



To: City of Pompano Beach  
Department of Development Services  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

Date: September 15, 2021

Re: **SITE PLAN SUBMITTAL**  
I&B Medical Associates  
101 NW 12<sup>th</sup> Street  
Pompano Beach, FL 33060

## PROJECT USE ADDENDUM

The subject site is approximately 1.48 acres, located at the northwest corner of North Dixie Highway and NW 12<sup>th</sup> Street in the City of Pompano Beach, FL. The Future Land Use is C-Commercial and the zoning is B-3 Business. The proposed new Senior Center and Medical Offices (with a maximum gross floor area of 5,000 square feet in a single building) are both permitted by right in the B-3 zoning district.

### DEFINITION – Senior Center

A senior center is a facility providing a **broad spectrum of services** suited to the **diverse needs** and interests of independent older persons (e.g., 62 years or more years old), including nutritional meals, fitness and recreational activities, social activities, health screenings, counseling, wellness programs, respite care, and education services. Accessory uses include recreation facilities, meeting rooms, and offices and storage facilities used by staff.

Senior Center Use is inclusive of a “broad spectrum of services” suited to “diverse needs”.

### PROPOSED USE - Senior Center

- 80% of all Clients are Seniors
- Services provided include (See attached Use Diagram):

<u>FUNCTION</u>	<u>ROOM</u>
• Fitness programs	Multi-purpose wellness room
• Recreational activities	Multi-purpose wellness room
• Social activities	Multi-purpose wellness room
• Wellness programs	Multi-purpose wellness room/Consult rooms
• Health screenings	Consult rooms
• Counseling	Consult rooms
• Social services assistance	Offices
• Education	Multi-purpose wellness room
• Medical care	Patient rooms, Offices, Lab

61 NE 1<sup>st</sup> STREET \* SUITE 2 \* POMPANO BEACH, FLORIDA 33060

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**P&Z**

P221-12000001

09/22/21

Other support areas:

- Reception/Intake
- Billing
- Records
- Conference room
- Workspaces
- Storage spaces

#### **NEED – WHO IS SERVED**

I&B is a business that furthers the district's intent to accommodate and serve the residents in the community at large by offering a needed Senior Center and Medical Offices.

The City of Pompano was chosen based on demographic studies.

- Currently +/- 250 Pompano Beach residents commute to I&B Miami for these services.
- Of those residents, 70% are Medicare/Medicaid patients-financially distressed.
- The residents to be served are anticipated to be 80% seniors, but the facility will not have an age restriction
- The anticipated proportion of use: 60% Senior Health and Wellbeing and 40% is Medical Care.
- Transportation is provided for customers in need.

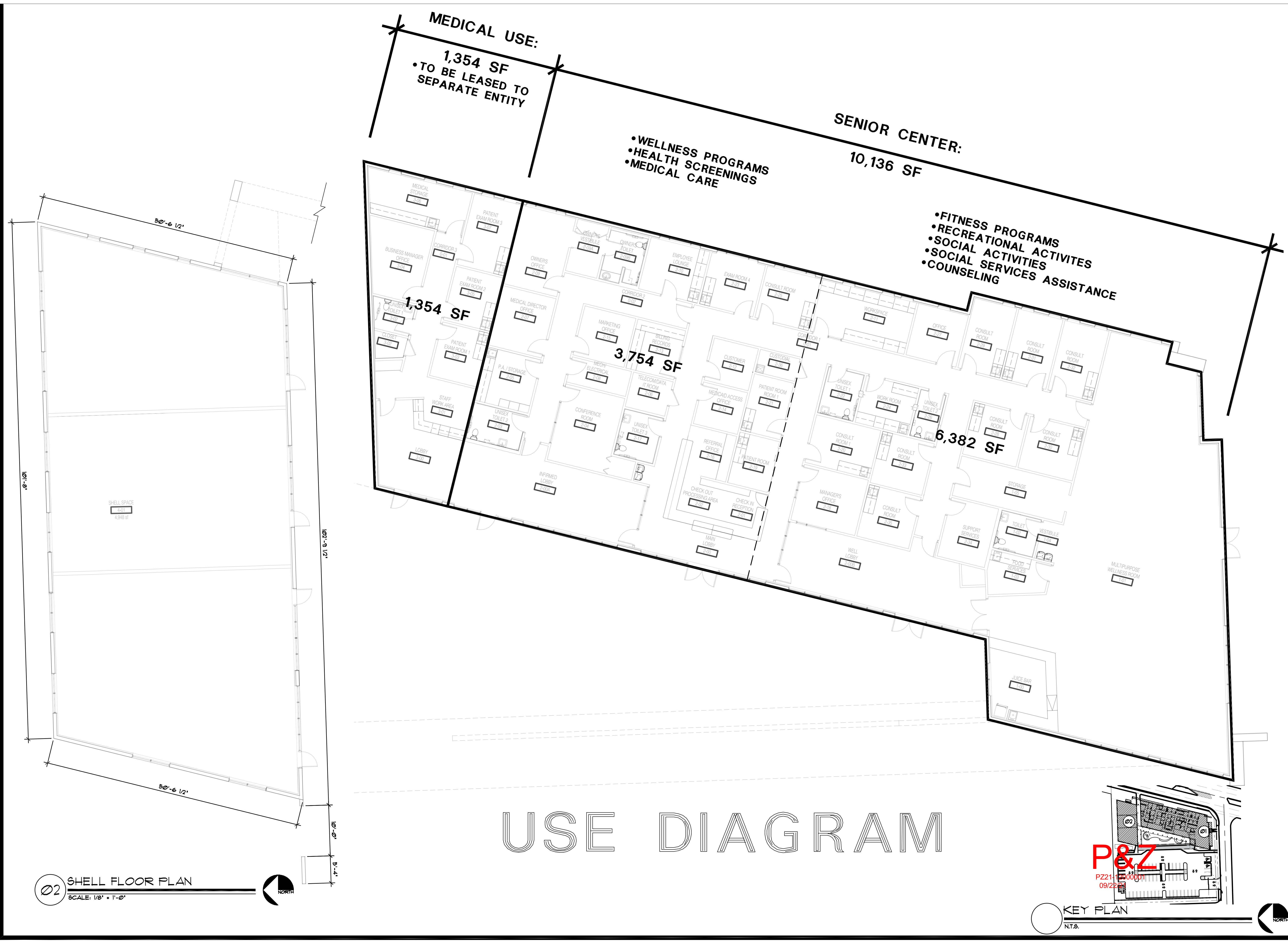
Two separate structures are proposed, and they will be occupied by separate entities. The primary building will house the Senior Center and Medical Office. The Shell building will be leased to other medical-related businesses, such as a pharmacy, dental office, eye care facility, etc.

Respectfully submitted,



Andre Capi, Director





02 SHELL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

USE DIAGRAM

KEY PLAN  
NT.S.

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BLAISE MCGINLEY  
ARCHITECT AR95521

MEDICAL OFFICES AND SENIOR CENTER  
**I&B MEDICAL ASSOCIATES**  
101 NW 12TH STREET  
POMPANO BEACH, FL 33060

DATE		
09/21/00		
PERMIT 00/00/00		
CONSTR. 00/00/00		
PROJECT NO.		
19022		
BY	REVISIONS	DATE

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