

# BURGOS LANZA

## Architect & Planners

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Coral Gables, Florida 33146  
(786) 554-9035  
AA 20061519

AUGUST 25, 2022

**City of Pompano Beach**

**Re: GATEWAY LUXURY APARTMENTS**

**DEVELOPMENT REVIEW COMMITTEE**

**Meeting Date: AUGUST 17, 2022**

## ZONING

**Lauren Gratzer | [Lauren.Gratzer@copbfl.com](mailto:Lauren.Gratzer@copbfl.com)**

**Authorized With Conditions**

1. Comment not addressed, only the height is shown on the elevations: Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart. Wall offsets shall have a minimum depth of two feet (155.5601.C.3). Provide the overall length of each building façade on the elevations as well as the spacing for each wall offset.

**Response: Refer to sheets A2.10, A2.11, A2.20, A2.30, A2.40, A2.41,**

2. Comment not addressed. The multifamily residential design standards are intended to enhance the primary entrance at the front of the building facing a major roadway. The applicant shall choose three of the below design features to face both Powerline Road and NW 9th Street. The planters surrounding the tot lot do not meet this requirement as it is not a feature of the buildings facing the external streets. Additionally, the elevations do not show pillars, posts, or columns adjacent to the doorway for EACH unit facing the street. Enhance the primary entryways of the west facades for buildings 1, 2, & 4, as well as the southern façade of building 4. Note that the southern façade of building 4 has an entrance that does not meet any of the below feature requirements. The

current proposal does not meet the design standards set for the City. This shall be addressed prior to attending the AAC.

Provide a written response and clarify how Code section 155.5601.C.3.c is being met:

In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street:

- i. A recessed entrance;
- ii. A covered porch ;
- iii. Pillars, posts, or columns adjacent to the doorway;
- iv. One or more bay windows projecting at least twelve inches from the facade plane;
- v. Eaves projecting at least six inches from the facade plane;
- vi. Raised corniced parapets over the entrance door;
- vii. Multiple windows with a minimum four-inch-wide trim; or
- viii. Integrated planters that incorporate landscaped areas or places for sitting.

**Response: Refer to sheet A2.10, A2.11, A2.20, A2.30, A2.40, A2.41.  
Refer to elevation legend tags 17, 18, 19 & 20**

16. Comment not addressed: Provide a note on the trash enclosure details stating that "The external sides of walls screening a commercial container shall have a "finished" surface and will be painted to match the primary color of the buildings".

**Response: Refer to sheet A8.00**

Do not hesitate to contact me if you have any questions

Pablo Burgos  
Burgos Lanza & Associates  
President

**Pablo Burgos**  
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