



May 9, 2022

Architectural Aesthetics Committee of Pompano Beach  
Planning Division  
100 West Atlantic Blvd  
Pompano Beach, Florida 33060

Ref: Vernacular or Superior Design Alternative for new Townhouse project at 499 N Ocean Blvd Pompano Beach FL, regarding parapets.

Dear Planning Staff and Committee Members

We are respectfully requesting a deviation from the design standards listed in section 155.5601.C.5.B, which requires 36" high parapet walls. Pursuant to the city of Pompano Beach Architectural Appearance Committee's supplemental criteria, we are requesting a deviation of the required 36" parapets due to the architectural character of this proposed design. This request is being made in accordance with section H, option 2. This option is as follows:

- The project portrays a superior design of a building or development that celebrates, honors and pays visual tribute to a specific style or theme.

The proposed architectural design celebrates the modern architectural style through the roof line of these new (4) four townhome units. The architecture will be defined by clean linear edges, expressing a minimalistic approach which aims to achieve distinction and promote Modern Architecture. This language is translated using a creative play in both vertical and horizontal elements and planes throughout the design. Using parapets instead of this approach would contradict the modernistic architecture articulated in the design.

This project implements exposed architectural concrete, as well as architectural composite wood, along with clean linear lines of the roof and balcony overhangs which are prevalent throughout Modern Architecture. All of these elements and features will be visible from public areas, specifically A1A, N Ocean Blvd.

#### Deviation request for 36" Parapets

As a former teacher of architectural history and a present member of the city of Hollywood Architectural Historic Preservation Board, I would like to explain the architectural concept. The proposed design is using thin concrete overhangs and roof edges based upon a tropical modern version of Vernacular South Florida Architecture to provide the necessary shade and direct one's eyes to the ocean. The elements of South Florida's Architecture are in direct response to our humid and subtropical climate. The elements include simple eyebrow overhangs, thin flat roofs, and deep balconies. Furthermore, all mechanical equipment will

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be hidden on other floors. This type of architecture does not lend itself to tall parapets because it will make the building look too massive as well as top-heavy.

In summary, We are proposing an architecturally elegant 4-story townhouse development for this vacant site. The new building will include approximately 3000 sq. ft for each townhouse, The building will feature a clean contemporary look along with cantilevered balconies and thin roof slabs overlooking A1A and the ocean. The proposed new building has been carefully thought out and designed in the best interests of the city and this unique neighborhood along A1A.

We respectfully request your review and approval of this proposed new development along with the deviation request to allow thin roof slabs without parapets at 499 N Ocean Blvd.

Thank you,

A handwritten signature in blue ink, appearing to read 'A. Sklar', is positioned above the printed name.

Ari L. Sklar, AIA, NCARB, LEED AP  
Architect, President

ALS/km

AAC

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