

## ADMINISTRATIVE MEMORANDUM NO. 19-257

**TO:** Architectural Appearance Committee  
**VIA:** Pamela Stanton, Urban Design Planner  
**FROM:** Max Wemyss, Planner  
**SUBJECT:** Major Building Design : The Backyard AKA Mullet Alley Plaza  
**DATE:** August 27, 2019 for September 3<sup>rd</sup> Meeting  
P&Z #19-12000006

The following is a summary of information on the subject property. The applicant is requesting Major Building Design approval in order to remodel the facades of the existing building located at 165 NE 1st Avenue with the intent of repurposing the building as a restaurant space and to establish a 15,106 square foot plaza for the portion of the site currently used for the "Old Town Untapped" Event. To accommodate the anticipated waste generated by the active uses, three additions are proposed on three separate buildings to provide air-conditioned dumpsters in strategic locations. The site currently has a parking lot, undeveloped pervious areas and a large native Ficus tree. The tree is incorporated into the design of the plaza with the addition of relocated Live Oak that will be new to the site.

The Development Review Committee (DRC) reviewed the site plan on April 3, 2019. Comments from the DRC have been addressed or are provided as Conditions of Approval.

The property is located between 135 and 165 NE 1<sup>st</sup> Ave, between NE 1<sup>st</sup> Ave and N Flagler Ave.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

### Zoning District | Existing Uses

#### A. Subject property:

Transit Oriented (TO) / Downtown Pompano Overlay District (DPOD) | Open Space and Empty CRA Tenant Space

#### B. Surrounding Properties:

- a. North: TO/DPOD | Parking Lot and Commercial Properties
- b. South: TO/DPOD | Commercial and Civic Uses (Bailey Contemporary Arts)
- c. East: TO/DPOD | Parking Lots
- d. West: TO/DPOD | Commercial Properties

ARCHITECTURAL APPEARANCE COMMITTEE  
REVIEW COMMENTS FOR  
9/3/2019

The Planning and Zoning Division has reviewed and evaluated the Building Design submitted to the City of Pompano Beach to determine its conformity with applicable City codes and requirements and herewith makes the following comments and/or recommendations on the Site Plan entitled:

The Backyard AKA Mullet Alley Plaza | 165 NE 1<sup>st</sup> Avenue and abutting parcels  
PZ# 19-12000006

Reviewer: Max Wemyss | 954.786.4671

The Applicant (CRA) is proposing to use a Public Purpose Adjustment, a new process that has not yet been approved by means of an Ordinance by the City Commission. If approved, a Public Purpose Adjustment will be a modification, like a Variance, for public projects, that is authorized by the Development Services Director. First Reading of this Ordinance will be heard on September 10, 2019. The conditions below assume that Section 155.2435. Public Purpose Adjustment is adopted, for the purpose of seeking relief from pervious area requirements, and fence or wall height and transparency.

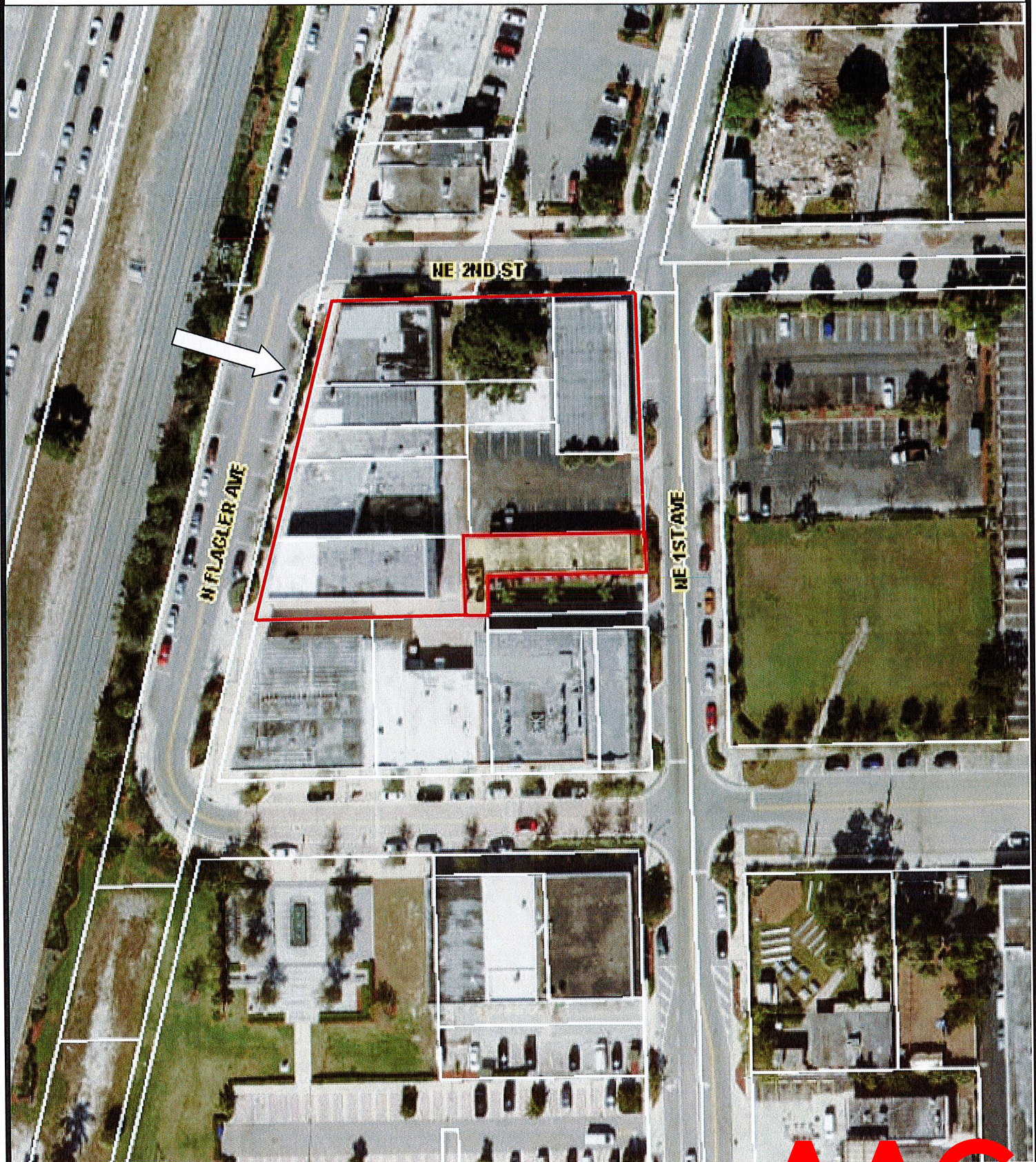
If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

**CONDITIONS:**

1. Building permit plans subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
2. Provide a new Development Application and an updated Unity of Use Agreement that reflects the location of Building 2 dumpster room addition.
3. Obtain relief from the maximum pervious area requirement for the parcels as required by Section 155.3501.O.4. Pursuant to Section 155.2435, a Public Purpose Adjustment requires that a narrative be submitted demonstrating satisfaction of the criteria.
4. Provide details for the Perimeter Fence or Wall. Response to DRC comments document infers that relief will be required from the standards of Table 155.3501.L.2.b for Fences, Walls, and Hedges around Open Spaces. Pursuant to Section 155.2435, Obtain relief from these standards, as applicable. A Public Purpose Adjustment requires that a narrative be submitted demonstrating satisfaction of the criteria.
5. Correct the discrepancies between the Site Plan, showing the "Proposed Canopy Tree", and the Landscape Plan that does not show the proposed tree.
6. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.
7. Sheet "LP-501 Landscape Notes" states that pruning of the relocated tree will begin six weeks prior to relocation. However, the City's Urban Forester requests that pruning commence a minimum of three months prior to relocation. Revise the notes accordingly and coordinate this timeline with the City's Urban Forester to ensure permit approvals.



EXCERPT FROM THE BROWARD COUNTY PROPERTY APPRAISER  
AERIAL MAP



NTS

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**AAC** ↑  
NORTH

PZ19-12000006  
09/23/19



**AAC**

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**09/23/19**