

Scott Reale

From: Deborah Karlson <deb.karlson1106@gmail.com>
Sent: Tuesday, April 18, 2023 12:15 PM
To: Zoning Inquiries
Subject: Re: Application for Special Exception - 872 E. McNab Road, Pompano Beach, FL 33060 [Tax Folio ID: 4942 12 32 0010] - P&Z Number: 23-17000001

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for the clarification. I cannot see that a hotel/motel erected on that site will be beneficial to the neighborhood either. We will still conceivably have more traffic congestion issues and probability of excess noise. We do not agree with the erection of a hotel/motel at the Subject Property either.

Regards,

Deborah Karlson

Sent from my iPhone

On Apr 17, 2023, at 5:44 PM, Zoning Inquiries <Zoning@copbfl.com> wrote:

Thank you for your correspondence. Your comments will be added to the backup of Special Exception application PZ #23-17000001.

Just for your edification, the Special Exception application is to allow for a hotel/motel use in the B-2 zoning district. The *Croatian American Social Club* is just the name of the Subdivision Plat which was recorded in the Public Records of Broward County on 6/7/2006. The subject property may have been formally owned by that organization, but the proposed use associated with this application is limited to the approval of a hotel/motel use.

<image003.jpg>

Hours of Operation Mon – Thurs 7am to 6pm

From: Deborah <deb.karlson1106@gmail.com>
Sent: Monday, April 17, 2023 5:06 PM
To: Zoning Inquiries <Zoning@copbfl.com>
Subject: Application for Special Exception - 872 E. McNab Road, Pompano Beach, FL 33060 [Tax Folio ID: 4942 12 32 0010] - P&Z Number: 23-17000001

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To: Pompano Beach Zoning Board

We recently received a letter from the City of Pompano Beach [P&Z No. 23-17000001] regarding a request for a Special Exception for the property at 872 E. McNab Road, Tax Folio ID: 4942 12 32 0010 (the "Subject Property"). The property owner is requesting a Special Exception to zone the Subject Property for a Croatian American Social Club (the "Social Club"). The Advisory Board meeting is scheduled for April 20, 2023 at 6:00 p.m.

We reside as a unit owners in the Cypress Lake Cooperative, which consists of 12, 4-unit buildings and which are located across the street, west and north of the Subject Property – several of the buildings are within the 500' radius of the Subject Property.

I have canvassed many of the owners in the Cypress Lake Cooperative with regard to this Special Exception request and we are of the like mind that the Subject Property is not the proper location for this type of venue because of the proximity of a daycare center immediately west of the Subject Property, a church directly across the street from the Subject Property, McNab Elementary a couple of blocks north of the Subject Property on 9th Avenue, as well as the Cypress Lake Cooperative where many seniors are owner/tenants that reside fulltime in these units.

In addition, the school zone for McNab Elementary ends in front of the Subject Property and the children that walk to school often cross the street at the McNab and 9th Avenue intersection. The traffic on McNab in the mornings and afternoon from parents dropping off and picking up their children from school already creates significant traffic backups for as long as 30 to 45 minutes in the morning and in the afternoon. Adding a Social Club to this already overburdened roadway will cause additional traffic issues.

As this Special Exception is for a "Social Club," does that entail the sale of alcohol or the ability to bring in alcohol in any form onto the premises? What would the operational hours be for this Social Club? Would there be music – live or otherwise? The Zoning Board should recognize that a "yes" to any of these questions will conceivably open the possibility of issues and hardship for the residents of the surrounding Subject Property, including the daycare center, church and school.

We are asking the Board to deny this Special Exception request as it would not be beneficial for the residents in the surrounding area and would cause significant hardship with regard to additional traffic, loud noise/music, as well as denying residents in proximity to the requested Social Club, the quiet enjoyment of their property.

Best regards,

Deborah and Richard Karlson
Cypress Lake No. 9
761 East McNab Road, #4
Pompano Beach, FL 33060

Sent from [Mail](#) for Windows