

**Old Town Towers  
Zones B & D  
PROJECT NARRATIVE  
February 15, 2023**

Site Location: 210 - 217 NE 3rd Street, Pompano Beach, Florida 33060  
290 NE 2nd Street, Pompano Beach, Florida 33060

Zoning: TO-DT (Transit Oriented in Downtown Overlay District)

Overall Site Scope:

The Old Town Tower: Zones B & D is a major site development seeking site plan approval to construct a 10-story, 415,000 sq. ft. mixed use building (Zone B) and a 6-story, 108,000 sq. ft. multifamily building (Zone D) that will be connected by a series elevated pedestrian bridges spanning across NE 2<sup>nd</sup> Street.

Zone B will consist of 229 dwelling units with associated amenities (located on ground level and 6<sup>th</sup> level), 3,400 sq. ft. commercial space at ground level and structured parking with 428 parking spaces. At the sixth level, there will be a 21,000 sq. ft. elevated outdoor amenity deck with a private pool for residents and their guests only. This building will a post-tensioned concrete structure. This building will have a height of 108'-0", qualifying it as a high-rise building and shall comply with the high-rise requirements of the Florida Building Code. Exposed parking garage façades will include architectural features to resemble liner units. These features will include faux balconies, metal balcony guardrails and openings that will be infilled with a light blue screen.

Zone D will consist of 99 dwellings units with associated amenities located on ground level. A 6,400 sq. ft. courtyard and pet park at the ground level will provide residents and their guests with outdoor amenities. Standing at 70'-0" in height, this building will not qualify as a high-rise building and will be a tunnel form shell.

The elevated pedestrian bridges will be an open-air prefabricated metal structure

All mechanical equipment will be located on the roofs of the associated structures with no equipment on the ground floor. Building signage and wayfinding will be attached to the building to the building and will be submitted to the city architectural appearance committee for approval.

The site improvements for Zones B and D will include the burial of existing overhead utilities.

**DRC**

PZ22-12000044

03/15/2023