

Scott Reale

From: Joseph J. Keller, P.E. <joseph.keller@verizon.net>
Sent: Wednesday, October 19, 2022 2:44 PM
To: Zoning Inquiries
Subject: P & Z Number 22-17000012 <<Urge COPB ZBA to vote NO on proposed exemption request>>

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Re: P & Z Number 22-17000012

As a property owner in the immediate vicinity of the subject P & Z Number 22-17000012 request, I urge the Pompano Beach ZBA to please vote NO, and DO NOT APPROVE the requested Special Exception for the property at 741 Hibiscus Avenue.

It is my opinion that this proposed change to the approved zoning will disrupt the character of the surrounding quiet residential neighborhood properties and diminish the property values of the community. I see no benefit accruing to the surrounding properties nor to the City of Pompano Beach community at large, in accepting this request. Please consider the following:

1. There are plenty of hotel/motels in the immediate vicinity to this property and neighborhood, and the community doesn't need another one. Among other obvious failings this exemption request specifically fails PB Special Exemption Review Standard #11 "Fulfills a demonstrated need for the public convenience....". Leaving the units as apartments maintains a less transient community population in what is a highly residential area.
2. There is already insufficient public street parking within the immediate area.
3. A large 20-unit townhouse project (Sky Beach) is already under construction just around the corner (SE 8th and Riverside) to this property, and that project doesn't appear to have enough (if any) on-site parking for guests and visitors. Allowing a hotel/motel to the immediate neighborhood with insufficient parking will make it even worse.
4. The site has not been (if ever) a hotel/motel for many years, we don't want to see a future hotel/motel sign which would be an eyesore inside this primarily residential area, far from where A1A vehicle traffic could even see it.
- 5.) There is no evidence submitted in the application on file that shows or demonstrates the property meets any or all of the COPB 13 "Special Exception Review Standards" required for approval of an exemption.

I have a serious concern that if this application is accepted as a motel/hotel zoned site the owners can more easily convert usage and become just another drug and alcohol half-way/sober house. We have way too many of those in our community already. Based upon personal experience these properties diminish the local neighborhood character with transient persons and concomitant, noise, behaviorally disturbed personalities, foul language, littering, and leering. The community should not approve project exemption applications that might in any way more easily allow development or conversion of the property to more of that type of facility.

It is my opinion that the City of Pompano Beach will be best served by rejecting this request and keeping the current zoning which allows and encourages multi-family townhomes (like Sky Beach) with stable permanent residents. Continuation of the existing zoning code without approving an exception will over time increase ratables and better benefit the City of Pompano Beach at large.

Very truly yours,

Joseph J. Keller, PE, LEED AP, DCEP

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