



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

**POMPANO POINTE APARTMENT
AAC SUBMISSION
VERNACULAR OR SUPERIOR DESIGN NARRATIVE**

October 12, 2020

City of Pompano Beach
AAC BOARD
100 W. Atlantic Blvd.
Pompano Beach, FL 33060

Project address:
700 NW 31st Avenue
Pompano Beach, Fl.

PZ# 19-12000012

Board Members;

We are pleased to bring this project before this Board and present :
Pompano Pointe Apartments, 700 NW 31st Avenue, Pompano Beach, FL
in the Northwest Community Redevelopment Area.

The property is owned by Hus Group, LLC, local residents and property investors in Broward County, Florida. The property is 1.1 acres (47,286 sf) generally located on the east side of NW 31st Avenue between NW 7th Street (on the south) and NW 8th Street (on the north). The property is zoned B-3 General Business with the complementary residential uses and moderate to high density multifamily development. Presently we are submitting to the Architectural Appearance Committee for approval of the project with a minor waiver from a particular development standard within section 155.5601.C.5.b (Flat roofs on principle buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three dimensional cornice treatments that project at least eight inches outward from the parapet facade plane). We are proposing a deviation from this specific section and request the elimination of the eight inch outward cornice.

This project meets multiple features and design elements that contribute to the overall design and aesthetics by creating a project of excellence. This project portrays a superior design that celebrates and honors

**ARCHITECTURE
INTERIOR DESIGN**

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minimal ornamentation and has distinguishing features that consist of a classic understated look and sleek lines. Geometric forms are a consistent theme throughout the rhythm of the building. The clean lines reach upward toward the sky uninterrupted by a classic cornice creating a long linear unobstructed extension to the sky. The simplistic design is embraced by the lean lines and crisp edges of the walls and projections. The complex is distinctive in its design and exceeds the deviation from the Code with its aesthetic qualities.

The project is in good taste and design and will contribute to the beautification of the Northwest Community Redevelopment area. It will generate a high quality environment for the community and contribute to the beauty of the area. The project is in conformity with the standards of the City of Pompano Beach Code.

Additional building details are included on the elevations and material board.

We look forward to the Boards approval and should you have any additional questions please feel free to contact me at 954-564-2111

Thank You;

Stephen H Brandt, R.A., NCARB
Architect

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