

**Pompano Station**  
**AAC Submission**  
**Vernacular or Superior Design Narrative**

G&C Platinum 2400 Investors, LLC and G&C Platinum 2500 Investors, LLC (the “Applicant”), is the owner of the 2.85+/- acres of property generally located on the north side of East Atlantic Boulevard east of Federal Highway on the east and west sides of NE 24<sup>th</sup> Avenue and south of NE 2<sup>nd</sup> Street (the “Property”) within the City of Pompano Beach (the “City”). The Property has a land use designation of East Transit-Oriented Corridor (the “ETOC”) and is zoned Transit Oriented (the “TO”) within the Core subarea of the East Overlay District (the “EOD”) of the TO zoning district. The Applicant submitted an application for a major site plan and major building design (PZ#19-12000047) for the construction of two midrise buildings consisting and structured parking. At this time, the Applicant is submitting the attached Architectural Appearance Committee (“AAC”) application. In conjunction with the AAC application and in accordance with Section 155.2408 of the City’s Code of Ordinances (the “Code”), the Applicant is requesting a waiver of certain standards in which the Applicant is proposing a vernacular or superior design that meets the intent of Section H of the City’s Supplemental Criteria of the AAC as described in more detail below.

The project meets multiple aspects of the vernacular or superior design alternatives including features and elements that contribute to the overall design that helps the project achieve excellence by creating a project of distinction in terms of aesthetic quality, materials of exceptional quality, iconic structures, and other creative and artistic applications. The modern craftsman architectural style of the proposed buildings is designed for compatibility with the commercial buildings to the south and the residential neighborhood to the north and west. A pedestrian bridge connects the two midrise residential building which is a unique and distinct architectural feature in the City. This modern craftsman style is intended to provide a relatable pedestrian scale at the ground floor public realm level that is visually attractive to the public and motivates enhanced user experience for the neighborhood and the residents.

As depicted on the plans, the Applicant is proposing to construct 355 residential dwelling units contained within two midrise multifamily structures on either side of NE 24<sup>th</sup> Avenue. The proposed residential structures will be separate from the nonresidential parcels that front East Atlantic Boulevard. The proposed concealed structured parking will provide all required parking for proposed residential uses as well as the existing adjacent nonresidential uses. The project includes ground floor amenities for residents such as a pool, courtyards, clubroom, gym, and co-working

space.

Individual residential stoop entries have been incorporated into the design at the ground floor along the NE 24<sup>th</sup> Avenue streetscape corridor and are also located on NE 23<sup>rd</sup> Avenue and on NE 25<sup>th</sup> Avenue. The inclusion of framed stoops in combination with the modern architectural style of the upper floors capture the nostalgic elements of a traditional stoop that honors and celebrates the modernization and relevance of today's world with an overall design that creates a project of distinction. This revitalization achieves a design that is not only aesthetically superior but creates a positive social impact for the residents as well as the renaissance of the surrounding community as a whole. The upper levels of the two proposed buildings are designed in a modern craftsman fashion with the goal to provide two structures that are quickly identified as one project but that also provides a superior design and consideration of the surrounding buildings. As you follow along the façade of the buildings, a noticeable number of extrusions and recesses are provided in order to create more dynamic architecture which breaks up the building horizontality and provides for various shadow lines which reduces the appearance of the overall building length. Eyebrows, variant balcony sizes, metal roof awnings, and stucco banding at various heights breaks up the building in a vertical manner that provides moments of identity to the project. Additionally, score lines in combination with primary colors, accent colors and stone veneers are also included throughout the building in order to accomplish a superior design. Moreover, tower elements have been incorporated along all sides of the buildings. These elements help anchor the building, break up building height and provide for focal points as you travel along. The towers are capped off with pitched roofs instead of flat parapets. This was incorporated in order to create a relationship with adjacent residential buildings. In response to feedback provided by the AAC, all of the elements mentioned above have also been incorporated into the corner areas of the buildings. For example, the north ends of the west building have been heavily updated with prominent tower elements with pitched roofs at the corners, metal awnings, eyebrows and vertical projecting segments which tie into the rest of the architectural language while maintaining a good neighbor approach. The south elevations have also undergone an extensive update; the design incorporates tower elements capped off with pitched roofs at the south west corner of the west building and at the south east corner of the east building which creates architectural anchors and focal points on NE 23<sup>rd</sup> Avenue and NE 25<sup>th</sup> Avenue. Additionally, these towers are grounded by a double height framing wrapped in stacked stone veneer which further embraces the exceptional quality of materials to a pedestrian scale. Vertical projecting segments have also been incorporated into these towers in order to continue the distribution of architecture throughout the building. The remaining of the south elevations have been revised with an updated metal mesh screen with framing and banding to break up the verticality of this previous element as suggested by the AAC. Additionally, a smaller patterned cross mesh has replaced the "Egg Crate Mesh" as suggested by the AAC.

Further, on NE 23<sup>rd</sup> Avenue and NE 25<sup>th</sup> Avenue the design incorporates residential lobbies in order to better service those avenues and provide better connectivity throughout the project.

Moreover, a mid-block pedestrian promenade has been located at the northern edge of the property between NE 23<sup>rd</sup> Avenue and NE 24<sup>th</sup> Avenue and is another element of superior design enhancement. The promenade is intended for use by the neighborhood (public accessibility) to provide an enhanced pedestrian experience. The promenade has also been designed as a pocket park incorporating seating, site furniture, and as an ideal space for dog walkers.

The Applicant also submitted a separate application for a minor site plan (PZ#20-000013) for a new public pedestrian plaza. A new and iconic pedestrian plaza is proposed at the northwest intersection of NE 24<sup>th</sup> Avenue and East Atlantic Boulevard adjacent to the existing commercial building addressed as 2335 E. Atlantic Boulevard formerly known as the Bank of America building. The proposed plaza will occupy what is currently the off-street parking for the commercial building and will serve to further activate the streetscape and enhance the comfortable pedestrian environment in and around the proposed residential development and existing commercial buildings.

The pedestrian plaza is designed to create a dynamic neighborhood urban gathering space on the Atlantic Boulevard corridor by activating the corner at NE 24<sup>th</sup> Avenue, the portal into the proposed development. The plaza is intended to provide a superior urban public space for the community through the ability to congregate, passively enjoy the park-like setting, provide outdoor dining & lounging and enhanced pedestrian connectivity. Design elements of the plaza include water features adjacent to the Atlantic Boulevard corridor which provide visual interest and noise abatement for the pedestrian users within the plaza. Two (2) sculptures are proposed to flank the corner of the plaza to create a sense of entry into the space and provide enhanced designed distinction. The planning of the plaza design incorporates compatibility with the existing commercial building (Bank of America) on the western border, the proposed streetscape on the south and east, and the proposed residential development to the north. Material selections such as pedestrian and landscape lighting, plank pavers, site furniture, large custom seating plinths and planting selections have all been carefully coordinated to provide the best possible urban space for the community.

The overall proposed project provides a superior design that promotes the stimulation of development along Atlantic Boulevard, improved walkability, and active pedestrian use areas. Further, there is an existing bus stop adjacent to the proposed pedestrian plaza that will serve the proposed residential development in addition to the existing nonresidential developments along E. Atlantic Boulevard. The Applicant is committed to providing 15% of the proposed residential units as workforce housing units. Additionally, the proposed design qualifies for bonus density by providing a public art contribution of \$250,000.

Further details on the proposed Development Project can be found throughout the digital submittal package. Please contact me at (954) 527-2443 should you have any questions or require additional information.