

From: [Info Website](#)
To: [Rex Hardin](#); [Andrea McGee](#); [Beverly Perkins](#); [Alison Fournier](#); [Barry Moss](#); [Rhonda Eaton](#); [Greg Harrison](#); [Lauren Gratzner](#); [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](#)

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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-wCi9jw02kURC20wX9eED90F5AKPLKeBhA7mw3sxC64fdmKNyXNWEA

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.



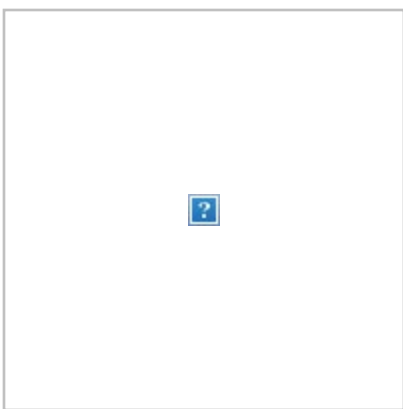
BIRDS EYE RENDERING FROM NORTH WEST

****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,**



View the [website](#) and join the [email list/newsletter](#).