

Arcwerks Incorporated

Architecture & Planning

September 17, 2025

To: City of Pompano Beach
Department of Development Services
Planning & Zoning Division
100 W. Atlantic Blvd.
Pompano Beach, FL 33060

Re: Proposed Variance Request for
St. Gabriel Catholic Church
731 N Ocean Boulevard
Pompano Beach FL 33062

Variance Request Narrative

We are respectfully requesting two variances, for the purpose of constructing a new church tower and a landscaped pedestrian reflection area for the improvement of the church's visibility within the neighborhood, as well as for north and southbound traffic along N. Ocean Boulevard.

The subject property is located within an RM-20 zoning district with the following pertinent criteria:

Front yard setback: 25'- 0"

Height, maximum (ft): 35'-0"

Variance #1: An increase of the maximum building height is requested for a total height of 53'-0" to the top of the proposed the crucifix. This additional height request is not intended for human occupancy

Request: A 18'-0" increase in total building height, from the allowable height of 35' to 53'.

Justification: Approval of the variance request is required to improve the church's visibility within the neighborhood as the adjacent high density, multi-story residential buildings to the north and east boundaries in addition to, existing power/ light poles and trees along N. Ocean Blvd. overwhelm the presence of the church.

The surrounding properties would not be negatively affected by the additional building height, due to their nature:

North: 9 story residential building.

West: Church parking lot

South: Vacant lot/ parking

East: 19 story and 17 story residential buildings.

Please see photos A and B on page 4.

Variance #2: Front Setback Reduction

A reduction of the front setback is requested for a total distance of 15'-0" from the east property line along N. Ocean Boulevard.

Request: reduce the 25' front setback to a 15' front setback. This reduction would also be consistent with FDOT's 40' front setback from the centerline of N. Ocean Boulevard.

Justification: Based on the existing power poles, light poles and trees which obscure visibility of the front of the church, locating the new church tower and landscaped reflection area closer to N. Ocean Boulevard will offer improvement to the church's visibility from both north and southbound traffic as well as providing convenient access to a landscaped reflection area for neighborhood pedestrians.

Please see photos C and D on page 4.

Review Standards:

Per Section 155.2420, Variance Review Standards are herein addressed:

- a. There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity

Response: We have an existing 1 story church bordered to the north and east by high density, multistory residential properties in close proximity to the street, which overpower and distract from the church's visibility. Additionally, multiple power poles, light poles and trees on the church's east property line along N. Ocean Boulevard obscure the front of the church, diminishing it's visibility to north and southbound traffic and the neighborhood as a whole.

- b. The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;

Response: The surrounding conditions exist and are not a result of the owners actions.

- c. Because of the extraordinary and exceptional conditions referred to in paragraph a., above, the application of this Code to the land or structure for which the Variances are sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship;

Response: The existing and proposed use is a community function, and a reasonable expectation is the ability to be visible along N. Ocean Boulevard, which would be unreasonably restricted without these variances in part because of the height of the bordering existing buildings and the front setback which would allow reasonable use of the property with respect to the placement of the tower, helping to mitigate the obstructions caused by the existing power poles, light poles and trees .

- d. The Variances would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.

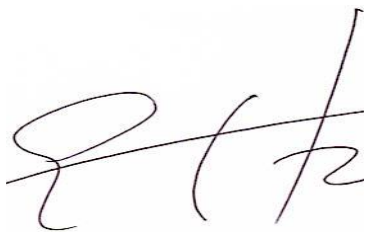
Response: Due to the height of the surrounding high density, multi-story residential buildings in close proximity to N. Ocean Boulevard and adjacent street obstructions, the requested height and front setback variances would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.

- e. The extent of the Variances are the minimum necessary to allow a reasonable use of the land or structure;
Response: The function of this community building requires a visual presence along a major arterial roadway. We have an existing 1 story building serving a community function which is set well back from the road in addition to being bordered on the north and east by high density, multi-story buildings, power poles, light poles and trees, rendering the church largely invisible for the visitors to the property. The requested variance is the minimum reasonable deviation to the height limit and front setback which will result in a much-improved visible presence along N. Ocean Boulevard.
- f. The Variances are in harmony with the general purpose and intent of this Code and preserves its spirit.
Response: Based on the bordering high density, multi-story residential buildings, and their close proximity to N. Ocean Boulevard, the height of the proposed church tower and it's placement in proximity to N. Ocean Boulevard, helping to mitigate existing obstructions, are in harmony with the general purpose and intent of this Code and preserves its spirit.
- g. The Variances would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare
Response: The height and placement of the church tower is consistent with the height and placement of the surrounding high density, multi-story residential buildings. The tower will serve to improve the church's visibility within the neighborhood as well as to north and south bound traffic. It's placement closer to the public sidewalk will extend an inviting reflection area for pedestrians.
- h. The Variances are consistent with the comprehensive plan.
Response: These variances will be consistent with the general parameters of the Comprehensive Plan. This request does not include a change of land use or rezoning.

In closing, the requested variances will provide improved visibility and help to mitigate a virtually invisible presence on the street. The existing church and the newly proposed tower & reflection area will continue to serve an important community function where visibility from N. Ocean Boulevard is a critical component.

We respectfully request consideration of this variance request and hope it meets with your support and approval as it will enhance the church community and surrounding neighborhood.

Thank you for your thoughtful consideration.



Respectively Submitted,
Eric T. Slazyk AIA, NCARB, LEED AP BD+C
Principal



A - Northbound View



B - Southbound View



C - Existing Church (SW Corner)



D - Proposed Tower Location (SW Corner)