



March 2, 2026

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

RE: Variance Request – 500 foot radius
Nicklaus Children's Pediatric Specialists
Property: 998 North Federal Hwy., Suite 1, Pompano Beach, FL 33062

Narrative for Variance Request:

The demised premises is approximately 5,530 SF in an outparcel building along Federal Highway and just south of NE 10th Street, at 998 North Federal Hwy., Suite 1, Pompano Beach, FL 33062, Pompano Beach, FL in the City of Pompano Beach, Broward County, Florida. The Florida Folio No. 484331000381. The applicant is currently using approximately 4,756 SF within the existing outparcel building for pediatric medical offices and clinic space. The existing building also includes the next-door Pascal & Cathy Bakery inside an existing Plaza Center with shared parking.

The applicant (Lessee) desires to also use the remaining additional leased space totaling 5,530 SF for internal tenant space as doctors' offices within the building as a medical office facility, which is a use allowed by zoning. The medical offices and 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 variance is required for a Medical Facility located within 500 feet of a single-family zoning district. As set forth below in this criteria statement, and as further depicted in the supporting materials, the applicant is able to offer competent substantial evidence that its variance request complies with Section 155.2420, Standards, and any other specific use requirements, and therefore respectfully requests approval of their application.

A variance application shall be approved only on a finding that there is competent substantial evidence in the record that the variance, as proposed:

1. *There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity;*

The existing property is located along the west side of Federal Highway and would utilize the existing outparcel building. The radius of the 500 feet required to separate from the RD-I zone is short by roughly 150 feet, though all relevant buildings including the existing outparcel building, residences, and intervening commercial buildings, are all currently existing and have for some time. None of the existing buildings are changing footprint. The present land zoning for the Federal Highway corridor is B-3/PCD. The impact from this tenant's use and the RD-I is minimum, as the 500 feet radius overlaps into the RD-1 zone that is southeast past the adjacent Super 8 motel, LA Fitness gym, and Aldi supermarket. Since all the commercial and residential buildings were built some time ago, use of the additional square feet should not significantly impact the residences. The B-3/PCD zoning supports/allows the use of a Medical Facility as well.

2. *The extraordinary and exceptional conditions referred to in paragraph 1., above, are not the result of the actions of the landowner;*

This building property that the tenant wants to use is existing in its present location, its geometry, and its land use/zoning use. The extraordinary and exceptional conditions were not caused by the actions of the landowner nor tenant.

3. *Because of the extraordinary and exceptional conditions referred to in paragraph a., above, the application of this Code to the land or structure for which the Variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship;*

Per the provisions noted under 155.4209 any commercial use of the designated parcel and use of its intended zoning and future land use designation, would not be possible without variance granted from the City. For this reason, the variance for the 500 feet is required and requested by this applicant.

4. *The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.*

The variance request does not provide any special privilege as the use of this applicant is similar with the rest of B-3/PCD zoning adjacent to the property and across Federal highway.

5. *The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;*

The Medical office facility is appropriate for its location and compatible with the general character of the neighborhood. The project site is presently surrounded by commercial Uses north, south, east, and west. There is no direct orientation or access to residential neighborhoods. The variance request on the 500 feet radius is the minimum necessary to facilitate use of the existing out-parcel building.

6. *The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;*

The medical office facility is located on a major arterial roadway (Federal Highway) a zoned and developed with commercial uses. The proposed medical office is unlikely to impact surrounding lands/neighborhoods as the operations of the facility is an indoor use and operates during specific business hours. This development is consistent with the surrounding zoning and future land Use.

7. *The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare; and*

This medical facility will not create adverse impact on the health and safety of persons residing or working in the neighborhood, nor be injurious to property or improvements in the neighborhood. The use of this project is the opposite, its function is to help and serve the community and neighborhood overall. This project utilizes an existing building giving an otherwise vacant empty building new life and contributes to the fabric of the community.

8. *The Variance is consistent with the comprehensive plan.*

The present land use is designated B-3 Business, and the planned medical office is the same Use.

At the same time we are asking for this variance, we are also requesting for a special exception to use this existing property even though presently its 500 feet radius overlaps into the RD-1 zone that is southeast past the adjacent Super 8 motel, LA Fitness gym, and Aldi supermarket. Since all the commercial and residential buildings were built some time ago, use of the additional square feet should not significantly impact the residences.

We look forward to meeting the City's satisfaction with the information presented above. If you have any questions or require additional questions, hesitate to contact us.

Thank you.

Sincerely yours,

Eddie Rodriguez De Varona, MBA

Executive Director of Operations

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