



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 sections 15.3703.F7, 155.5601, 155.5602, and 155.5603 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, items 1, 3, & 6. Those options are as follows:

1. The proposed feature(s) or element(s) contributes to the overall design and helps the project achieve excellence by creating a project of distinction, and thus exceeds the deviation from the code requirement in terms of aesthetic quality.

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

3. Materials of exceptional or extraordinary quality are applied in a manner that is pronounced and visible from public areas.

This project implements exposed architectural concrete, as well as architectural composite wood, along with the clean linear lines of the roof overhangs which are prevalent throughout the design and visible from public areas, specifically A1A.

6. The project proposes other creative, innovative, or artistic applications of design that may be deemed to be of superlative or outstanding aesthetic quality by the AAC.

This project is proposing a creative play of horizontal and vertical elements highlighted by the thin architectural roof edges which should be deemed of superlative aesthetic quality.

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PZ21-1200051  
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6/7/2022

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, a thin flat roofs, and deep balconies, furthermore, all mechanical equipment will 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 the top-heavy.

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.

In summary, 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,



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

ALS/km

**AAC**

PZ21-12000051

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