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**Falcone & Associates, LLC  
3151-3251 North Federal Highway  
Narrative for Post-Approval Review of Major Building Design  
PZ Case #: 21-12000015**

Falcone & Associates, LLC (“Applicant”) received approval from the Planning & Zoning Board on December 15, 2021 to develop a mixed use project containing 285 multi-family dwelling units and 4,164 square feet of commercial space (“Project”) on the +/- 6.2 acre parcel located on the west side of North Federal Highway just south of Northeast 33<sup>rd</sup> Street (“Property”) in the City of Pompano Beach. Additionally, the Applicant received approval from the Architectural Appearance Committee (“AAC”) of the Building Design on January 19, 2022. The approval contained the following four conditions that required Applicant come back to AAC to present the revised plans:

Conditions –

1. Provide detailed drawings for the attachment of the mesh to the garage facade along with the artwork, for review and approval by the AAC prior to building permit approval.
2. Clarify the building treatment that is proposed behind the mesh screen on the parking garage façade, for approval by the AAC prior to building permit approval.
3. Provide details for the proposed shade structure at the parking garage rooftop, for approval by the AAC prior to building permit approval.
4. The applicant shall revise single-story parking garage elevations to address the proportions and height of the structure, for review and approval by the ACC prior to building permit approval.

Applicant has submitted revised drawings aiming to address these conditions and looks forwarding to presenting them at the September 6, 2022 ACC meeting so Applicant can move forward expeditiously with obtaining building permits.

Respectfully submitted,

Matthew H. Scott, Esq.  
For the Firm

**AAC**

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**PZ21-12000015  
9/6/2022**