



February 09, 2021

The Backyard Project Narrative

The City of Pompano Beach Community Redevelopment Agency is requesting minor site plan approval and minor building design for the Backyard Project. The Backyard is a 0.347-acre parcel located between 135 and 165 NE 1st Avenue. The site contains eight folio parcels with five separate owners totaling 15,106 square feet of mixed-use open space. The site is located in the rear and in between existing commercial buildings. Some of the existing buildings are being repurposed as restaurant space. The project is within the Downtown Pompano Transit Oriented Corridor (DPTOC).

The proposed development will be transformed into a public plaza. The plaza will be completely remodeled adding street pavers, dumpster enclosures, street lamps, seating area for pedestrians, and landscaping to enhance the space.

Below is a continuation of the project narrative which addresses each of the site plan review standards established by the City of Pompano Beach. The Design Team believes they have provided competent substantial evidence for the City to support the development as proposed.

Comprehensive Plan. The City of Pompano Beach Community Redevelopment Agency believes the proposed project is consistent and compatible with the Pompano Beach Comprehensive Plan including:

Goal 01.00.00 The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

Objective Urban Infill Criteria 01.12.00 Establish criteria which encourage development of urban infill and community redevelopment areas to promote economic development, increase housing opportunities and maximize the use of existing public facilities and services.

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Pompano Beach
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Broward County
2312 S. Andrews Ave
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Palm Beach County
120 N. Federal Hwy
Suite 208
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St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
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Orange County
2948 E. Livingston St.
Orlando
FL 32803
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Policy 01.12.02 Continue to support the allowance of mixed-use land at strategic locations within Urban Infill, Urban Redevelopment and Downtown Revitalization Areas.

Objective Transit Oriented Development 01.20.00 Encourage mixed use development in areas served by regional transit stations, such as Tri-Rail stations, major transit hubs, and neighborhood and regional transit centers as designated in the Pompano Beach Comprehensive Plan Transportation Element; the Broward County Mass Transit Master Plan; Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan; and the Broward County Transit Development Plan, through the establishment of a Transit Oriented Development (TOD) land use category.

Policy 01.20.07 Internal pedestrian and transit amenities are required to serve the residents and employees within the Transit Oriented Development (such as seating on benches or planter ledges, shade, light fixtured, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plazas (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas).

Compliance with the Code. The Backyard has assembled a design team which extremely familiar with the City of Pompano Beach. The design team has met with staff several times to present the project in various conceptual stages. The design team believes the proposed project meets or exceeds all requirements found in the new Section 155.3708 Downtown Pompano Beach Overlay District (DP) as well as Section 155.3501 Transit Oriented (TO) and other applicable sections of the Pompano Beach Zoning Code. The project is requesting a public purpose adjustment to the pervious area requirements of the code. The request is to consider the pervious area calculations as one cohesive project area, rather than each individual parcel on its own.

Compliance with Sustainability Code. This project is a Minor Site Plan and Minor Building Design, which is not required to adhere to the Sustainability Development Point Requirements found in Article 5, Part 8 of the City of Pompano Beach Zoning Code.

Compliance with other applicable Codes. The applicant believes the proposed project complies with all other applicable standards in the Pompano Beach Zoning Code;

Compliance with prior Development Orders. The applicant is not aware of any previous Development Orders for any of the properties.

Is Issued a Concurrency Certificate. The Backyard project anticipates receiving a concurrency certificate from the City of Pompano Beach. The applicant believes that the project complies with all concurrency requirements.

Compliance with Broward County Trafficways. The Backyard project is not located on a Broward County Trafficways.

Complies with Wellfield Protection Ordinance. The project site is not located within a wellfield protection area. The project does not anticipate requiring any hazardous material licensing.

Complies with CPTED. As part of the minor site plan and minor building design application, the Backyard Design Team has developed a separate CPTED security plan and CPTED security narrative which address all of the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.

Complies with Corridor Study. The Backyard project does not directly front on any roadway with a Corridor Study, however, the project is influenced by (within a quarter mile of) the Atlantic Boulevard and Dixie Highway Corridors found in the *Pompano Beach Transformation Plan of 2013*.

The Backyard project satisfies numerous “Pedestrian and Bicycle Connections” objectives from the Atlantic Boulevard Corridor study including:

- Providing sidewalks where pedestrian amenities and opportunities for outdoor dining are ideal and ensuring safe and convenient pedestrian network. Being located near the City’s main street (Atlantic Boulevard), safe and convenient movement of people is a priority, for all modes of travel.
- Installation of pedestrian lighting to improve safety and traveler experience.
- Other pedestrian improvements including paver features within sidewalks, benches, the incorporation of landscaping with an emphasis on shade trees, and building designs with overhangs, awnings and arcades.

The Backyard satisfies the “Desired Built Form” objective in the Dixie Highway Corridor study including:

- Plazas: Land acquisition, future land use/zoning designation changes and development of park/open space located centrally within the district that serves as event space for festivals and markets.

The The Backyard project provides for an active pedestrian experience by placing street pavers, street lamps, and seating area for pedestrians. The Backyard Design Team look forward to discussing and presenting the Backyard project with the City of Pompano Beach.

Respectfully Submitted,



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Director of Planning

CC: Horacio Danovich, Pompano Beach