

September 13, 2022

Reference: Zoning Change to "Specialty Hospital"
2200 North Federal Highway
P&Z number 22-11000016

To: Mr. Daniel Yaffe and
The City Of Pompano Beach Zoning Board

From: Mr. and Mrs. Steven Harper and other concerned neighbors 
2480 N.E. 22 Court
Pompano Beach, Florida 33064

The "Special Exception" for a "Specialty Hospital" is undesirable on multiple grounds and is not in keeping with the needs or desires of home owners in the City of Pompano Beach.

The neighborhood does not need another additional medical facility. The area is saturated with Urgent Care Centers, Clinics, Dentist Offices, Doctor Offices, Physical Therapy Centers, Pain Management Centers, Drug Addiction Rehab Centers and Mental Health Facilities. Neither my neighbors nor I seek to draw mental health or drug rehab patients to the immediate area for fear of increased crime and / or violence associated with these patient populations. We do not want our neighborhood used to store or incinerate medical waste fearing we will find used needles and other medical waste on our street, as we find litter from other businesses in the area.

Also, our neighborhood will be adversely impacted by the additional traffic and parking required by such a facility. We have daily backups from adjacent businesses obstructing the flow of traffic on the curve at the east end of N.E. 22 court and N.E 24 Avenue. These backups are a hazard and frustrate drivers, causing them to move into the oncoming lane of traffic. These drivers cannot always see around the curve and there have been near accidents because of this. This danger will increase exponentially with the additional traffic.

By allowing this facility on nearly ½ the space required in the code by city planners, who determined the appropriate land size for this type of operation will only exacerbate the overcrowding and adversely increase the density to the neighborhood. This facility does NOT conform to the zoning laws or guidelines required and are not in harmony with the other businesses in the immediate area.

In closing, The Comprehensive Plan seeks to ensure that the planning for the District is NOT done on a piece-by- piece basis by individual developers seeking their own Comprehensive Plan and I urge the zoning board to reject and deny this "Special Exception" request. I may not have purchased my property if I was warned that a "Specialty Hospital" requiring a zoning change would be allowed to be built close to my wife and I.

