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## RIVERSIDE TOWNHOMES PROJECT NARRATIVE

The project is located on a 18,000-sf site fronting South Riverside Drive and the Intracoastal Waterway, south of Atlantic Boulevard in the City of Pompano Beach, very close to the Atlantic Boulevard bridge over the Intracoastal Waterway. The Zoning Designation is Multifamily Use (RM-45) and the site is included in the Atlantic Boulevard Overlay District.

The proposed development consists of four two-story townhomes with private areas close to the 4,000-sf range. In each townhome, the ground level includes an expansive great room that comfortably accommodates large living room and dining areas and an open island kitchen, and a two-car interior garage. The great room faces the Intracoastal Waterway, where the project has been generously set back to accommodate an exterior deck and a private pool for each townhome, both located following a covered exterior space that will accommodate a “summer kitchen” to complete the attractive exterior expansion of the private space. Fronting South Riverside Drive, the two-car garage is setback sufficiently to accommodate two additional vehicles per townhome withing the property. The master suite with two walking closets, double vanity, enclosed toilet room and a generous “wet area” with standalone bathtub and double shower with an ICW view, is located on the second level, facing a generous covered balcony with a beautiful water view. Three additional bedrooms, each with a private bathroom, and a laundry room complete the second level. Two of these secondary bedrooms open on a balcony facing South Riverside Drive.

Each townhome has its own independent pedestrian and vehicular access directly from South Riverside Drive. Although an internal stair connects the garage with the rest of the home, the primary pedestrian access is through a raising landscaped area reaching the main foyer at about the center of the townhome, entering a central hall facing the grand open stair and the great room.

The exterior design is based on clean lines and massing that give the development a fresh modern feel, complemented by earth-tone colors and wood and stone textures. The side setbacks and the central courtyard serve as the pedestrian access paths but also provide transparency from the street to the Intracoastal Waterway and double up as exterior access to the outdoor expansion (deck and pool) of each townhome.

Complementig the outdoor expansion, the project also incorporates (under separate permit) a seawall and pier docks for each townhome on the Intracoastal Waterway.