



December 15, 2021

City of Pompano Beach  
Planning & Zoning Division  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

RE: **Variance** – (500 feet radius)  
Property: Holy Cross Hospitals, Inc.

Narrative for Special Exception Request:

The property site is approximately 15,246 SF outparcel building (Old Pier One) along Federal Highway and just south of Copans Road, 1979 N Federal Highway Pompano Beach, FL in the City of Pompano Beach, Broward County, Florida. The Florida Foli No.#4842-25-07-0015. The property is currently a vacant Tenant space within the existing 15,000 SF outparcel building. This building is sited inside an existing Plaza Center (foli No. #4842-25-07-0010) with shared parking (see under Easement Agreement 12-31-2003).

The applicant (Lessee) desire is to build-out and develop a internal tenant space within the building as a medical office facility (use allowed by zoning). The proposed new medical office and medical office support functions will require approximately 8,000 sq. ft. This tenant's medical office and medical office support space would be supported by parking from the existing parking lot spaces as shown on the existing site plan (see Survey and Site Plan) submitted with this application.

The current Land Use is zoned B-3/PCD "B-3" (General Business). A special exception is required for "Medical Facility" square footage increase requested (medical office building/space greater that 5,000 SF, used within the B-3 zoning district, are requested approval. Since this space requires 8,000 SF this request is for an increase of 3,000 SF.

As set forth below in this criteria statement, and as further depicted in the supporting materials included herein, the applicant is able to offer competent substantial evidence that its special exception request complies with Section 155.2420, Standards, and any other specific use requirements, and therefore respectfully requests approval of their application.

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A Variance application shall be approved only on a finding that there is competent substantial evidence in the record that all of the following standards are met:

- 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.  
**The existing property is located along the west side of Federal Highway and would utilize the existing outparcel building. As such, the radius of the 500 feet required to separate from the RD-1 zone is short by roughly 50 feet. The present land zoning for the Federal Highway corridor is B-3/PCD to the west (the property) and B-3 along the east side of the highway. The impact from this tenant's use and the RD-1 we feel is minimum as they are physically in present shopping center, across Federal Highway, and another B-3 directly adjacent. The B-3/PCD zoning supports/allows the use of a Medical Facility as well.**
- b. The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner.  
**This building property that the tenant wants to use is existing in its present location, its geometry, and its land use/zoning use. The extraordinary and exceptional conditions are not by the actions of the landowner nor tenant.**
- 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 Variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship.  
**Per the provisions noted under 155.4209 any commercial use of the designated parcel and use of its intended zoning and future land use designation, would not be possible without variance granted from the City. For this, is the reason, the variance for the 500 feet is required and requested by this applicant.**
- d. The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.  
**The variance request does not provide any special privilege as the use of this applicant is similar with the rest of B-3/PCD zoning adjacent to the property and across Federal highway.**



e. The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure.

**The Medical office facility is appropriate for its location and compatible with the general character of the neighborhood. The project site is presently surrounded by commercial uses north, south, east, and west. There is no direct orientation or access to residential neighborhoods. The variance request on the 500 foot radius is minimum necessary to facilitate use of the existing out parcel building.**

f. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit.

**The medical office facility is located on a major arterial roadway (Federal Highway) a zoned and developed with commercial uses. The proposed medical office is unlikely to impact surrounding lands/neighborhoods as the operations of the facility is an indoor use and operates during specific business hours. This development is consistent with the surrounding zoning and future land use.**

g. The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, or otherwise be detrimental to the public welfare.

**This medical facility will not create adverse impact on the health and safety of persons residing or working in the neighborhood, nor be injurious to property or improvements in the neighborhood. The use of this project is the opposite, its function is to help and serve the community and neighborhood overall. This project will utilize an existing building giving an otherwise vacant empty building new life and contribute to the fabric of the community.**

h. The Variance is consistent with the comprehensive plan.

**The present land use is designated B-3 Business and the planned medical office is the same use.**

We trust the information above meets with the City's satisfaction for approval. We look forward to hearing from you and working together. If you should have any questions please do not hesitate to call/email to discuss.

Thank you,

Very truly yours,

Saltz Michelson Architects



Norman Schwartz, AIA, LEED GA

Project Manager



GLOBAL THINKING, LOCALLY MINDED.  
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