

*FP Elementary School  
3301 NW 5<sup>th</sup> Terrace  
Pompano Beach, Fl 33064  
954-951-7985  
EN #: 992696972*

April 16, 2025, 2025

City of Pompano Beach  
Zoning Board of Appeals  
100 W. Atlantic Blvd  
Pompano Beach, FL 33060

Re: Special Exception  
FP Elementary School  
3301 NW 5<sup>th</sup> Terrace  
Pompano Beach, FL 33064

Dear Board Members:

FP Elementary School (Applicant) seeks Special Exception Approval for the commercial property located at 3301 NW 5<sup>th</sup> Ter (Property) to conduct business as an Elementary School which is currently zoned Preschool, School, College, and Private School (see Permit #: BP 17-00008830 and BP 18-00005438) with the City of Pompano Beach. The applicant currently holds a license with the State of Florida DBPR (Intended use).

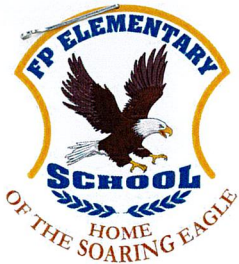
The school currently has 20 elementary students in grades: Kindergarten, 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> and four teachers. It aims to increase enrollment for the 2025-2026 school year. The property includes 10 parking spaces and one handicap space.

Having an elementary school at this location may benefit the neighborhood by addressing some of the ongoing activities at the corner of Sample Road and 5<sup>th</sup> Street. The presence of the school could increase community vigilance and make it more challenging for those involved in these activities to continue.

Parents seem to be pleased with having this school in the neighborhood, as I am frequently asked if it could offer higher grade levels.

Please approve this Special Exception as it will benefit both the neighborhood and the children in the community.

Thank you,



*FP Elementary School*  
*3301 NW 5<sup>th</sup> Terrace*  
*Pompano Beach, FL 33064*  
*954-951-7985*  
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March 10, 2025

City of Pompano Beach  
Zoning Board of Appeals  
100 W. Atlantic Blvd  
Pompano Beach, FL 33060

Re: Special Exception  
FP Elementary School  
3301 NW 5<sup>th</sup> Terrace  
Pompano Beach, FL 33064

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#### Special Exemption

- a. In consistent with the comprehensive plan?
- The future land use designated for the Property
  - coincides with the comprehensive Future Land Use. It is

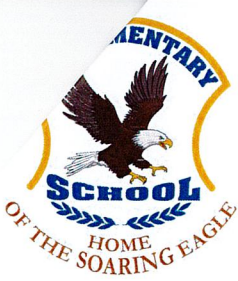


The future land use plan encourages the intended use to promote and support a Private Elementary School

- b. complies with all applicable zoning district standards;
  - The Property complies as it is in the RM-2- zoning district
- c. Complies with all applicable use-specific in Articles 4: Use Standards;

The Property complies with Special Exception Article 4 – Use Standards Special Exception article 4 – Use Standards 155.4403 such as not located with the following: a). Any platted or recorded easement, b) Any required Landscape easement or buffer, c) An area over any know utility, d) An area designated as a fire lane or emergency access route on an approved site plan, e) an area designated as a parking area on an approved site plan; f) A required yard setback.





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The opening of an Elementary school will not be detrimental to property or improvements in the surrounding area, or to public health, safety, or general welfare.

- 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, sewer disposal, stormwater management, and police and fire protection.

The proposed use will not cause any overburden on any existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools potable water facilities, sewer disposal, stormwater management, and police and fire protection.

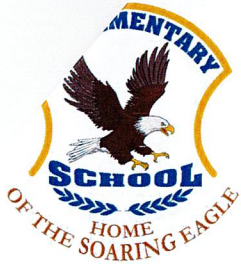
- e. Is appropriate for its location and is compatible with the general character of neighboring lands and the uses permitted in the zoning district(s) of neighboring lands. Evidence for this standard shall include but not limited to. Population density, intensity, character of activity, traffic and parking conditions and the number of similar uses or special exception uses in the neighborhood.

The Property will not change and is appropriate with the general character of the neighboring land. The opening of the Elementary School is compatible with the principal uses on the site, because it will be opening on an already existing preschool/school property.

- f. Avoids significant adverse odors, noise, glare, and vibration impacts on surrounding land regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements.
  - a. The property will not be causing such an impact to the surrounding land, Opening an Elementary School on a site containing more than enough sufficient land area to allow the use and associated structures, and it will accommodate all associated parking and traffic movement, without disturbing environmentally sensitive lands.
- g. Adequately screens, buffers, or otherwise minimizes adverse visual impacts on neighboring lands.
  - a. The property will stay in its current design and layout. The property has a fenced lot. Exterior renovation was done in recent years and is aesthetically pleasing.
- h. Avoids significant deterioration of water and air resources, scenic resources, and other natural resources.

The Property will not cause change to water and air resources, scenic resources, and other natural resources.

- 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.
  - a. The Proposed Use will stay as is not changing the egress and ingress not traffic flow.



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

The Property will be following the Future Land Use

- 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.

As the City of Pompano Beach continues to grow, attracting more out-of-state residents with children each year, many parents are seeking alternatives to the public school system. This proposed initiative aims to meet the needs of these families, providing valuable service and enhancing the overall community.

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

Once this Special Exception is granted, we will be able to make all necessary changes to our licenses. The Property is requesting this Special Exception to comply with the City of Pompano Zoning/land Use and obtain their Zoning Use Certificate. It is currently in compliance with licenses from the office of Florida School of Choice and the Step-Up Scholarship.

M. Within a ½ mile radius of this site, there are multi-family duplexes, triplexes, etc., to the north and south, and commercial buildings, gas stations, restaurants, and banks to the west and east. Within a ½ to 1 mile of this site, the proposed use will have no adverse impact on neighboring properties and uses. The other buildings in this neighborhood include multi-family residences and apartment complexes that complement the elementary school. Since the existing building has been remodeled both externally and internally without changing its exterior dimensions, it will be advantageous for individuals driving through NW 5th Terrace to notice the established preschool housed in this building for several years. This proposed use will be compatible with the setting without any adverse effects within a ½ to 1 mile radius of this site.