



AAC Project Narrative I&B Medical Office and Senior Center

June 10, 2021

The subject site is approximately 1.48 acres, located at the northwest corner of North Dixie Highway and NW 12th 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 Medical Office with a maximum gross floor area of 5,000 square feet in a single building and the new Senior Center are both permitted by right in the B-3 zoning district.

This facility is a business that furthers the district's intent to accommodate and serve the residents and businesses in the community at large by offering a needed medical office and senior center in support of the neighborhood residents. It is appropriate for its location and is compatible with the general character of the neighborhood. The site is surrounded by commercial uses to the north and south, and there is a community institutional use to the west as a place of worship. This facility is unlikely to impact surrounding lands as it is an indoor use and operates during specific business hours. It will not create an adverse impact on the health and safety of persons residing or working in the neighborhood or be injurious to property or improvements in the neighborhood.

Superior Design Alternative:

Code –

155.5602.C.7.a - At least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways. This figure may be reduced to 20 percent of the first-floor front facade of a structure housing a large retail sales establishment.

Nonconformity – Providing glazing for 20% of building façade width facing Dixie Highway.

Alternative #6 – The project proposes other creative, innovative or artistic applications of design that may be deemed to be of superlative or outstanding aesthetic quality by the AAC.

The building's function as a Senior Center and Medical Office is to provide support for people's health. The rooms on the façade facing Dixie Highway are exam/consultation rooms. Providing glazing in this façade would not support the intention of this requirement to provide visibility of activity. Also, additional landscaping has been designed on this façade to provide a +/- 12' Frontage Zone per the Dixie Highway Transit Corridor street section. This landscaping would also reduce the visibility into the spaces even if the requirement were met.

We propose that the intention is more successfully satisfied with the large amount of glazing concentrated at the focal southeast corner of the building. (Corner of Dixie Highway and NW 12th Street). This area of the building is a Multipurpose room that will include group activities that will attract the interest of passersby. The openness of this façade creates an inviting entrance to the facility which is very visible from Dixie Highway.

61 NE 1st Street, Pompano Beach, FL 33060

Code –

155.5602.C.8.b - Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane.

Nonconformity – Not providing cornice treatment projecting from parapet façade.

Alternative #1 – The proposed feature or element contributes to the overall design and helps the project achieve excellence by creating a project of distinction, and thus exceeds the deviation from the code requirement in terms of aesthetic quality.

The smooth stucco and dynamic angular massing of the building exhibits a style of clean, crisp lines. The flush, sharp conclusion of the parapets is a dominant feature of this expression, thereby “contributing to the overall design of the project and helping the project achieve excellence”.

Respectfully submitted,



Andre Capi
Director