



MINOR DEVIATION - PROJECT NARRATIVE

Project Name: 2335 Plaza Rework

Address: 2335 East Atlantic Blvd., Pompano Beach, FL 33062

Original Development Order: PZ# 20-12000013

Date: April 7, 2026

This narrative describes site plan refinements for the public plaza at 2335 East Atlantic Boulevard. The goal is to activate the plaza by relocating outdoor dining areas to well-defined locations and installing a protective canopy. These modifications improve site functionality and pedestrian flow while remaining consistent with the intent of Development Order 20-12000013 to create an active public space.

Proposed Site Improvements

The updates focus on the southern portion of the plaza to provide Class A restaurant space benefiting the surrounding area. Key changes include:

- **Dining Layout and Exterior Egress Corridors:** Previously contemplated outdoor dining will be relocated to better defined zones within the plaza and those areas will be regraded to be level rather than the slope that currently exists. This rearrangement specifically removes seating from the building's exterior egress corridors. Establishing clear and unobstructed pathways provides for safer and more efficient pedestrian movement to all visitors.
- **Architectural Canopy:** A 1,920 square foot covered canopy will be installed over the eastern outdoor seating area. This structure protects visitors from the elements and extends the hours the plaza can remain active and vibrant.

Landscaping and Public Art Visibility

Landscaping adjustments are intended to enhance the visual appeal of the corridor while maintaining safety standards. These updates serve to:

- Beautify the area with increased landscaping by creating a landscaping buffer separating patrons from pedestrians using the city sidewalk.
- Improve the visibility of the existing public artwork located at the corner of Atlantic Boulevard and 24th Avenue.
- Tree placement has been adjusted specifically to preserve a clear sightline of the art installation from multiple vantage points.



Conclusion

The 2335 Plaza site plan refinements deliver a more functional and inviting public environment by prioritizing pedestrian safety and permanent plaza activation. By clarifying the use of space and removing obstructions from egress paths, the project provides a premiere dining destination for the community while preserving the integrity of the original site plan.