

## Scott Reale

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**From:** redulaney <redulaney@bellsouth.net>  
**Sent:** Thursday, November 17, 2022 12:15 PM  
**To:** Zoning Inquiries  
**Cc:** Joseph Manuele; Robert Gibbs; Robert Koebele; Jerry Miller  
**Subject:** Public Hearing re: Variance P&Z 22-11000017

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Subject: Request for Denial of Zoning Variance P&Z Number 22-11000017

The Board of Directors, and residents of the Triton Condominium Association, Inc., located at 501 North Riverside Drive, adjacent to, and north of 407-419 North Riverside, object to the granting of variances referenced in Variance Request 22-11000017. We especially object to granting a variance to Item 3 detailed in your notice.

To grant any of these variances will benefit the developer to the detriment of Triton unit owners.

We believe the future impact, if these variances are granted, will negatively impact the value of our property, especially for those of us with units on the south side of our building.

Granting Variance Request 3 would replace the peace and beauty of a landscaped green area between the buildings with a parking area, adding more sounds of automobiles entering and leaving than already exists.

The developer has other options, such as designing a site plan and building that conforms to the existing lots and existing codes.

However, if the variance were granted, our owners would have no options except to experience the degraded view, increased noise, and lack of a green barrier. The Zoning ordinances, as they now exist, we believe, were to prevent just this type of situation. They should not be waived.

We respectfully request that we, the owners of units in the Triton Condominium, be considered, and that the requests for variances requested in 22-11000017 be rejected by the City of Pompano Beach Zoning Board of Appeals.

Sincerely,

Ronald E. Dulaney  
Vice President, for the Board of Directors  
The Triton Condominium Association, Inc.  
501 N Riverside DR  
Pompano Beach FL 33062