

City of Pompano Beach – DRC Application Comments

100 W Atlantic Blvd, Pompano Beach, FL 33060

Date: July 6, 2023

Project Name: Archi-One

Project Address: 14200 North Federal Hwy. Pompano Bch FL.

Process Number: PZ22-12000039



The following is a brief description of the changes to the building's design:

Due to the fact that a cross-access agreement between the property owners of the adjoining properties at 200 and 208 N Federal was not achieved, the design of the building had to be altered to eliminate access from our building to the neighboring service driveway.

The Back of House for the building was reconfigured to eliminate the opening into the service/loading area for the neighboring building; our service entrance will now be located at the north end of façade facing 22nd Avenue. The service entrance and staging area were relocated to be south of the FPL vault which results in the loss of one of the townhouse units that now becomes a single-story unit at the second floor. Since there will be no easement with the property to the north, the two studio units that were located at levels 2 & 3 (one per level) facing north will be eliminated from the project altogether bringing our total unit count down to 95 units.

A delineated path for carting trash from the commercial spaces to their designated trash room was included in the plans.

Providing the service entrance and loading space parallel to 22nd Avenue means that we lose three parking spaces on the street but the internal re-arrangement of the back of house elements means that we increase our off-street parking count by 6 Parking spaces.

The Active use frontage and percentage of fenestration on 22nd Ave has been recalculated and remains above the minimum requirements.

As a response to the Architectural Appearance Committee's request, we enhanced the design of the front entrance of the building to highlight the importance of this location of the building. Additional stairs were added facing NE 2nd St and a raised planter was added to increase the visual appeal of this corner of the building. The canopy over the entrance was extended to the south so that it is clearly visible from NE 2nd St.

Narrative conclusion:

This ends our written narrative. Please know we are standing by to provide further clarifications as needed. We appreciate your assistance during this process.

***Sincerely,
DEFORMA STUDIO, INC
Javier R Barrera.
Principal***

DRC

**PZ22-12000039
08/02/2023**