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COMMENT RESPONSE LETTER

Friday, February 21, 2025
 Project Number: 24014
 Project Name: 324 Haus
 Project Address: 324 NW 6th St. Pompano Beach, FL 33060
 Process No. 22-12000032

DISCIPLINE	COMMENT	RESPONSE	SHEET
CHANGES	Sheet A104 showing rooftop terrace was created to address 10% private open space comment. Sheet C-508 Miscellaneous Details was created to address comment requiring city specified details.		
Planning	Area of property is 19,717 square feet per site plan. Area calculations for density appear to round up. This is not permitted. What is the density bonus option that is used to obtain the additional 10 units per acre? Please provide this reference number in the data table.	Density calcs revised. Added reference number to data table on A101. Option #3 Public Art of table 155.3708.F.1 Density Bonus Options	A101
F I R E	East Stair discharge must be clear of the structure and not discharge into the parking under the building. Exit discharge must meet all requirements of NFPA 101 chapter 7 Egress for the walking surface and lighting to public right of way.	East stair discharge changed to exterior walkway leading directly to public right of way. Added note for NFPA 101 requirements. Refer to site plan A101.	A101
Zoning	1. Please provide a written response to all comments with the resubmittal.	Provided.	
	2. A Plat must be filed with the City prior to County approval. Please contact Maggie as instructed.	Provided by Owner.	
	3. Consult with the City Engineer regarding the required ROW dedication. It appears that 30 feet of ROW has already been dedicated.	Plans show the 30' dedication to centerline of ROW.	A101
	4. Clarification needed: Is the site area calculated based on the post-dedication area?	Yes, site area is calculated based on post-dedication area. Note added to Zoning Data chart.	A101
	5. Openings off any street must not exceed 2 lanes in width or 30 feet maximum per entrance/exit.	Discussed with Zoning Depart. and proposed was found acceptable.	A101
	6. While the trash room area allows for servicing, the zoning code prohibits back-out parking. To avoid further inconsistency with the code, provide internal	Previously discussed with Utilities & Zoning Depart. and proposed was found acceptable.	A101

DRC

	on-site circulation. Team to explore a staging area option to be discussed.		
	7. Provide the 10% required Private Open Space (indicate this on the floor plan/site plan).	Provided on rooftop terrace, see new sheet A104 & zoning data chart on A101	A101 A104
	8. Continuous curbing is required for exposed surface parking lots.	Provided, see site plan on A101	A101
	9. The minimum width of landscaping areas is 5 feet.	Provided, refer to A101 & LS -102	A101 LS-102
	10. Provide setback measurements for balconies-6 feet encroachment is allowed.	Provided, refer to floor plan sheets.	A102 A103
	11. Floor Plans: Minimum floor areas in the DPOD · 1 Bedroom: 575 sq. ft. · 2 Bedroom: 850 sq. ft	Adjusted, refer to floor plans sheets & Area Totals chart.	A101 A102 A103
	12. Provide elevations measured from the average finished grade.	Provided, refer to elevations sheets.	A301 A302
	13. Include a legend on the elevation with all materials and color callouts.	Provided, refer to elevations sheets.	A301 A302
	14. Metal mesh roll-up doors are prohibited.	Roll-up door removed for parking entrance. For trash room replaced with custom acrylic panel roll-up door. Refer to sample image on A301	A301
	15. Overhead doors facing the street are discouraged; however, non-traditional designs may be approved by the AAC. Please provide more details of the overhead door for review.	For trash room shall have a custom acrylic panel roll-up door. Refer to sample image on A301	A301
	16. Include the ground floor fenestration requirement-Retail uses must have a transparent clear glazed area of at least 70% of the facade.	Provided, refer to North elevation on A301	A301
	17. Address the following requirements for the Architectural Review: · Offset Alternatives: Alternatives to the required front facade offsets include: o Changes in facade color or material meeting the same dimensional standards as the offset requirements;	Offset Alternative: changes in façade color or material. Provided, refer to North elevation on A301.	A301
	18. Include a line on the elevations for flat roofs, ensuring a 3-foot parapet is present throughout.	Provided, refer to elevations sheets.	A301 A302
	19. Nonresidential and mixed-use developments in the Transit-Oriented (TO) district must achieve at least 18 points.	Provided, refer to Sustainability section in A101. Total now show 18 points.	A101

	20. Exterior lighting must comply with Part 4 (Exterior Lighting) of Article 5: Development Standards, along with the following: <ul style="list-style-type: none"> · Light poles must not exceed a height of 17.5 feet above the adjacent finished grade. · Cobra head lights are not permitted. · Maximum illumination at the property line is 3 foot candles. 	Notes added to site plan, refer to A101.	A101
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DESIGN NARRATIVE

Purpose

The proposed mixed-use design seeks to reinvigorate an under developed area of Pompano Beach with a unique modern design, contrasting materials and public open space. The majority of the front facade is lined with large storefronts creating a visual connection into the retail spaces and lobby. A covered public open space with a sculpture and seating is proposed in front of the lobby entrance, sparking social interaction among tenants and neighborhood residents. Considerable native and drought-resistant landscaping is proposed, specially in the front yard to maximize the curb appeal of the project.

General Commercial, Institutional & Mixed-Use Design Standards

Business Activities to be Conducted in Enclosed Buildings

Acknowledged.

Building Orientation

Proposed design front facade fronts a street (NW 6th St). Long axis runs parallel to the street.

Base, Middle and Top

Proposed design implements different materials, colors and scoring patterns to clearly define the base, middle and top (roof). Refer to elevations on A301 & A302. Base : Light gray smooth stucco with horizontal 1 inch scoring pattern painted white, spaced at 24 inches on center. Large 10ft high storefronts. Middle : Smooth stucco painted in white and brown with horizontal & vertical 1 inch scoring pattern painted black, aligned with corners of window and sliding doors. Roof : Architectural eyebrow extrudes 8 inches beyond facade and rises at the corners of the building to demark strong roof line.

Facade Articulation

The facade is articulated by carving out some voids, specifically at the NE corner for the public open space in front of the lobby entrance. And furthermore, juxtaposing contrasting colors and scoring patterns painted in black or white. A prominent architectural eyebrow wraps around the corners of the building, elevating from the 2nd floor all the way to the roof.

Facade Materials

Smooth stucco painted varying colors, light gray, dark gray, white and brown with 1 inch scoring patterns aligned with corners of windows and sliding doors. Large 10ft storefronts at ground level and windows and sliding glass doors on upper levels. Metal mesh railings on levels 2 and 3.

Roofs

A parapet conceals the flat roof and mechanical roof top units.

Location of Off-Street Parking

Off-street parking is concealed from view by the front facade and mostly gathered towards the rear of the property on the ground floor.

Loading, Service and Equipment Areas

A concealed trash room is provided at the NW corner of the property meeting the back-up and clear height clearances required.

Kind Regards,

Eddie Seymour, RA
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