

Dear Planning & Zoning Division, Commissioner Audrey Fesik, Mayor Hardin, and City Manager Harrison,

We, my husband and I, are one of many owners and residents at the 525/531 buildings of Silver Thatch Atlantic Plaza on the barrier island in Pompano Beach. Granted that Pompano Beach has been experiencing a positive success in growth and appeal, the pace and scale of these developments are becoming increasingly alarming. We are writing to express a strong opposition to the proposed rezoning of :

[P & Z #25-92000002 Subject Property: 552 & 600-604 N Ocean Blvd "Le Plage"], which is allowing a high-rise to be built significantly taller and denser than the current zoning permits. This development is concerning for many reasons and as owners and tax payers, we will explain our major concerns.

1. It is "Spot Zoning" that does not fit the community. This is a request to rezone a single parcel to accommodate one developer's project rather than a change consistent with the surrounding neighborhood. Ms. Dolan, the city's planner, has noted in her review that this particular proposal is a "mis-match " for the community in which we share her view.
2. The precedent is dangerous to build for the Barrier Island. It is a sandy soil and needs the utmost special engineering for a safe infrastructure. Viewing the other buildings adjacent to this parcel, the buildings are not high-rises. This zone is obviously not fit for a high-rise. To ignore this is a potential disaster waiting to happen. With storm surges, erosion, hurricanes, heavy rains, coastal floodings, these affects shorelines which will gradually move and lose land.
3. In view of #2 concern, there is the strong potential that in approving a high density carve-out, this invites the same requests for other beachfront or barrier island parcels of the nature, which makes it difficult for the City to reject or deny, with lasting effects on density, traffic, view points, shading on the beach with the high rise reducing sunlight on the beach, and to mention the charming character of the area.
4. **The Hearing**: is excluding a very large share of owners and residents that will be most affected because most are seasonal people who travel during the summer months. Holding the hearing at this time,

effectively shuts out the very people that will not have a fair chance to attend the hearing and to have their opinions heard. We respectfully ask that the hearing be rescheduled to the upcoming months of November or December, 2026 when it is most appropriate for all concerned to attend fairly.

Please review these reasons genuinely and we respectfully ask the City to deny the rezoning request at a minimum to postpone the hearing.

Sincerely,

Carol and Rosario Ruggeri
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