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July 9, 2021

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

Via Electronic Mail: [Pamela.Stanton@copbfl.com](mailto:Pamela.Stanton@copbfl.com)

RE: Major Building Design Amendment, Progressive Pointe Luxury Apartments (18 & 16 NE 19 AV- 484236011570)

Dear members of the Architectural Appearance Committee (AAC),

PlanW3st is representing applicant TCM Holdings, Inc. in pursuit of a Major Building Design Amendment for the above-referenced property. The project received Major Building Design approval by the AAC on December 20, 2018 for a 37-unit multi-family residential development on a 0.63-acre site in the TO/EOD district. The site plan, parking count, unit count, landscaping, or site irrigation layout will not be changed from that of the previous approval.

The architectural design, colors, and materials are being modified with this request, as well as unit layouts, due to a necessary change in the Architect of record for the project.

The project provides 37 parking spaces for 37 units, with an additional 6 on-street parking spaces along NE 19<sup>th</sup> Avenue. The ground floor plan provides the project parking and 3 1-bedroom 1 bath units. The second floor provides 13 units comprised of 6 1-bedroom/1-bath units, 4 studio units, and 3 2-bedroom/1-bath units. The third floor also provides 13 units, but comprised of 4 1-bedroom/1-bath units, 6 studio units, and 3 2-bedroom/1-bath units. The 4<sup>th</sup> floor provides the remaining 8 units comprised of 4 1-bedroom/1-bath units, 2 studio units, and 2 2-bedroom/1-bath units. The 4<sup>th</sup> floor also includes a yoga studio and covered patio amenities. A covered and exposed patio is also provided on the roof of the project. Studio/efficiency units are a minimum of 450 sq. ft., 1-bedroom units are a minimum of 575 sq. ft., and 2-bedroom units are a minimum of 850 sq. ft.

Thank you for your consideration. We respectfully request you grant the property a Major Building Design Amendment, as the new owner is eager to commence construction.

Please do not hesitate to contact me with any questions.

Paola A. West, ISA-CA, CFM  
*Land Planner*

**AAC**

PZ18-12000031  
8/03/2021