district standards are to stimulate economic revitalization, create a pedestrian-friendly environment, encourage beachfront beautification, and promote mixed-use development. To achieve these intents and purposes, district standards are based on the following core principles.”

Rezoning this area goes against many of these very principles! In addition, rezoning will create many other issues including increased traffic gridlock, infrastructure issues, and negative impacts on the surrounding environment. Most important, if you rezone this area, you set a dangerous precedent for other developers who want to do the same.

Claridge Homes is known for using loopholes to get things done. In fact, they constructed the highest building in Ottawa. Don't let them do that in Pompano. A taller building only helps the developer, not the residents.

Please keep the current zoning which enables them to create a hotel that brings in revenue without building a monstrosity that casts a negative shadow on our area for decades to come.

Rezoning this area will negatively impact the Pompano residents who live around the project and will diminish the overall charm and aesthetic of the surrounding area.

Keep 101 S Ocean Boulevard zoned as a B-2/AOD COMMUNITY BUSINESS instead of a B-3/AOD General Business. They can still have their hotel—it just won't be a monstrosity. Limiting the number of rooms cuts down on overall traffic, fosters a higher caliber clientele, and keeps our street from becoming a concrete jungle.

Sincerely,

Rob Collins

111 Briny Avenue

Sent from my iPhone

Bobby Adkins

From: Nella Paolozza <nellapaolozza50@gmail.com>
Sent: Friday, May 17, 2024 5:32 PM
To: Zoning Inquiries
Subject: Property ID 494306060690 (101 S Ocean Blvd) Pompano Beach rezoning request by Andrew Schein

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To the Planning and Zoning Board,

I am writing to you to express my opposition with regards to rezoning the above mentioned property. Presently it is zoned as a B-2/AOD (Community Business), the owner is requesting it be changed to B-3/AOD (General Business). While I understand that with time comes change but this is too much of a big change and a complete disruption to our community and infrastructure. There is already chaos building in the area with regards to traffic and parking. Apparently this area is slotted for lots of changes and big hotels and condo complexes slated to be approved. The taxpayers/residents' voices and opinions must not only be heard but also be given serious thought. There are plenty of options for building and developing that parcel of land and the surrounding area, it does not only have to benefit the builders' pockets, it has to also be mindful of the residents in the community. It was zoned a certain way for a reason and should not be changed.

Pompano Beach is renowned and sought after for it's "Beach Town" feel and style. There are plenty of other places in Florida and also Pompano Beach for the busy city vibe. Please, do not destroy our Beachfront Community with too many highrises, hotels and businesses, you will be destroying the charm and class that Pompano Beach has finally developed.

Sincerely,
Antonella Paolozza
111 Briny Avenue #2514
Pompano Beach, Florida
33062
514-452-5280

Bobby Adkins

From: allison janse <allison_janse@bellsouth.net>
Sent: Saturday, May 18, 2024 10:38 AM
To: Zoning Inquiries
Subject: Against Rezoning Property 101 S. Ocean Boulevard

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

As a resident of Pompano for 20 years, I am vehemently against rezoning 101 S Ocean Boulevard. Rezoning will open a Pandora's Box of problems:

- 1) exponentially increased traffic which is already at gridlock (and along an evacuation route);
- 2) a dangerous precedent for future developers;
- 3) a loss of the aesthetics and charm of "Pompano Fishing Village."

Please look at what successful and high-end community zoning divisions have done in Lauderdale by the Sea, Amelia Island, and other places. You can have development but not at the expense of rezoning.

Mr. Schein can make a boatload of money and still develop his hotel by keeping the area a B-2-AOD Business. If he does not want to abide by the zoning, there are other developers. His job--and his lawyer's job--is to push to get the most they can. Please follow the lead of Lauderdale by the Sea--keep our area high end. Do not turn us into another Miami!

Consider our unique and problematic location in terms of traffic gridlock. We are already constrained by the bridge schedule and the train/railroad schedules on Dixie Highway nearby. **Traffic is already backed up -- even at "off" hours.** Whenever I leave to run errands or go to work, it is nearly impossible to even edge my car onto Ocean Boulevard--the traffic is always backed up because of the lights. It will be unmanageable with a 225' foot hotel and that many rooms and people!

Giving in on the height restrictions will only open up our city to more developers who are laughing all the way to the bank--they take the money and leave us with the problems. The developer can still have his hotel and bring money to our town, but NOT at the expense of REZONING. **DO NOT GIVE IN TO HIM or you will set a dangerous precedent for the future.**

I am disappointed, sad, and fearful for the future of Pompano.

I hope you care more about the citizens of Pompano than about the developers' profits.

Sincerely,
Allison Janse Collins

Please review the form and correct the highlighted items.

Savebring.com

Pompano Beach Community Petition Regarding Zoning Change and Hotel Project at 101 S. Ocean Blvd.

First Name *

James

Last Name *

Lucas

Street Address *

1417 Windhan Rd #10

Address Line 2

Ontario, Canada

City *

WINDHAM CENTRE

State *

Florida



Zip Code *

N0E2A0

Phone Number *

519-428-8611

Email Address *

jluca@gintec-shade.com

Receive email updates?

Yes

Proposed Plans for 101 S. Ocean Blvd.'s Hotel Project

The developer is requesting a zoning change from B-2 zoning to B-3 zoning in an effort to increase the buildable square footage of the property from 45% lot coverage to 60% lot coverage.

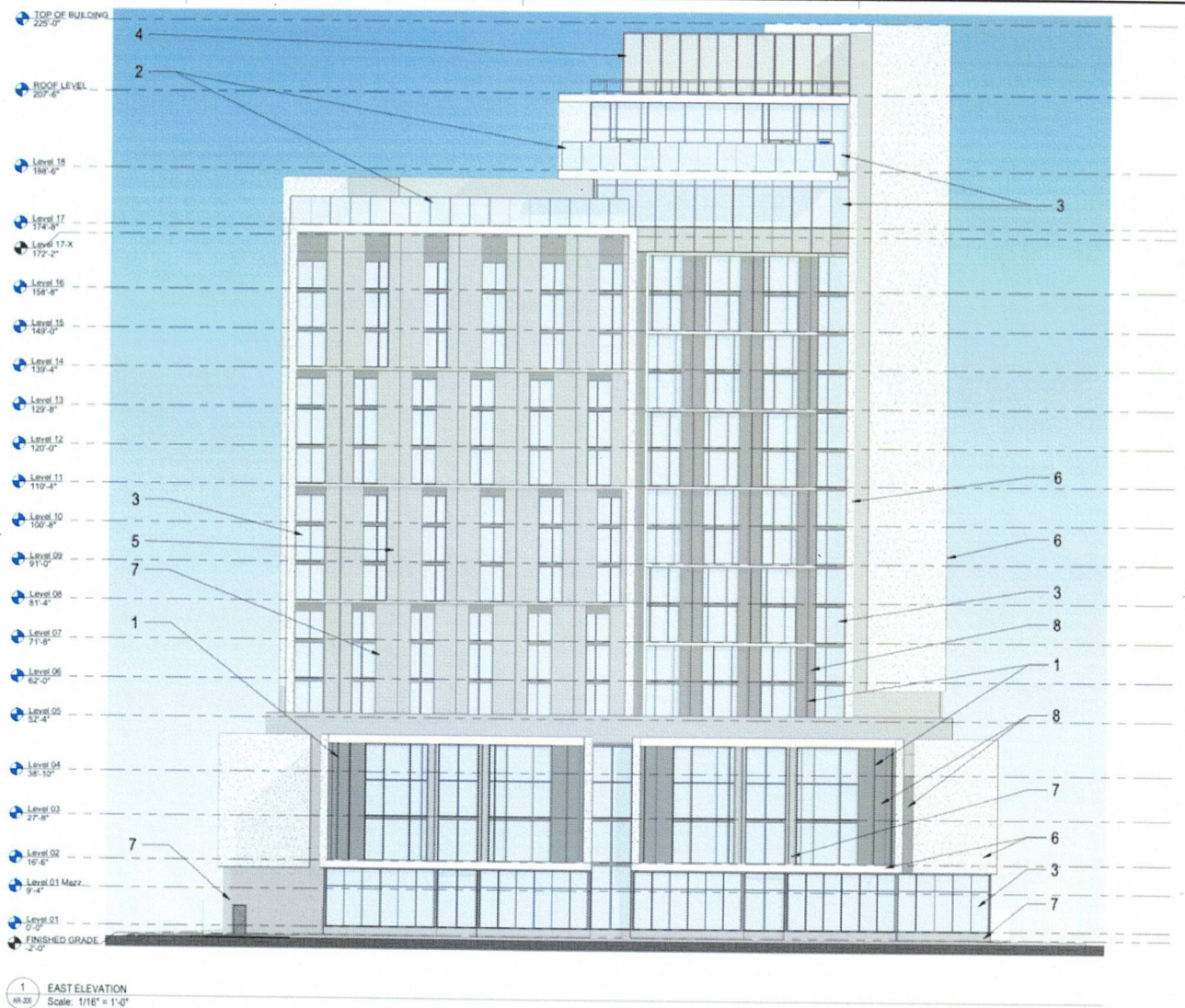
They are currently proposing ALL plans to the city with the automatic assumption that they will be granted the zoning change to B-3.

Some concerns regarding the proposed plans:

- 252 Hotel Rooms
- 18 Stories plus Rooftop Level with Restaurant & Pool
- 210' Height PLUS. (Current elevation on the plans shows "Top of Building Height 225 feet" including all mechanical screens, etc.)



BIRDS EYE RENDERING FROM SOUTH WEST



Do you oppose the zoning change from B-2 to B-3 for the property at 101 S. Ocean Blvd., Pompano Beach, FL 33062? *

Yes

No

Do you oppose the usage of the "maximum height of 210 feet" due to the "slenderness provision for hotels"? *

Yes

No

Continued overdevelopment and zoning changes in Pompano Beach are affecting me negatively as a local resident. *

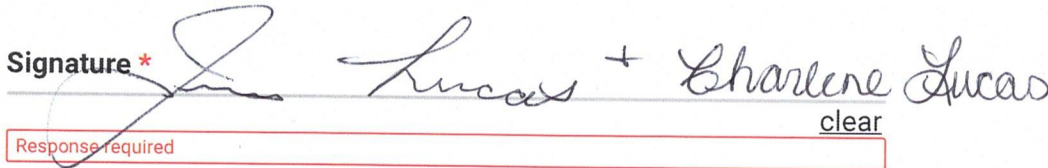
- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

While I believe that "redevelopment" and "upgrades" to properties are a welcome addition to our area, I am concerned about the larger scale of the building sizes and heights as well as the quantity of new high rise developments already planned/in development in Pompano Beach and the overall impact on our community and infrastructure. *

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Additional Comments/Concerns

I'm 65 years old and have spent many winter vacations with my family and friends on the Briny 45 plus years
To see this unique area come under the gun of development is a shame.
Today the bricked walkway is very unique with many people using it each day for there exercise walk

Signature *  clear

Response required

Powered by  formsite

Submit

From: [Marianne McHale Ramey](#)
To: [Rex Hardin](#); [Andrea McGee](#); [Beverly Perkins](#); [Alison Fournier](#); [Barry Moss](#); [Rhonda Eaton](#); [Greg Harrison](#); [Lauren Gratzer](#); [Jean Dolan](#); info@savebriny.com; [Brian Donovan](#)
Subject: Opposition to zoning change form B2 To B3 for 101 S Ocean Blvd and Pompano Hotel Project Size
Date: Sunday, July 7, 2024 11:51:21 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I am opposed to the proposed zoning change to accommodate the developers desire for 'bigger and better'. Reasonable growth and development are good for a community. But the recent rampant growth in Pompano Beach has become a cancer on the community and it resources. If it is allowed to continue, unbridled, it will kill Pompano Beach. Stop the insanity, stop the greed and stop the overdevelopment.

Marianne Ramey
133 N Pompano Beach Blvd
Pompano Beach, Fl 33062

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From: [Hunter O'Hanian](#)
To: [Rex Hardin](#); [Andrea McGee](#); [Beverly Perkins](#); [Alison Fournier](#); [Barry Moss](#); [Rhonda Eaton](#); [Greg Harrison](#); [Lauren Gratzer](#); [Jean Dolan](#); info@savebriny.com; [Brian Donovan](#); info@savepompano.com
Subject: OPPOSED TO ZONING CHANGE FROM B-2 to B-3 for 101 S. Ocean Blvd and Pompano Hotel Project Size
Date: Sunday, July 7, 2024 1:08:17 PM

This Message Is From an External Sender

This message came from outside your organization.

Greetings,

I have owned Unit 508 at 401 N. Riverside Drive for 24 years and voice my opposition to the Zoning Change proposed at 101 S. Ocean Blvd.

I have written to you in the past about how the development in the Beach area of Pompano Beach is moving too fast. You may recall I was opposed to the development going up immediately next door to me on Riverside Drive - Entourage by the Sea. The real estate speculators there destroyed 17 affordable housing units and are filling over open space only to sell everything off as expensive condos, pocket the money and leave town. They refused to meet with the community and disclose their plans before final approvals were given by the city.

The 101 S. Ocean Blvd project - three blocks from my house - is another example of this problem being out of control. The local community has no real idea of what is going on. Rumors abound. From what I can see, this massive project is only going to exacerbate the traffic, congestion and diminution of local character further. Atlantic Blvd and AIA will be an unmitigated disaster.

Over the past decade, the City did a good job in improving this neighborhood and the beach. The problem now is that speculators are coming in to make money off of the improvements that we, the taxpayers, are paying for.

As civic leaders, you have the responsibility to regulate community/neighborhood growth - in a controlled manner - not at the whim of real estate speculators - but with the idea of preservation of civic and community values. I am not advocating for no development, I am advocating for a local comprehensive plan that takes the community's concerns in mind.

You have the power to stop this uncontrolled growth, put a temporary moratorium in place and have a frank discussion with the community about what is the appropriate rate of growth. You can devise mechanisms to be sure that all of those directly affected are given a chance understand the full impact of this growth, to voice their opinions and that all of those who are making huge sums off their speculation make meaningful contributions to this city from which they are profiting greatly.

Thank you for your attention.

From: [Ray Beaudry](#)
To: [Alison Fournier](#); [Andrea McGee](#); [Barry Moss](#); [Beverly Perkins](#); [Brian Donovan](#); [Greg Harrison](#); [info@savepompano.com](#); [info@savebriny.com](#); [Jean Dolan](#); [Lauren Gratzer](#); [Rex Hardin](#); [Rhonda Eaton](#)
Subject: Zoning change
Date: Sunday, July 7, 2024 2:27:24 PM

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**We are OPPOSED TO ZONING CHANGE FROM B-2 to B-3
for 101 S. Ocean Blvd and Pompano Hotel Project Size"**

From: [STUART HAYMAN](#)
To: [Rex Hardin](#); [Andrea McGee](#); [Beverly Perkins](#); [Alison Fournier](#); [Barry Moss](#); [Rhonda Eaton](#); [Greg Harrison](#); [Lauren Gratzer](#); [Jean Dolan](#); info@savebriny.com; [Brian Donovan](#); info@savepompano.com
Subject: OPPOSED TO ZONING CHANGE FROM B-2 to B-3 for 101 S. Ocean Blvd and Pompano Hotel Project Size
Date: Sunday, July 7, 2024 6:58:48 PM

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You have not previously corresponded with this sender.

I am emailing you to ask that you consider the impact of approving a zoning change for the proposed hotel. Vote no!

Please consider only approving the original plan for a smaller building that fits the lot and lessens the traffic impact on our community by the beach.

Sincerely,
Laura Hayman
401 Briny Ave.

Sent from my iPhone

Sent from my iPhone

From: [Joe Bailey - 1494 Properties LLC](#)
To: [Rex Hardin](#); [Andrea McGee](#); [Beverly Perkins](#); [Alison Fournier](#); [Barry Moss](#); [Rhonda Eaton](#); [Greg Harrison](#); [Lauren Gratzer](#); [Jean Dolan](#); info@savebriny.com; [Brian Donovan](#); info@savepompano.com
Subject: OPPOSED TO ZONING CHANGE FROM B-2 to B-3 for 101 S. Ocean Blvd and Pompano Hotel Project Size
Date: Tuesday, July 9, 2024 9:38:50 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I am absolutely opposed to the changing of the zoning for the proposed development.

Increasing density in any area is NOT progress. In fact, it should be considered a debasement in the quality of life and social connectivity.

Life is better with community connectivity and density, increases traffic, dilutes quality of life, and HURTS community connectivity overall,.

Any vote in favor WILL result in the loss of my vote and likely increase an incentive to get involved AGAINST anyone who votes in favor of this or future zoning changes that increases density of the community.

Regards

C. Joseph Bailey

484-343-4016

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From: [Patricia P](#)
To: [Rex Hardin](#); [Andrea McGee](#); [Beverly Perkins](#); [Alison Fournier](#); [Barry Moss](#); [Rhonda Eaton](#); [Greg Harrison](#); [Lauren Gratzer](#); [Jean Dolan](#); info@savebriny.com; [Brian Donovan](#); info@savepompano.com
Cc: [Patricia P](#); [Save Briny](#)
Subject: "OPPOSED TO ZONING CHANGE FROM B-2 to B-3 for 101 S. Ocean Blvd and Pompano Hotel Project Size"
Date: Tuesday, July 9, 2024 1:02:24 PM

This Message Is From an Untrusted Sender

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Dear Board,

I am Patricia Corea, 8 Briny Ave, #402, Pompano Beach FL 33062. I live one block from the proposed subject property. I do not believe the rezoning of the area from B2 to B3 will benefit the residents as B2 zoning was meant to benefit. B3 is too dense for our area. Highway A1A is one lane each way and the streets surrounding the proposed building rezoning are a smaller one lane. The projects already approved for the area do not serve the residents sufficiently and there is not enough parking for the restaurants and stores and apartments that are already slated to be built as evidence by the city's proposal to tear down the dunes between the beach and Briny Ave between 1st and 2nd avenues for 25 parking spaces. During Pompano Green concerts or busy beach days traffic is so much that cars cannot move once they are in the streets. This same scenario will occur every day should you approve this project. B3 zoning is too much for the area. Zoning should stay B2 to preserve the quality of life of your constituents presently living in the area.

Respectfully,

Patricia Corea

8 Briny Ave, Apt 402

Pompano Beach, FL 33062

Sent from [Outlook](#)

From: [Karyn Kraft](#)
To: [Rex Hardin](#); [Andrea McGee](#); [Beverly Perkins](#); [Alison Fournier](#); [Barry Moss](#); [Rhonda Eaton](#); [Greg Harrison](#); [Lauren Gratzer](#); [Jean Dolan](#); info@savebriny.com; [Brian Donovan](#); info@savepompano.com
Subject: OPPOSED TO ZONING CHANGE FROM B-2 to B-3 for 101 S. Ocean Blvd and Pompano Hotel Project Size
Date: Friday, July 12, 2024 3:53:17 PM

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Please note I live at 101 Briny Ave, Pompano Beach, which is across the street from the property in question. I am opposed to the zoning change. There is a reason that this property was zoned B-2. What is the point of having zoning if it can just be changed?

The area is already very congested and crowded. A B-3 zoned building would be overwhelming to the neighborhood. There are three other lots that are ready to be developed that are literally right next to this lot (two next to it and one across the street). What if these lots were able to get re-zoned to build larger, taller buildings? This would change the neighborhood, and not for the better.

Please deny this application for a zone change.
Thank you for your consideration.

Karyn Kraft.