



## Project Narrative



September 16, 2020

The City of Pompano Beach Community Redevelopment Agency is requesting minor site plan approval and minor building design for The Backyard – Old Town Pompano Beach. 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, outdoor dining, free-standing bar, underground dumpster vaults, streetlamps, seating area for pedestrians, and landscaping to enhance the space.

This resubmittal to the Development Review Committee, addresses all comments and demonstrates compliance with:

**Comprehensive Plan**

**Pompano Beach Zoning Code.** Development Standards Article 5, 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.

**Sustainability Code**

**Prior Development Orders**

**Concurrency**

**Broward County Trafficways**

**Wellfield Protection Ordinance**

**CPTED**

**Corridor Study**

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

Respectfully  
Submitted,

Andre Capi  
Director

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**DRC**

**PZ19-12000006**

**10/21/20**