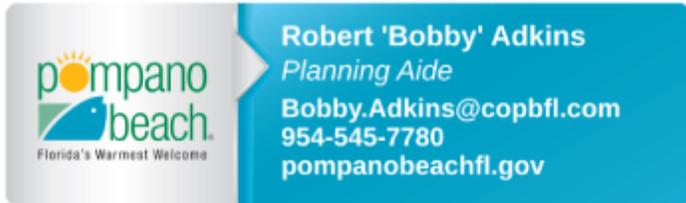


**From:** [Zoning Inquiries](#)  
**To:** [Martha Lawson](#)  
**Cc:** [Scott Reale](#)  
**Subject:** FW: Object to variance 22-11000016  
**Date:** Thursday, September 15, 2022 7:27:07 AM

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Regards,



Hours of Operation:

Monday – Thursday 7 AM – 6 PM

**Closed Fridays**

Please note: Florida has a very broad public records law. Most written communications to City officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

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**From:** Estefania Montalvo <ecm.m@outlook.com>  
**Sent:** Wednesday, September 14, 2022 8:37 PM  
**To:** Zoning Inquiries <Zoning@copbfl.com>  
**Subject:** Object to variance 22-11000016

**EXTERNAL Email:** Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

To the zoning board of Pompano Beach,

I strongly object to this variance being granted by the zoning board not in keeping with the needs and previously instated limits for a residential neighborhoods of the city of Pompano Beach.

Specifically, I object to the variance being granted at 2200 N Federal Highway allowing a Specialty Hospital to do business here P&Z number 22-11000016.

1. The area does not need additional medical facilities. The area is presently saturated with facilities that already offer services of this kind.

2. I do not seek to draw additional mental health or drug rehab patients into the area. I suspect certain patient populations that would be permissible for this business to trade on, e.g. the mentally ill or drug dependent have been associated with greater incidence of crime than the general population. As you are all aware, we already have an increase of crime in this area.

We do not have the additional police force to assist with the additional needs of this facility.

3. I do not want our neighborhood used to store or dispose of medical waste, fearing the city will permit infectious litter on our streets or water ways.

4. The neighborhood would be adversely impacted by the additional traffic and parking required for such a facility, this is already a problem on a daily with the additional fast food restaurants that have been allowed to open and operate.

To exacerbate the overcrowding in the city by allowing this entity to do business in approximately half the space the city planners have determined appropriate for an operation of this type seems

negligent. Additional traffic and parking congestion is injurious to property values and the enjoyment of the residential neighborhood and is not in the public welfare.

5. I'm also extremely concerned with the noise pollution the operation of a 24 hour facility will cause us as residents to endure. Which if approved no amount of complaints will force the facility or the city to put in place a "Quiet Zone".

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Estefania Montalvo Moya, MBA, PA

2600 NE 21<sup>st</sup> Street

Pompano Beach, FL 33062