



March 2, 2026

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

RE: Special Exception Request - Square Footage Increase
Nicklaus Children's Pediatric Specialists
Property: 998 North Federal Hwy., Suite 1, Pompano Beach, FL 33062

Narrative for Special Exception Request:

The demised premises is approximately 5,530 SF in an outparcel building along Federal Highway and just south of NE 10th Street, at 998 North Federal Hwy., Suite 1, Pompano Beach, FL 33062, Pompano Beach, FL in the City of Pompano Beach, Broward County, Florida. The Florida Folio No. 484331000381. The applicant is currently using approximately 4,756 SF within the existing outparcel building for pediatric medical offices and clinic space. The existing building also includes the next-door Pascal & Cathy Bakery inside an existing Plaza Center with shared parking.

The applicant (Lessee) desires to also use the remaining additional leased space totaling 5,530 SF for internal tenant space as doctors' offices within the building as a medical office facility, which is a use allowed by zoning. The medical offices and 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 a Medical Facility to use space greater than 5,000 SF, within a B-3 zoning district. Accordingly, this request is for an increase to use its total leased space of 5,530 SF. As set forth below in this criteria statement, and as further depicted in the supporting materials, 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.

A Special Exception application shall be approved only on a finding that there is competent substantial evidence in the record that the Special Exception, as proposed:

1. *Is consistent with the comprehensive plan;*

The use of this applicant (Medical office) is consistent with other similar uses along the Federal Highway corridor.

2. *Complies with all applicable zoning district standards;*

Medical office use is permitted under this zoning of B-3/PCD.

3. *Complies with all applicable use-specific standards in Article 4: Use Standards;*

The use of this applicant complies with and is permitted under 155.4209.

INSTITUTIONAL: HEALTH CARE USES (under both B-3 and PCD its "P" Permitted)

4. *Avoids overburdening the available capacity of existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection;*

The tenant is using an existing outparcel building which required only interior build-out, and will only use an additional several hundred square feet. No change to the existing building shell envelope, and no extra burdens shall be placed on the building's built-in infrastructure nor on the surrounding existing plaza centers.

5. *Is appropriate for its location and is compatible with the general character of neighboring lands and the uses permitted in the zoning districts) of neighboring lands. Evidence for this standard shall include, but not be limited to, population density, intensity, character of activity, traffic and parking conditions and the number of similar uses or special exception uses in the neighborhood;*

The applicant's use of this location is compatible with the general character of the neighboring land use along the Federal Highway corridor which share similar uses i.e. Dental offices, Lawyer offices, business uses, medical uses, etc. under B-3 and PCD Zoning. The property's parking accommodates their use within the parameters of the existing plaza center.

6. *Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;*

This medical use will not produce any adverse odor or otherwise, noise, glare or vibrations; nor will it produce any more refuse than any other tenant user. Parking is not an issue due to access to the existing parking lots, which will not be substantially affected by using an additional several hundred square feet.

7. *Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands;*

There shall be no adverse visual impacts on the neighboring lands due to the building's exterior remaining the same.

8. *Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;*

There shall be no deterioration of water and air resources, scenic or natural resources due to use of an additional several hundred square feet—this is an interior improvement of an existing space in an existing out parcel building, having no impact on the exterior of the building or surrounding lands.

9. *Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site and neighborhood;*

The existing ingress and egress will not change, nor will traffic flow be interrupted as this is an interior improvement project. In addition, no pedestrian traffic would be interrupted.

10. *Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district;*

It is our understanding that having this medical facility at this building has increased the value of the building. The neighboring lands have already been developed and have the same B-3/PCD zoning, so there should be no effect on the value of these properties.

11. *Fulfills a demonstrated need for the public convenience and service of the population of the neighborhood for the special exception use with consideration given to the present availability of such uses;*

The lessees of this proposed medical office are experienced operators of several medical centers and children's hospitals, and have chosen this site precisely because there are not enough such facilities in the area. As the population grows, there will continue to be a need to provide and meet these increased medical services.

12. *Complies with all other relevant city, state and federal laws and regulations;*

As experienced operators of several of these medical facilities, the owners of the facility are aware of all the local, state, and federal laws required to open and operate this facility, complying with all applicable laws and regulations.

13. *For purposes of determining impacts on neighboring properties and/or the neighborhood, the terms neighboring properties and neighborhood shall include the area affected by the requested special exception, which is typically an area of 500 ft to a one-half mile radius from the subject site.*

At the same time we are asking for this special exception, we are also requesting for a variance to use this existing property even though presently its 500 feet radius overlaps into the RD-1 zone that is southeast past the adjacent Super 8 motel, LA Fitness gym, and Aldi supermarket. Since all the commercial and residential buildings were built some time ago, use of the additional square feet should not significantly impact the residences.

We look forward to meeting the City's satisfaction with the information presented above. If you have any questions or require additional questions, hesitate to contact us.

Thank you.

Sincerely yours,

Eddie Rodriguez De Varona, MBA

Executive Director of Operations

Nicklaus Children's Pediatric Specialists

M 786.626.8332

E Eduardo.RodriguezDeVarona@nicklaushealth.org

W nicklauschildrens.org