

From: [Chris Tokar](#)
To: [Zoning Inquiries](#)
Cc: [Maria Grazia Gallelli](#); [Chris Tokar](#)
Subject: To- ZBA Advisory Board - My Objection to Variance P&Z #26-11000009 from Maria Ronlan
Date: Tuesday, April 7, 2026 7:48:15 PM
Attachments: [Maria Ronlan Opposition to a property variance of 3415 Dover copy.pdf](#)

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To Whom it May Concern:

I have attached my letter to the **ZBA (Zoning Board of Appeals)**. I am fervently opposing the variance request of **3415 Dover Road**, Hillsboro Shores, Pompano Beach, FL 33062 - **P&Z number 26011000009**. I am the neighbor who lives immediately behind this residence at **3414 Norfolk Street, Hillsboro Shores!**

I respectfully ask that you sincerely read the attached letter, which carefully outlines **WHY** these variances **should not be approved**.

I am unfortunately out of the country, and cannot attend the April 16, 2026 - ZBA Public Meeting.

I have also asked my friend and Realtor, Christina Tokar to drop off a hard copy of my letter to your office. Should you need to speak further with me, please email me or contact me via What's App. I have also copied Christina Tokar in this email.

Sincerely,

Maria Ronlan
954-471-0861
graziella@probiolaboratories.com

Date: April 6, 2026

To: Pompano Beach Zoning Board of Appeals = c/o Advisory Board

From: **Maria Ronlan** – Owner of
3414 Norfolk Street – Hillsboro Shores/Pompano Beach

Re: City of Pompano Beach, Florida Notice of Public Hearing
Opposing The Variance Request of 3415 Dover Road – Hillsboro Shores/Pompano Beach 33062

P&Z Number: **26-11000009** -

To Whom It May Concern:

I am currently out of the country and unable to attend the Zoning Board of Appeals meeting. Please accept this letter as my **formal objection** to the variance request submitted by **Executive Property Relations LLC**, regarding the property located at **3415 Dover Road (Tax ID #484329040920)**, which is directly behind my residence at **3414 Norfolk Street**.

I respectfully request that the Board **deny** this variance, as it will negatively impact my property, surrounding homes, and the overall character of our neighborhood.

- 1. Ongoing Disturbances and Quality of Life Concerns:** Since 2024, there have been repeated disturbances originating from this property, including excessive noise, large gatherings, and activity occurring during late-night and early morning hours. These incidents have required multiple calls to the local police department. Despite efforts to contact the owners directly, there has been no response or corrective action taken by them.
- 2. Use as a Short-Term Rental / Commercial-Type Activity:** Based on consistent patterns of transient occupancy, frequent turnover, and large group gatherings, the property appears to be operating as a **short-term rental**. This type of use, particularly when not properly managed, introduces commercial-like activity into a residential neighborhood. In an area such as Hillsboro Shores—known for its quiet, upscale residential environment, this is not consistent with the intended character of the community.

3. Impact on Property Value and Marketability: The ongoing disturbances and transient nature of this neighboring property have already impacted on the enjoyment and marketability of my home. Approving this variance may further intensify these conditions and could negatively affect property values—not only for my residence, but for neighboring homes as well. Prospective buyers in this community expect a stable, residential environment, not one subject to frequent turnover and large gatherings.

4. Density, Parking, and Safety Concerns: The property has regularly hosted gatherings that appear to exceed typical residential use, with multiple vehicles and a high number of occupants. With lot sizes in this area averaging approximately 7,500 square feet and minimal separation between properties, increased density creates concerns related to noise, parking congestion, privacy, and safety.

There has been at least one incident involving a guest climbing onto the adjoining wall and urinating onto my property. This raises *serious* concerns regarding safety, liability, and the *lack of appropriate oversight* of guest behavior associated with this property's use.

5. Requested Setback Reduction and Potential Intensification of Use: The applicant is requesting a reduction of the required rear setback from **20 feet to approximately 5 feet 5 inches**. This is a *substantial deviation* from current zoning requirements. The existing setback serves as a critical buffer between properties in a neighborhood with relatively small lot sizes. Reducing this buffer would bring structures and activity significantly closer to my property line, thereby increasing noise transmission, reducing privacy, and intensifying the direct impact of any ongoing disturbances.

Given the history of large gatherings and high occupant turnover at this property, maintaining the full setback is essential to preserving a reasonable separation between neighboring homes and protecting the quiet enjoyment of residential use.

Additionally, any proposed expansion of parking capacity may further encourage higher occupancy levels and larger group gatherings, including short-term rentals for events or parties. This would likely increase traffic, noise, and overall activity, further impacting the surrounding residential properties.

6. Compliance with Local and State Regulations: If the property is being used for short-term rentals, it must comply with all applicable regulations, including permitting, licensing, inspections, and tax requirements as required by the City of Pompano Beach, Broward County, and the State of Florida. I respectfully request that the Board ensure **full compliance** with all such requirements as part of its review.

7. Conclusion:

For the reasons outlined above—ongoing disturbances, incompatibility with neighborhood character, impact on property values, and the significant reduction of required setback—I respectfully request that the **Board deny this variance request.**

Thank you for your time and consideration. Should you have any questions, please feel free to email or contact me through What's App.

Sincerely,



Maria Ronlan

graziella@probioslaboratories.com

954-471-0861