



Monday, January 25, 2021

To: City of Pompano Beach  
Narrative Letter  
P&Z # 21-12000003

Re: The Residences at Palm Aire Golf  
700 Cypress Grove drive  
Pompano Beach, FL

## THE RESIDENCES AT PALM AIRE GOLF PROJECT NARRATIVE

The Residences at Palm Aire Golf are to be located south-west in the city of Pompano Beach, at 700 Cypress Grove Drive in the Palm Aire community. Located in Central Broward County, Pompano Golf Townhomes will be centrally located to various South Florida attractions, less than 5 miles from Atlantic Ocean. Convenient access to major Transportation lines; Interstate 95, interstate 75, and Florida's Turnpike are only minutes away.

The Residences at Palm Aire Golf will consist of four buildings with a total of 22 fee simple units spread across 1.63-acre property found within the Palm Aire Cypress Golf Course. Most of the units will have views of the beautiful golf course and others with views at their tropical private community pool. Featuring; elegant landscaped interior corridors with bicycle and pedestrian walkways connecting each unit's front entry and their attached single car garage. The tropical private community pool will be framed with elegant landscape and pool cabana his and her bath.

The Nautical Modern Architecture showcases concrete construction, flat modern roof, impact windows & large sliders leading into comfortable balconies. All spacious three bedroom townhome units will have an open floor plan interior, consisting of about 1,700sf conditioned space. The lower level will consist of attached one car garage, covered entry, foyer, half bath, open plan living, kitchen and dining with an elegant modern décor. The upper level consisting of one large master bedroom, master bath, master closet, two additional bedrooms with large closets and shared bath, and the laundry are area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randall Stofft", is written over a light blue circular stamp.

Randall E. Stofft, AIA  
President

RES. Carlos M. Linares

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**P&Z**

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**10/27/2021**