



John Rapp (954) 520-3823 © (954) 943-4997 fax

November 2nd, 2021

City of Pompano Beach
Planning and Zoning Division
100 West Atlantic Blvd.
Pompano Beach, FL 33060

RE: Special Exception Request
Renal Care Associates, LLC
Property: 2300 West Sample Road Suite 100

NARRATIVE FOR SPECIAL EXCEPTION REQUEST

Is consistent with the comprehensive plan.

The proposed use as a dialysis center is consistent with the B-3 zoning of the property, a fact that is evident by the presence of the VA center in the same building on the same floor. As the population ages the need will only increase for this treatment for kidney failure and other diseases treated by dialysis.

Complies with all applicable zoning district standards.

The building is handicap accessible and has sufficient parking for the use.



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Complies with all applicable use specific standards in Article 4: Use Standards

The location is on the first floor of a building and property that are in the B-3 zoning district. The property is surrounded by other commercial properties with no residential properties within 500 feet. There will be no overnight treatment so the facility will not be offering services between the hours of 10:00 PM and 7:00 AM.

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, storm water management and police protection.

The proposed new special medical facility is not expected to over burden the above mentioned public services and facilities. The space the dialysis center plans to occupy is just 4400 square feet of the 32,525 square feet of the building. The infrastructure has been in place to support this property since it was built in 1985. There will be no demand on schools and the traffic demand will be less than most medical facilities due to the length of stay for each individual patient.

Is appropriate for its location and is compatible with the general character of neighboring lands and the uses permitted in the zoning district of neighboring lands. Evidence for this standard shall include, but not to 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 property has a parking ratio that exceeds 5/ 1000 square feet of rentable space. As mentioned above, there is an existing medical facility in the same building on the same floor (VA Center). This area along Sample Road is either zoned B-3 or B-4 to either side of this property. B-4 having an even more liberal zoning than B-3.



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

The dialysis center will not produce any odor adverse or otherwise, noise glare or vibrations. Nor will it produce any more refuse than any other use and the parking is not an issue due the large quantity available at the site as discussed above. The lighting will not be changed at this existing building and any signs will be at the existing monument or above the entry door and will be approved by the City prior to instillation.

Adequately screens, buffers, or otherwise minimizes adverse visual impacts on the neighboring lands.

There will be no adverse visual impacts on the neighboring lands due to the building exterior remaining the same. This project is an interior improvement within an existing space.

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

There will 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 building that will have no impact on the exterior of the building or surrounding lands.

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 be changed nor the traffic flow through and onto the site both vehicular and pedestrian due to this interior improvement and use.



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

It is our belief that that having a special medical facility at this building will increase the value of the building substantially. The neighboring lands have already been developed and have the same B-3 zoning so there should be no effect on the value of these properties.

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 dialysis center are experienced operators of several dialysis facilities and have chosen this site precisely because there are not enough such facilities in the area. As the population ages and obesity becomes more and more prevalent there will be more increased demand for these services.

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

As experienced operators of several dialysis facilities that they have built out as this one, the owners of the facility are aware of all the local, state and federal laws required to open such a facility and will comply with all the required laws and regulations.

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

We accept the terms of neighboring properties being an area of 500 feet to one-half mile radius from the project site and do not anticipate any significant impact on them as discussed in the above responses.



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I trust the information presented above meets with your satisfaction. If I can provide any additional information please advise.

Best Regards,

John J. Rapp

John J Rapp, President,

Rapp Realty Inc.