



PZ21-12000031

03/15/2023

Project Narrative

City of Pompano Beach
Department of Development Services Planning and Zoning Division
100 W. Atlantic Blvd.
Pompano Beach, FL 33060
Phone: (954) 786-4634
Fax: (954) 786-4666

RE: Covent Gardens
140 NW 27th Avenue
Pompano Beach, FL 33069

To Whom It May Concern:

Covent Gardens is a modern new multi-family residential development comprised of 40 dwelling units in total, distributed in four Multifamily Building type proposed for a Vacant Lot at 140 N.W. 27th Avenue. The 40 dwellings units are similar in design, however the (4) Building contain 5 and 3 Units respectively which creates an interesting and alternative site distribution. The unit design consists in a 2-bedroom unit over 2 story unit types. There are total of 80 parking spaces and 8 spaces for visitors. As an in-fill project the project places the building mass to the street front and moves the required parking to the interior of the lot in order to promote an urban context. Each unit is provided with a private yard. The site also incorporates internal sidewalks and bicycle lanes as required by code and to promote alternative type of transportation.

Landscape buffers are provided along all frontages and interior property lines to provide ample vegetation, site drainage, and green area to screen for privacy. Private Juliet balconies are provided in each unit to encourage outdoor living and natural cross ventilation. However as required by code, there are no private balconies facing any neighbor single family residential private yard. Private yards further enhance each unit's living space. Sustainable and resilient features to be incorporated into the construction will include high reflectivity roofing material, light colored exterior paint, impact resistant windows, low flow fixtures, low consumption lighting, and energy efficient HVAC systems.

The projects intent to be a rental community and it will follow the Affordable Housing requirements. As requested by the owner, there will be a separate letter submitted by owner in order to show how this requirement will be address.

We trust that the information contained herein is clear and as requested. We are available at your convenience should you require any additional information.

Best regards,

Arturo G. Griego, AIA, FGBC, CGC
Principal Architect | General Contractor
AR94011
CGC1523051

email | nino@g3aec.com
direct | 305 803 7902



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