

PZ21-12000031  
06/04/2024**Project Narrative & Sustainability**

**City of Pompano Beach**  
**Department of Development Services Planning and Zoning Division**  
**100 W. Atlantic Blvd.**  
**Pompano Beach, FL 33060**  
**Phone: (954) 786-4634**  
**Fax: (954) 786-4666**

**RE: Covent Gardens**  
**140 NW 27<sup>th</sup> Avenue**  
**Pompano Beach, FL 33069**

To Whom It May Concern:

Covent Gardens is a modern new residential development comprised of 40 dwelling units in total, distributed in three Multifamily Building types proposed for the Vacant Lot at 140 N.W. 27th Avenue. It is a 2-story Garden-style apartment constructed in groups of 3, 4, and 5 attached units with property lines separating such units in which each unit extends from foundation to roof with common areas of yards, walkways, and landscaping as well as a common driveway and parking. All common areas are to be held by an association. The unit design consists of a 2-bedroom unit over 2 stories. There are a total of 80 parking spaces and 8 spaces for visitors. As an in-fill project, this places the building mass to the street front and moves the required parking to the interior of the lot to promote an urban context. Each unit is provided with a private yard. The site also incorporates internal sidewalks and shared bicycle lanes as required by code to promote alternative types of transportation.

Landscape buffers are provided along all frontages and interior property lines to provide ample vegetation, site drainage, and green area to screen for privacy. Private Juliet balconies are provided in each unit to encourage outdoor living and natural cross ventilation. However as required by code, there are no private balconies facing any neighbor single family residential private yard. Private yards further enhance each unit's living space. Sustainable and resilient features to be incorporated into the construction will include:

1. Hurricane Resistant Structures - The principal building is constructed to meet increased wind loads. 150 mph load minimum. 4 points.
2. Infill or Mixed Used Development. The development constitutes infill development and/or mixed-use development. 4 points.
3. Permeable Parking Surfaces - Permeable surfacing materials are used for some or all of surface parking areas. 25% minimum. 2 points.
4. White Roof - All roof surfaces are painted white. 2 points.

The project will follow the Affordable Housing requirements and is a condominium with individual ownership. As requested by the owner, there will be a separate letter submitted by the owner to show how this requirement will be addressed.

# AAC

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We trust that the information contained herein is clear and as requested. We are available at your convenience should you require any additional information.

Best regards,

**Arturo G. Griego**, AIA, FGBC, CGC

Principal Architect | General Contractor

AR94011

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05/07/2024

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04/02/2024