



MAY 6, 2023

NARRATIVE LETTER

Re: Retail Development Project
4791 N. Federal Highway
Pompano Beach, FL, 33308

This development is situated at 4791 N. Federal Highway, Pompano Beach, Florida, and spans a total site area of 39,542 square feet. Presently, there are three existing structures on the site, which have been designated for removal to make way for the construction of a new retail development building. The existing Acacia Animal Hospital, currently located on the premises, will continue its operational activities.

The new development project encompasses a total of 5,124 gross square feet, comprising of four tenant spaces totaling 4,720 square feet fronting Federal Highway (US-1). Among these tenant spaces, two are designated for retail purposes, while the remaining two are intended for food and beverage services. The project meets the code requirements providing a total of 41 parking spaces. Overall, this development will enhance and activate the US-1 corridor.

For additional information, refer to sheet AS-102 and L2.02.

Juan Justiniano
AIA, NCARB, AICP, LEED AP BD+C
Justin Architects, P.A.
(954) 771-2724