

## 2233 E Atlantic Blvd

### Project Narrative

#### *Introduction*

The project for 2233 E Atlantic Blvd in Pompano Beach, FL consists in giving identity to an assemblage of buildings that are currently undermaintained and disparate by designing a new 3,000 SF commercial space, and beautifying it with a signature façade, landscaping and street improvements.

The new building will consist of 3,000 new square feet – comprised of two new retail spaces added to an existing café (1), existing restaurant (1), existing studio apartments (4), existing hair salon (1) at 2233, 2219 and 2217 E Atlantic Blvd (see zoning chart for details).

This assemblage will be supported by 34 parking spaces, ADA parking. We are proposing to add some spaces adjacent to the side on the side street.

The new building height will be 21', conforming to the existing commercial zone.

#### *Design*

The design of the new façade will be lively and contemporary in support of the revitalization of Atlantic Avenue. The façade element will join new and existing facades to provide a composed whole – currently lacking. The new project will comply with Pompano's sign ordinance.

#### *Existing Photos*



# DRC

PZ22-12000041  
09/20/2023

# DRC

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*Proposed Area*



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