



June 11th 2024

City of Pompano Beach  
ARCHITECTURAL APPEARANCE COMMITTEE (AAC)  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

**RE: P&Z #22-12000011 (419 N Riverside Drive, Pompano Beach);  
Entourage in The Sun**

**Subject: Minor Design Change for Improved Natural Lighting in Center Units /  
Average Finished Grade in front of the Structure.**

Dear Plans Examiners / City Reviewers / City Commission,  
I hope this letter finds you well.

IDEA Architect LLC is representing the property owner in seeking re-approval of the above-referenced approved permit at the referenced property.

I am writing to inform you of a minor design change that we are proposing for our architectural project. Upon further evaluation, we have identified an opportunity to enhance the natural lighting in only the center units of the building by eliminating the 2-foot knife edge slab extensions, without compromising the overall architectural integrity of the building.  
(Refer to the revised submitted presentation).

We intend however to maintain this distinctive knife edge slab detail throughout the rest of the building as originally intended, ensuring consistency in the design. We strongly believe that this modification will greatly enhance the living experience for occupants of the center units, providing them with a brighter and more inviting space. Additionally, improved natural lighting aligns with our commitment to sustainability and occupant well-being.

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On another note, the plan was to maintain the original elevations of the finished average grade in front of the building structure while keeping the total building height unchanged. However, unforeseen circumstances arose during the construction process that necessitated modifications for safety and optimal construction practices.

The primary reason for the minor elevation changes in our front landscape buffer stemmed from considerations related to the proximity of Keller's (our pile contractor) equipment, particularly the piling and drilling rigs, to existing overhead structures. Keller expressed concerns about potential safety hazards and logistical challenges associated with operating their equipment near these overhead structures.

In response to these concerns, our civil engineering team diligently evaluated the situation and determined that a redesign of the retaining wall, incorporating piles, was necessary to ensure the safety of workers, equipment, and surrounding structures. The revised design now includes a D-curb on the property line, which avoids the need for piling, mitigating potential risks and ensuring smoother construction operations.

**AAC**

**IDEA Architect LLC**

Canal Park

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To facilitate understanding and clarity, we have developed a simple 3D exhibit that visually illustrates the modifications made to the retaining wall and surrounding areas.

We want to reassure everyone that despite these adjustments, the overall vision and integrity of the project remain intact. The total building height and finished grade have been preserved as originally planned, and we remain committed to delivering a high-quality development that enhances our community.

It's important to note that these changes will not alter the fundamental nature of our approved architectural design; rather, represent a refinement that further enhances the functionality and aesthetics of the building.

We have thoroughly evaluated the proposed modifications and are confident that they meet all necessary regulatory requirements and design standards. We have been committed to working closely with the city reviewers to ensure a smooth and efficient approval process.

We understand the importance of transparency and communication in all phases of construction and development, and we want to ensure that everyone is informed about the adjustments that have been made.

Thank you for your attention to this matter.

Should you have any questions or require further clarification, please contact us.

Sincerely,  
Alexander Baramily, Partner, IDEA Architect LLC  
[abaramily@absolute-idea.com](mailto:abaramily@absolute-idea.com)

A blue ink signature of Alexander Baramily, consisting of a stylized, flowing script.

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Alexander Baramily  
Partner - IDEA ARCHITECT LLC

A black ink signature of Josephine Campeau, consisting of a stylized, flowing script.

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Josephine Campeau  
Entourage Florida Development, LLC

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