

Karen and Bernard Manzone, Jr.
3232 NE 16th Street, #4
Pompano Beach, FL 33062

7/19/2023

RE: Zoning Board of Appeals
P & Z Number: 23-15000006

To Zoning Board:

We are writing this letter in response to the Major Temporary Permit requested by Mount Vernon Property Holdings, LLC. The Applicant Landowner is requesting this permit in order to temporarily utilize a vacant parcel for a temporary sales center and parking without complying with the applicable use and development standards as required by code.

The subject property is located on the east side of A1A (N Ocean Boulevard), south of NE 16th Street. We live just west of A1A on 16th Street, and have opposed this project since it was first brought to the Zoning Board.

Our concern with this current request by the developer is that there is already insufficient parking for residents that live on 16th Street. There are currently approximately 35 parking spaces for the beachgoers at North Ocean Park. The developer's request for four parking spaces to be reserved for the sales center will exacerbate this parking problem.

We have additional questions, including:

1. What does temporary mean? How long will the sales office be on the lot?
2. Will this development and construction deny access to North Ocean Park and beach?
3. Will the road remain open and available to the public during construction?

Thank you for considering our concerns,
Karen and Bernard Manzone, Jr.