



To: City of Pompano Beach  
Department of Development Services  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

Date: March 4, 2021

Re: **SITE PLAN SUBMITTAL**  
I&B Medical  
101 NW 12<sup>th</sup> Street  
Pompano Beach, FL 33060

## PROJECT NARRATIVE

The subject site is approximately 1.48 acres, located at the northwest corner of North Dixie Highway and NW 12<sup>th</sup> Street in the City of Pompano Beach, FL. The Future Land Use is C-Commercial, and the zoning is B-3 Business. The proposed new Medical Office with a maximum gross floor area of 5,000 square feet in a single building and the new Senior Center are both permitted by right in the B-3 zoning district.

This facility is a business that furthers the district's intent to accommodate and serve the residents and businesses in the community at large by offering a needed medical office and senior center in support of the neighborhood residents. It is appropriate for its location and is compatible with the general character of the neighborhood. The site is surrounded by commercial uses to the north and south, and there is a community institutional use to the west as a place of worship. This facility is unlikely to impact surrounding lands as it is an indoor use and operates during specific business hours. It will not create an adverse impact on the health and safety of persons residing or working in the neighborhood or be injurious to property or improvements in the neighborhood. Adverse odors, noise, glare or vibration are not anticipated. The facility will comply with the city's noise ordinance, service deliveries will be minimal, and refuse will be contained within a dumpster enclosure. Parking, signs, lighting and other site elements will comply with the code standards.

Respectfully submitted,

Andre Capi, Director