



PROJECT NARRATIVE

Major Site Plan Review Church Expansion

1210 NW 27th Avenue

Project Overview

This application is submitted on behalf of the property owner requesting Major Site Plan Review approval. This project encompasses a new addition to an existing church. The addition will be used as a post-service event fellowship hall, not to be used during normal church hours. In order to accommodate this addition we will be removing the rear wall and expanding about 4,800 sf. The existing building will also be remodeled to relocate partitions, plumbing, mechanical, electrical, lighting, and to expand the sanctuary area.

The site has existing unpaved parking on site but will be expanded to include necessary parking, ADA spaces, minimum tree requirements, and minimum green area, drainage etc after construction.

The property is currently developed and occupied as a church and will continue to operate as a place of religious assembly. No change in the principal land use is proposed. The requested approval is solely for the expansion of the existing facility to better accommodate the current and future needs of the congregation.

Proposed Improvements

The proposed development consists of an approximately **5,000-square-foot building addition** that will be architecturally compatible with the existing church. The expansion has been designed to provide additional space for religious services, church administration, educational programs, fellowship activities, and other functions customarily associated with a house of worship.

In conjunction with the building addition, the project includes site improvements necessary to support the expansion, including but not limited to:

- * Site grading and drainage improvements
- * Utility modifications and connections
- * Landscaping improvements in accordance with the City's Landscape Code
- * Parking lot modifications and restriping, where required
- * ADA-compliant pedestrian access improvements

- * Exterior lighting improvements
- * Required stormwater management improvements
- * Fire access and emergency vehicle circulation improvements
- * Any additional improvements required by the City during the development review process

Consistency with Existing Development

The proposed addition has been designed to complement the existing church campus in both scale and architectural character. The expansion utilizes materials, rooflines, and building elements that are compatible with the existing structure while maintaining an attractive appearance from adjacent public rights-of-way and neighboring properties.

The project does not introduce a new land use or substantially alter the operational characteristics of the existing church. Instead, it enhances the functionality of the existing facility while maintaining compatibility with surrounding development.

Zoning and Land Use Compatibility

The proposed expansion is consistent with the property's existing use as a religious institution. The project has been designed to comply with the applicable provisions of the City of Pompano Beach Code of Ordinances, including zoning, landscaping, parking, access, and development standards applicable to the property.

Comprehensive Plan Consistency

The proposed project supports the goals and objectives of the City of Pompano Beach Comprehensive Plan by:

- * Enhancing an existing community-serving institutional use.
- * Promoting reinvestment in an established property.
- * Improving facilities available to residents and members of the surrounding community.
- * Maintaining compatibility with surrounding development patterns.
- * Utilizing existing infrastructure while minimizing impacts to adjacent properties.

Traffic and Infrastructure

The proposed addition will utilize the existing roadway network and available utility infrastructure serving the site. Site circulation has been designed to provide safe vehicular and pedestrian movement throughout the property while maintaining appropriate emergency access.

Any required utility improvements or infrastructure modifications will be completed in accordance with applicable City, County, and utility provider standards.

The proposed 5,000-square-foot church expansion represents an investment in an existing community institution that will improve the functionality and long-term viability of the property without changing its established use.

The project has been designed to comply with the applicable provisions of the City of Pompano Beach Land Development Code and to remain compatible with the surrounding area while providing improved facilities for the congregation and community.