

From: [ACCOUNT UPDATE](#)
To: [Zoning Inquiries](#)
Cc: [Audrey Fesik](#)
Subject: La Plage -- ADAMANTLY OPPOSED
Date: Sunday, June 21, 2026 3:40:02 PM

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Dear Members of the Planning and Zoning Board,

I am writing to let the board know of the many concerns I have regarding the proposed La Plage development located at 552 and 600–604 North Ocean Boulevard in Pompano Beach, and the requested amendments to the land use plan. I oppose approval of the requested amendments for several reasons:

First, the existing comprehensive plan and surrounding land use patterns along North Ocean Boulevard should be maintained in land use planning and it's essential to ensure preserving the established coastal community.

Second, the scale of the proposed development raises significant traffic concerns. North Ocean Boulevard already has severe congestion. This proposed building would create more traffic that will exceed roadway capacity, worsen congestion, and create safety risks for residents, pedestrians, cyclists, and emergency response services. Without roadway improvements, traffic signalization, or a comprehensive traffic impact study—these concerns remain unresolved.

Third, there are substantial environmental considerations associated with development at this location. Increased surfaces may negatively affect stormwater management, contributing to flooding and runoff into nearby coastal waters. Given the proximity to the ocean, there are also concerns regarding impacts on coastal resilience, drainage systems, and water quality. Additionally, the potential loss of vegetation, tree canopy, and open space may further reduce environmental buffers that are critical in coastal areas.

Fourth, compatibility with neighboring uses remains a concern. Development at this scale should be carefully evaluated to ensure it does not negatively impact adjacent properties through increased density, noise, or changes to the visual and environmental character of the area.

Finally, any amendment to the land use plan should be supported by a clear demonstration of public benefit. At this time, it is not evident that the requested changes sufficiently outweigh the potential long-term impacts related to traffic congestion, infrastructure strain, and environmental degradation—particularly in a sensitive coastal corridor.

For these reasons, I respectfully request that the Board deny the proposed land use amendment for the La Plage development

Thank you for your time and consideration of these comments.

Sincerely,

Amy Spiegel
525 N Ocean Blvd, #1525
Pompano Beach, FL. 33062