



**DRC**  
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**PZ24-12000023**  
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**07/16/2025**  
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8 October 2024

City of Pompano Beach  
Department of Development Services  
Planning & Zoning Division  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

Re: **Elias Apartment Building**  
**216 SE 23 Avenue**  
**Pompano Beach, Florida 33062**  
**RJS Project No: 23053**

**Project Narrative:**

Our office has reviewed the zoning criteria for this district and the surrounding properties. The area is primarily residential surrounding the site except to the south which is a cemetery. The site is small and our office has designed the building footprint to maximize limitations of the site. The intent for the building is for the maximum residential use with supporting parking and pedestrian circulation. The architecture is of contemporary style of the architectural community with being in the same scale and orientation of the neighboring buildings.

The residences shall be single bedroom apartments located on the second and third floors. The ground floor shall be dedicated to parking, lobby, vertical access and supporting services. The second floor shall have a community patio space adjacent to the lobby space overlooking the street. The access to the apartments shall have an open corridor. Each unit has north and south connections to the adjacent areas of residential to the north and open park cemetery to the south.

If you have any questions or concerns, please do not hesitate to call.

Very truly yours,

RJS Architects, Inc.

Jordy Sopourn, President

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**PZ24-12000023**  
**12/18/2024**