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December 7, 2020

**City of Pompano Beach
4091 West Palm Aire Drive
Pompano, Florida 33069**

**Re: Sonata
RENTAL APARTMENTS
Dixie & NW 8th north parcel
Pompano Beach, Florida**

Dear City of Pompano Reviewers:

Burgos Lanza & Associates offers the following responses to code section 155.5601 Multifamily Residential Design Standards.

C. Multifamily Residential Design Standards

All multifamily development subject to this section shall comply with the following standards:

I. Building Orientation and Configuration

a. Single-Building Development

The primary entrance of a single-building multifamily residential development shall face the street, not an off-street parking lot.

b. Multi-Building Development

Multifamily residential developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like courtyards). Buildings may be oriented towards off-street parking lots only in cases where no other practical alternative exists. (See Figure 155.5601.C.1.b: Multi-building orientation.)

Sonata (north parcel) gated community residential buildings have been design in way to have the front of the buildings (bldg. #2 & #3 facing the public right of way and also the internal parking/private driveway. The front and rear exterior elevations of the buildings are the same.

Figure 155.5601.C.1.b: Multi-building orientation

c. Building Configuration

- i. Multifamily residential developments with six or fewer dwelling units shall be configured through massing, door placement, centralized parking location, and use of exterior materials to give each building the appearance of a large, single-family home.

North Parcel

Building #2 has 24 Units

Building #3 has 22 Units

- ii. Ground-floor dwelling units shall be accessed via internal corridors or from individual exterior porches or stoops served by a sidewalk or other designated walkway.

South Parcel

N/A (no residential dwelling units on the ground floor).

North Parcel

The Ground floor Units entry doors are via internal breezeways.

2. Maximum Building Size

- a. Individual structure footprints shall not exceed a maximum of 20,000 square feet.

Building #1: 12,882 SF

Building #2: 8,980 SF

Building #3: 9,649 SF

- b. The maximum length of any multifamily residential structure shall be 180 linear feet, regardless of the number of units.

Building #1: 169'-2"

Building #2: 154'-6"

Building #3: 166'-0"

3. Building Facades

- a. Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart.

Buildings #1, #2 & #3 facing a public street have multiple wall offsets and projections – these are spaced at no more than 30' apart.

b. Wall offsets shall have a minimum depth of two feet.

The wall offsets are two feet min.

c. In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street:

i. A recessed entrance;

North Parcel:

A recessed entry is provided on ALL units.

ii. A covered porch;

South Parcel:

A covered porch entrances is provided.

North Parcel:

A covered Breezeway is provided on all units.

ii. Pillars, posts, or columns adjacent to the doorway;

iv. One or more bay windows projecting at least twelve inches from the facade plane;

v. Eaves projecting at least six inches from the facade plane;

vi. Raised corniced parapets over the entrance door;

vii. Multiple windows with a minimum four-inch-wide trim; or

North Parcel:

Multiple windows feature 6" min trims.

viii. Integrated planters that incorporate landscaped areas or places for sitting.

4. Architectural Variability

Repetitive "look-alike" multi-building developments shall be prohibited. Multi-building developments subject to these standards shall ensure that each structure is distinguished from others through the use of two or more of the following features:

a. A variation in structure length of 30 percent or more;

South Parcel:

One building.

North Parcel:

There are 2 proposed buildings with 2 different unit mix and building footprints.

b. A variation in the structure footprint size of 30 percent or more;

There are 2 proposed buildings with 2 different building lengths.

c. A distinct variation in color and use of materials;

Refer to exterior elevation renderings with multiple color variations between buildings.

d. A variation in the type of dwelling unit contained in the structure that results in a significantly different scale and mass (e.g., garden apartments vs. townhomes);

There are 2 proposed buildings with 2 different unit types configurations.

e. A variation in structure height by at least ten percent; or

f. A variation in roof form.

5. Roofs

a. Sloped roofs on principal buildings shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.

b. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane.

All parapets are higher than 3'

c. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.

d. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street.

6. Materials

a. Materials changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.

Refer to exterior elevations for exterior doors and window bands (accents).

b. Where two or more materials are proposed to be combined on a facade, the heavier and more massive elements shall be located below the lighter elements (i.e., brick shall be located below stucco). It is acceptable to provide the heavier material as a detail on the corner of a building or along cornices or windows.

7. Location of Off-Street Parking

a. No more than two single-loaded bays of off-street surface parking may be located between a multifamily building and the street it faces unless the parking bays are screened

from view from the street by another building. Interior structures within a multi-building development served by a central, private driveway are exempted from this requirement.

Parking is located within the multifamily development and is accessed by internal streets.

b. Guest and overflow parking associated with a townhouse unit within a multifamily residential development shall be located to the side or rear of the building containing the townhouse unit, to the maximum extent practicable.

Guest and overflow parking will be located adjacent to the Clubhouse (Building #1).

c. Off-street surface parking located beside a building shall not occupy more than 25 percent of the parcel's street frontage. Associated driving areas shall be included as part of such off-street surface parking.

North Parcel:

The proposed off-street surface parking on N.W. 8th Court. is 123.83' (13.84% of the street frontage).

8. Outdoor Activity Areas

a. Ground-level outdoor activity areas, porches, decks, vending areas, and other similar site attributes shall be screened from adjacent single-family dwellings with a type B perimeter buffer in accordance with Section 155.5203.F, Perimeter Buffers.

Outdoor "Tot-Lot" are screened.

b. Upper-story balconies serving individual dwelling units located within 100 feet of a single-family dwelling shall be oriented or configured to prevent direct views into the dwelling's rear yard. (Ord. 2012-64, passed 9-11-12; Am. Ord. 2013-73, passed 7-23-13)

North Parcel:

Buildings #2 & #3 Upper-story balconies serving individual dwelling units are oriented with a direct view to the front yard of the single family (not the rear view). N.W. 8th Court & N.W. 8th Street.

Do not hesitate to contact me if you have any questions

Pablo Burgos

**Pablo
Burgos**

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Burgos Lanza & Associates
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