

## 554 N RIVERSIDE DRIVE.

### PROJECT NARRATIVE



#### Description:

Proposed project is located at **554 N RIVERSIDE DRIVE, POMPANNO BEACH FL 33062** and legal description as BLUE WATER BEACH 26-29 B LOT 12 of the public record of Broward County. Parcel Control Number 4843 31 11 0100.

In May 2020, the property was bought by **Martin & Linda Samson** with the intent of developing a triplex 2 story units with an Oceanside Architectural style.

**D&P Design and Construction LLC** as a PM is submitting for your consideration this petition proposing 3 Luxury townhomes 2-story in Pompano Beach, situated just a few minutes away from the beach and within walking distance to local shops and restaurants.

Proposed units will have approximate living area of 1,440 sf, 1 car garage and patios / balconies for a total area of 1,814 sf.

**1st Level:** Entry, foyer, stairway, great room, kitchen, pantry, powder room, 1 car garage and patio with terrace.

**2<sup>nd</sup> Level:** Master suite with master bath and walk in closet, 1 bedroom with bathroom and walking closet, laundry and 1 balcony at the master.

The project has a footprint of 3,204 sf. Under roof is 5,529 sf and a maximum building height of 29'-10"

Paved and pool areas are 1,297 sf.

The site is approximately 0.83 acres with public streets on two of its sides. It is zoned for 20 units per acre (zoned **RM-20**).

Sincerely,

James Barretta  
Barretta & Associates.

James  
Barretta

Digitally signed  
by James Barretta  
Date: 2021.05.23  
16:40:34 -04'00'

**DRC**

PZ21-12000019  
7/07/2021