



S H BRANDT & ASSOC
5010 N FEDERAL HIGHWAY
LIGHTHOUSE POINT, FL 33064

January 2, 2020

City of Pompano Beach
Department of Development Services
Planning and Zoning Division
100 West Atlantic Blvd
Pompano Beach, FL 33060

Re: Project Narrative

Architects Job# 218513

Planning and Zoning Division:

Project Name: Pompano Point

Address: 700 NW 31st Avenue - Vacant site

Site information: Lot zoning B-3 (General Business - Permitted use -
Multifamily with flex unit allocation)

Plot: 47,271sf, 1.0852 +- Acres

Proposed project use: 41 Rental Apartment

The site is currently zoned B-3 General Business with a permitted use for multifamily with a maximum height of 105 feet.

The project is comprised of multiple buildings connected by breezways with open staircases to upper floors. The buildings are a mix of 2 story and 3 story building. The height of the dwelling units will vary in height to be compatible with the surrounding residential area. The complex will contain 41 rental apartment units, a clubhouse and leasing/managers office. Material changes and architectural features will create a variety of architectural diversity throughout the complex. The buildings will front the public right of way with parking in the middle and rear of the site to create a more urban appeal.

The subject project referenced about is located within the Northwest Community Redevelopment Area subsection 1 Collier city/Esquire Lake.

This project has been submitted to the City of Pompano Beach for flex unit allocation. The project has been approved for the flex units pending the platting of the site. The subject site is in the final platting phase.

ARCHITECTURE
INTERIOR DESIGN

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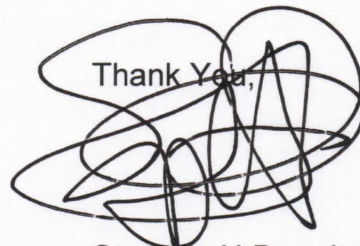
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The proposed multifamily development is consistent and compatible with the overall objectives of the City of Pompano Beach Northwest Community Redevelopment Agency. This project will improve the existing traffic corridor and create a buffer for the residential neighborhood to the east in Collier City. The goal of the project is to develop the vacant land in this area and create a stable and enhanced community presence for the Northwest area.

The proposed project will be modern in architectural style with various elevation changes such as eaves, covered porches, build out around windows, open staircases with roofs and landscaped areas to insure compatibility with the surrounding residential community. Buildings will have flat roofs with parapet walls to conceal roof mounted equipment. All windows and exterior doors will be impact rated, LED lighting at parking areas and interior of units, light exterior color paints to soften building massing, and landscaped areas with drought resistant plantings.

We look forward to meeting with the City of Pompano Beach to discuss any comments or concerns regarding this project.

Thank You,



Stephen H Brandt, NCARB
Architect

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ARCHITECTURE
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