



October 28th, 2021
Zoning Board of Appeals
City of Pompano Beach
100 West Atlantic Blvd.
Pompano Beach, FL 33060

Re: Special Exception Narrative
The Rachael Barach Group (the "Applicant")
531 N. Ocean Blvd, Pompano Beach, FL 33062 (the "Property")

Dear Board Members,

Please accept this document as a narrative in support of the application for special exception pursuant to Section 155.2406 of the City's Zoning code. We are seeking to operate the space in the property as a "Remote Space" (the "intended use") Space will be used to meet with Silver Thatch owners only; in an effort to strategize and increase property values in the complex.

Silver Thatch Atlantic Plaza is an 18 story- 360-unit condominium complex with 2 towers. Condominium has undergone major remodeling in the past several years.

Legal Description: Lot 20, Plot 1, less the West 90.320 feet thereof, and all of that portion of Plot No. 2, less the South 68.272 feet thereof (as measured at right angles) NORTH REACH COMPANY, INC., Book 33, Page 36, of the public records of Broward County, Florida, lying West of the West right-of-way line of State Road A-1-A (50-foot-right-of-way) LESS the East 15 feet thereof,

TOGETHER WITH all of Lots 5,6,7, and 8, BLUE SEAS, according to the plat thereof, recorded in Plat Book 27, Page 28, of the public records of Broward County, Florida, LESS the East 15 feet thereof.

Below, please see explanation for intended use of space and reason why it satisfies all special exception criteria.:

1. Is consistent with the comprehensive plan;

The old use of small space used to be a security guard post in location. Space is currently abandoned and located at the exterior of the condo complex. The usage of office is consistent with comprehensive plan.

2. Complies with all applicable zoning district standards;

It complies fully and it fits the standard as set forth for this type of service with a special exception.

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

The proposed special exception is consistent with Article 4: Use Standards. It is not intended for a retail location and is for catering to silver thatch owners.

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;

Requirement will be satisfied. Working with several units in the property, we understand function of the residential apartment complex and we abide by the rules.

5. Is appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands;

The intensity and density on the Property will not change. It will not affect in any negative aspect the surrounding community as appearance of property remains the same. The intended use is for a satellite office, which won't bring any public to disturb surrounding areas.

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;

The property is self-contained. There will not be any special deliveries in satellite office that could disrupt the surrounding areas. Location already has a collection service for the collection of waste.

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

There won't be any visuals that will cause adverse visual impacts. Small signage cannot be seen from A1A street.

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

There will be no change.

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;

It maintains safe, adequate, and convenient ingress/egress traffic flow. Parking use at property will not change in any way.

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

The use is consistent, and it will not negatively impact the property values of neighboring lands or the ability to develop other uses permitted in the zoning district.

11. Complies with all other relevant city, state and federal laws and regulations.

The property complies with all relevant city, state, and federal laws and regulations and shall do so in the future.