

October 07, 2020

**DEL**TOM

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Attn: Daniel H. J. Yaffe, Chairman Zoning Board

RE: 1321 A S. Dixie Hwy West Pompano Bch, Fl. Petition P & Z # 20-17000011 By PJA Realty #LLC

Dear Dan

Very good morning to you and I hope you are well and staying safe. As per you're correspondences for petition For a special exception to approve to permit a local liquor store or store in a B-3 zone.

I am against the petition application for special exception of the rule (B-3) approval must be denied as approval under the section 155.4222(L)(1) is required

I am one of the owners and neighbor in the area. We have tremendous amount of problem with prostitution drug dealers and break-in entries and homeless hangout on Dixie Highway East and West and south of Atlantic Ave to North of Cypress Creek Road this has been a magnet for this activity for years.

By allowing a liquor store this will multiply it by 100 folds this will attract more traffic and undesirable citizens in the neighborhood then the problem will spike upwards.

The parking will also be a Hugh problem due to one-way highway traffic the traffic pattern will be disturb by cars entering and exiting the property and that alone will bring another challenge. This property does also not meet the parking requirement count for the liquor store.

All cars will have to enter from Dixie highway west and to exit on SW 13<sup>th</sup> Court this will also impact the 13<sup>th</sup> court tremendously in adverse way

As most of 13<sup>th</sup> Court is residential area that alone in my opinion is a cause that city Pompano Beach should reject and deny the application this will also bring more vehicles and traffic noise.

Thanking you in advance for the notice of the changes in our neighborhood that would impact our life, safety and security of all the neighbor. We like to keep our neighborhoods clean and safe place to live and work without and fear of coming out day or night fear of getting mugged or beat up.

*Thomas Bhigani*

Thomas Bhigani, MBA, RMU,SMF  
Deltom Dixie Highway LLC