

**STEPHEN J. RILEY, P.A.**  
ATTORNEY AT LAW

STEPHEN J. RILEY, ESQUIRE

JOHN B. GALLAGHER, P.A.  
OF COUNSEL

July 8, 2021

***Via Email:***

Mayor Rex Hardin: [rex.hardin@copbfl.com](mailto:rex.hardin@copbfl.com)  
City Commissioner District 1, Andrea McGee: [andrea.mcgee@copbfl.com](mailto:andrea.mcgee@copbfl.com)  
City Commissioner District 2, Rhonda Eaton: [rhonda.eaton@copbfl.com](mailto:rhonda.eaton@copbfl.com)  
City Commissioner District 3, Tom McMahan: [tom.mcmahan@copbfl.com](mailto:tom.mcmahan@copbfl.com)  
City Commissioner District 5, Cindy Floyd: [cindy.floyd@copbfl.com](mailto:cindy.floyd@copbfl.com)  
City of Pompano Beach Planning & Zoning, Fred Stacer: [fred.stacer@copbfl.com](mailto:fred.stacer@copbfl.com)  
City Clerk, Asceleta Hammond: [asceleta.hammond@copbfl.com](mailto:asceleta.hammond@copbfl.com)  
Maggie Barszewski: [Maggie.barszewski@copbfl.com](mailto:Maggie.barszewski@copbfl.com)

Re: Proposed Ordinance Rezoning 300 and 400 Circle Drive, Pompano Beach, Florida

This letter is to serve as my vehement opposition to the proposed Ordinance rezoning the properties located at 300 and 400 Circle Drive, Pompano Beach, Florida. Unfortunately, I was out of town for the Planning and Zoning Board meeting but a friend, Scott Gooding, appeared in my place to voice my opposition. I will be appearing personally at the July 13 Commission meeting, but wanted to first voice my opposition in writing for the record.

I am enclosing a copy of my June 15, 2021 correspondence which I believe was presented to the Planning and Zoning Board and/or before the meeting in June and should be part of the record. This letter summarizes my feelings and objections with regards to the proposed rezoning. However I understand an issue was raised at the meeting that my letter referred to "townhomes and/or multi-family residences" whereas Mr. Russo does not intend on building townhomes and/or multi-family residences, but rather four single-family homes. Unless I am mistaken, Frank referred to the proposed construction as "townhomes" in a conversation with my girlfriend, Maritza Adams, shortly prior to the Planning and Zoning Board meeting. That is why I use that terminology. Nonetheless, my position remains the same whether the new construction would be townhomes, multi-family residences, or four single-family homes jammed onto these two lots.

Again, I have had the privilege of living on Circle Drive for over 26 years and it is certainly a unique area with only six single-family homes located on our little island. I would urge the Commission to adopt the initial staff report which recommended denial for the re-zoning request as being not consistent with future land goals, objectives, and

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policies of the comprehensive plan cited in that report. I note in Keith Engineering's May 21, 2021 reply letter to the Staff's recommendation, on page 3 they note "When considering the compatibility of adjacent property, not only should the directly abutting properties be considered, but the surrounding (adjacent) areas. Although there are single-family homes fronting Lake Santa Barbara and the Intracoastal Waterway which are zoned RS-2." Enclosed is a photograph taken from my backyard of Mr. Russo's property. He obviously chose not to put two single-family homes onto that property whereas it appears as though that property is quite larger than the two properties in question on Circle Drive. I would urge Frank to build two nice estate homes on the property rather than cramming four single-family homes onto those properties and forever changing the nature of Circle Drive.

I suspect I will have more to say at the upcoming meeting in opposition to the proposed Ordinance but, again, I wanted to voice my objections in writing well prior to the meeting. The rezoning and proposed Ordinance and construction contemplated will forever change the density, design and neighborhood of Circle Drive. Again, it is a one of a kind place and will be gone forever once these changes are made. The City of Pompano Beach should look to restore, not destroy this piece of history which I have been lucky enough to be a part of.

Finally, I would like to state that passing of the proposed Ordinance would be "spot zoning" at its worst. Only one entity benefits to the detriment of all other residences on the island. Why should they be given privileges to other properties similarly located on this small island? A review of the application shows no evidence or consideration on the affect of surrounding property such as mine. Allowing smaller homes to be crammed onto the island will only lower the property value of my property and other properties located on the island. Therefore, while I again voice strong opposition to the rezoning on the island, in the event the City feels rezoning of the island is proper and/or legal, the proposed Ordinance should still be rejected and replaced with an Ordinance rezoning the entirety of the island in fairness to all that reside there.

Very truly yours,

  
Stephen J. Riley

Attachments

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JOHN B. GALLAGHER, P.A.  
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June 17, 2021

***Via U.S. Mail and  
Via Email: Maggie.barszewski@copbfl.com***

Mr. Fred Stacer, Chairman  
City of Pompano Beach Planning and Zoning Board/  
Local Planning Agency  
P.O. Drawer 1300  
Pompano Beach, FL 33061

Dear Mr. Stacer:

I would first like to introduce myself to you and the other members of the Planning and Zoning Board of the City of Pompano Beach. My name is Steve Riley and I am proud to say that I have lived at 500 Circle Drive, Pompano Beach, Florida for approximately 26 years. I would also like to apologize for not attending the meeting personally, but I have had long standing plans to be in Omaha, Nebraska on this date. I have been going to Omaha every year for over 40 years for business purposes and hope to retire in the next year. Therefore, while this is still somewhat of a "business trip" it is probably more to thank clients and ex-clients who have become friends over the years for their trust, business and friendship. I will attempt to call into the meeting, but under the circumstances, I am not sure I will be able to do so.

The primary purpose of this letter is to voice my opposition to re-zone 300 and 400 Circle Drive from RS-1 to RS-2. I know Frank Russo personally and hope my opposition to the re-zoning efforts does not damage our friendship. However, I hope to spend my retirement years on the quiet little island I have enjoyed for the past 26 years, inhabited by six single-family homes. In fact, I have often joked that some day they will probably carry me out of here in a box.

I do not feel that townhomes and/or multi-family residences are compatible with other homes on Circle Drive and especially with mine which is directly adjacent to where the proposed structures would be built. While I would not be surprised if the new owners of 300 and 400 Circle Drive were to put up homes more extravagant than those previously owned and occupied by John Gallagher and Joann Nelson, I do not feel those lots are suitable for multi-family residences. However, I should add that I think Joann's house is great as is. I just don't feel that multi-family residences and/or

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townhouses are compatible or suitable for Circle Drive especially if they are taller high-rise type structures. In addition, we don't need a 25% increase in homes on this small island.

I would urge the Planning and Zoning Board to agree with the staff recommendations and reject the petition to re-zone 300 and 400 Circle Drive to allow multi-family residences. Circle Drive is a unique, one of a kind place to live with six prime waterfront lots, each occupied by single-family homes. It does not need the increase in population and crowded feeling that would be the result of allowing dissimilar multi-family residences. In addition, the proposal certainly sounds like spot zoning. If 300 and 400 Circle Drive are allowed to sub-divide and put in four homes and/or townhouses, Circle Drive loses its "feel" and I'm not sure that is where I want to spend my retirement years. Also, I suspect this would decrease my property's value. Therefore, while I strongly urge the re-zoning not be approved, if it is to be re-zoned, it should be re-zoned for all lots and we can turn it into a mini Galt Ocean Mile.

Thanking you for your time, I remain,

Very truly yours,

  
Stephen J. Riley

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