



**To:** City of Pompano Beach  
Building Department  
100 W Atlantic Blvd,  
Pompano Beach, FL 33060

May 14, 2025

**Re:** NARRATIVE for Proposed building 2100  
Pompano Beach, FL 33069

**Project No.** 24109.01

To whom it may concern:

The proposed Gray Shell Building is located as an outparcel at the address 2100 West Atlantic Pompano Beach. The new building shall be  $\pm 5,000$  SF, made of 8" CMU walls and steel joist roof system and is a new multi-tenant Shell building intended for retail and restaurant uses.

The design has been made in compliance with the design standards of the city of pompano. All roof equipment shall be hidden from pedestrian view via parapets, which contain movement and heights variations.

The new outparcel does not encroach in any setback, nor does it over use the parking on site. New site work to be performed in association with the new building.

The existing building was a restaurant and is currently vacant and plans are to demolish the interior Space to create a shell building (under separate permit) That will be a multi-tenant building with retail and restaurant. That building is scheduled to have a facade modification (separate permit) and reference images have been attached to this plan set. The parking, site lights, landscape and the drainage are being modified to bring the site up to code.

Sincerely,

Terry Runyan

May 14, 2025

*Design Tech International Associates, Inc.*

Sr. Project Manager, R.A. CPTED Certified, NCARB, LEED

**DRC**