

Scott Reale

From: Carlos Flecha <carlosflecha1@gmail.com>
Sent: Saturday, November 12, 2022 12:36 PM
To: Zoning Inquiries
Subject: P&Z Number 22-15000016 CELU DEVELOPMENT

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Advisory Board
Zoning Board of Appeals

I'm an owner and resident of Cypress Bend Condominium II. Having reviewed the application, Staff Reports and related documents regarding the above subject application, I present my opposition to this due to the following:

1. There is a significant disconnect between the proponent assertions to comply the requirements of a Major Temporary permit, and the Staff Report evaluation. The Staff Reports conclusions are totally different to the ones from the proponents thus suggesting a lack of understanding or misinterpretation from the proponent of what is needed to comply with zoning requirements. Further compliance on conditions is therefore in question.
2. The proponent assertion that the temporary use does not involve any noise is an understatement to noise naturally caused by move and transport of storage containers. No mitigation is proposed to that effect.
3. The proponent plan is basically to dump the storage containers in the property, with unauthorized gravel surfaces, waiting for them to be pick up. "The storage of shipping containers on the site is being requested as a principal temporary use. The shipping containers will store items, such as clothing, that are awaiting export to other countries." This operation without the proper warehouse construction and necessary bay, will cause a nuisance and uncontrolled noise to neighbor areas. There is no restriction to hours of operation thus noise level can impact at any time.
4. There is no description on the turnover of the containers thus need to assume is a long-term storage, which will become an eye-sore to the community.

I don't find the proposal to be in the best interests of the community. Granting any temporary permit without complying with the applicable use and development standards as required by Code is a disservice to the community of Pompano Beach.

Respectfully,

Carlos Flecha