

January 31, 2025

City of Pompano Beach
Development Services, Planning & Zoning Division
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060



**RE: AAC Narrative pertaining to code section 155.5602. Commercial, Institutional and Mixed-Use Design Standards
20 Acre Residential Development
City of Pompano application PZ24-12000022**

Project Location: 777 Isle of Capri Circle, Pompano Beach Florida 33069

Project Description: The proposed multi-family residential development is located on 20.03 acres of land and contains 344 multi-family residential units within (7) six-story buildings and 82 townhome units. The project also features amenities such as centralized pool and clubhouse, passive green areas and pedestrian use path along the existing lake.

Building Orientation: The front façade of the townhome buildings face the public streets and provide an appropriate pedestrian scale with 2 and 3 story townhome units being proposed. The townhomes feature 2-car enclosed parking garages which are accessed from the rear of the units to hide the parking. The townhomes also serve to hide the parking of the 6-story multi-family buildings which line the lake. Although the site does not feature a street network to create blocks, the layout of town home and multi-family buildings does serve to break the parking fields into smaller sections. The multi-family buildings also frame the lake and clubhouse areas.

Outparcel Development: Green spaces created by the spacing between town homes and multi-family buildings are provided with pedestrian walkways and offer opportunities for passive and active recreation.

Building Base, Middle and Top: The proposed 6-story multi-family building uses integrally textured materials and patterns such as scored stucco and stone frame at the entry lobby. Bronze colored Window and Door frames as well as balcony railings and other aluminum elements will contrast the neutral color schemes. Parapet treatments will also align with building articulation.

Façade Articulation: Townhome buildings facing the public streets feature building offsets greater than one foot deep and will run for the length of the frontage of the townhome which is 19'-8". Large and deep entry porches further articulate the building's façade. Third floor bonus rooms and terraces will break the rooflines.

Side Street Façade: Side street facades are treated with the same details, textures and materials as the front facades.

Fenestration/Transparency: Street facing facades have a minimum of 30% of the façade area occupied by windows and doorways. Heavily tinted glass will not be used.

Roofs: Townhomes incorporate pitched roof forms such as hipped roofs. The six-story condos incorporate flat roofs that will be hidden by a minimum 3' parapet wall. All mechanical equipment will be hidden from view from the street.

Location of Off-Street Parking: No parking is proposed between the public streets and the buildings. Furthermore, the multi-family buildings will screen the view of parking from the lakeside amenities. All parking is provided on the interior of the project.

Loading Service and Equipment Areas: All loading Service and Equipment areas are located on the interior of the site and are blocked from street view by buildings and landscaping.

Sincerely,



Andrew J. Starr, AIA
Principal