



December 15, 2021

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

RE: **Special Exception Request** – (Square Footage Increase)  
Holy Cross Hospitals, Inc.  
Property: 1979 N Federal Highway

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 15,246 SF outparcel building. This building is sited inside an existing Plaza Center (foli Nos#4842-25-07-0010) with shared parking (see under Easement Agreement 12-31-2003).

The applicant (Lessee) desire is to build-out and develop an 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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Fort Lauderdale, FL 33312  
754 314 7700

**MIAMI**  
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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:

- a. Is consistent with the comprehensive plan;  
**The use of this applicant (Medical office) is consistent with other similar uses along the Federal Highway corridor.**
- b. Complies with all applicable zoning district standards;  
**Medical office permitted under this zoning B-3/PCD**
- c. 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)**
- d. 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 reusing an existing 15,246 sf outparcel building space which will require only interior build-out and use only 8,000 sf. No change to the existing building shell envelope. No extra burdens shall be placed on the buildings built-in infrastructure nor on the surrounding existing plaza center's as well.**
- e. Is appropriate for its location and is compatible with the general character of neighboring lands and the uses permitted in the zoning district(s) 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 and the easement (parking) agreement.**



- f. 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;  
**The new medical use tenant 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 the access/ use of the large existing surround parking lots with the easement (parking) agreement. The applicant shall replace the existing old tenant signage with their new signage. All new signage shall be provided to meet the City's allowable size and footcandle (brightness).**
- g. 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 buildings exterior remaining the same.**
- h. 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 the fact that 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.**
- i. 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 through be interrupted as this is an interior improvement project. In addition, no pedestrian traffic would be interrupted as well.**
- j. 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 it will increase the value of the building substantially. 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.**



- k. 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 owners of this proposed medical office are experienced operators of several medical centers and hospitals and have chosen this site precisely because there are not enough such facilities in the area. As the population ages and grows there becomes a need to provide and meet these increased medical services.**
- l. Complies with all other relevant city, state and federal laws and regulations.;  
**As experienced operators of several of these medical facilities they have built out as this one shall be, the owners of the facility are aware of all the local, state, and federal laws required to open and operate this facility complying as required by all laws and regulations.**
- m. 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.  
**This property is presently planned to be built in the old Pier One tenant space off of Federal Highway, which is in a B-3/PCD zone. We understand that at the same time we are asking for this SPECIAL EXCEPTION we are requesting, under a VARIANCE, that this existing property be allowed to be used even though presently its 500 foot radius overlaps into the RD-1 zone (roughly 50 feet) that is presently east across federal highway and adjacent to an existing B-3 zone. We believe that there should be no significant impact on them.**

We look forward to meeting the City's satisfaction with the presented information above.

If you should have any questions or require additional information, please do not hesitate to contact us.

Thank you,

Very truly yours,  
Saltz Michelson Architects

  
Norman Schwartz, AIA, LEED GA  
Project Manager



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