



**“Soleste Pompano Beach”
Planning and Zoning No. 21-12000041
208 North Federal Highway**

Request for Approval of Modified Architectural Elevations

208 Pompano Beach Holdings, LLC (“Petitioner”) obtained site plan and major building design approval in 2022 to construct a designer mixed-use residential development (“Project”) in the City of Pompano Beach on the east side of Federal Highway, one block north of Atlantic Boulevard. The Project received Architectural Appearance Committee (“AAC”) approval on June 7, 2022. The renderings presented to the AAC did not match the elevations and plans submitted for AAC review and approval in advance of the meeting. Thus, the AAC approved the plans that were submitted, while the Petitioner is looking to construct what was shown in the presentation at the meeting. This discrepancy was discovered during the building permit review process which is currently underway. Accordingly, Petitioner is submitting plans for the elevations and renderings that were shown in the meeting presentation for AAC review and approval, along with minor updates to some of the design details

Often when projects go through the Design Development and Construction Document phases, some adjustments are necessary to meet code and constructability requirements. As a result, some architectural elements were adjusted to achieve a clean simple design. Additionally, parapets were changed to keep the core of the building clean and simple to be in line with the Contemporary Architecture Style. The proposed modifications are not significant and are in harmony with the spirit of the original design.

Below is a list of the modifications:

North Façade

- Replaced the vertical central elements to accommodate continuous balconies and extended eyebrows to accent the horizontality of the building.
- Minor parapet adjustment to accommodate balcony adjustment.
- Relocating balconies as per unit floor plans. Some balconies were extended.
- Relocation of some windows due to the floor plan layout.
- Eyebrow/ cantilever at roof level was reduced due to structural issues.

South Façade

- Adjustments were required to match the south façade with the approved renderings in the AAC hearing.
- Balconies and parapets were added as per floor plans.
- Some 5’x5’ typical windows were replaced by sliding glass doors in the access to the balcony.

West Façade

- Replaced the vertical central elements to accommodate continuous balconies and extended eyebrows to accent the horizontality of the building.
- Minor parapet adjustment to accommodate balcony adjustment.
- Relocating balconies as per unit floor plans. Some balconies were extended.
- Relocation of some windows due to the floor plan layout.
- Eyebrow/ cantilever at roof level was reduced due to structural issues.

East Façade

- Minor parapet adjustment to accommodate balcony adjustment.
- Relocating balconies as per unit floor plans. Some balconies were extended.
- Eyebrow/ cantilever at roof level was reduced due to structural issues.

General

- The colors shown on the elevations and facades will remain as approved, the elevations were done at different times and the colors vary in tonality.