



February 1st 2023, revised on 02/14/2023

City of Pompano Beach

Object: 22-800 – Entourage Pompano – Architectural appearance committee, Deviations to some of the Multi family residential design criteria, section 155.5601

To whom it may concern,

IDEA architect is the architect of the new residential condominium complex to be developed at 407-419 Riverside Drive. The following supplemental Criteria “H” refers to the possibility of having the project review through the lens of a superior design alternative, when not in compliance with some article of code section 155.5601 – MULTI FAMILY RESIDENTIAL STANDARDS.

H. VERNACULAR OR SUPERIOR DESIGN ALTERNATIVE –

When reviewing requested deviations from Development Design Standards, it must be found that the applicant has demonstrated that one of the following Vernacular or Superior Design Alternative Options has been successfully applied for each requested Design Standard deviation:

Deviation to SECTION 155.5601.C.3 BUILDING FACADES, article a. Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart.

b. Wall offsets shall have a minimum depth of two feet.

c. In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street:

i. A recessed entrance;

ii. A covered porch ;

iii. Pillars, posts, or columns adjacent to the doorway;

iv. One or more bay windows projecting at least twelve inches from the facade plane;

v. Eaves projecting at least six inches from the facade plane;

vi. Raised corniced parapets over the entrance door;

vii. Multiple windows with a minimum four-inch-wide trim; or

viii. Integrated planters that incorporate landscaped areas or places for sitting.

Vernacular or Superior Design Alternative Options:

#6- The project proposes other creative, innovative or artistic application of the design that may be deemed to be superlative or outstanding aesthetic quality by the AAC.”

The architectural elements described above are all traditional in nature: wall offsets, covered porch, pillars, post or columns adjacent to doorway, bay windows projecting 12 inches from the façade, projecting eaves, and window trims; in our proposed contemporary project, the modern use of glass, the dynamism of the different planes of the façade and the innovative insertion of trees within the depth of the front façade are clearly distinctive and state-of-the-art features that in our view exceed the code requirement in terms of aesthetic quality for a contemporary building of this class. More specifically, we believe the following architectural qualities of the facades are making this contemporary design whole, pleasant and well balanced.

- Proportion of the Volume (Golden Ratio Proportion of the Main Façade)
- Quantity of Glazing, with extensive floor to ceiling windows.
- Superior Aluminum Glass Railings System

IDEA

Canal Park

3323 NE 163th Street Suite 200 North Miami Beach, Florida 33160

AAC

PZ22-12000011

03/07/2023

- Sculptural Design of the Exterior cantilevered corridors in front of east facade
- Suspended Garden / sky planters' original concept on east facade

Deviation to SECTION 155.5601.C.5 BUILDING ROOFS, article b. on need for having a three-dimensional cornice treatments projecting at least eight inches outward from the parapet façade plane.

Vernacular or Superior Design Alternative Options:

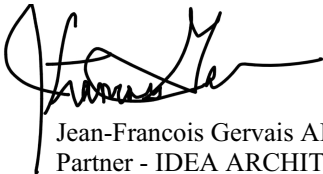
"#1- The proposed features or elements contribute to the overall design and helps the project achieve excellence by creating a project of distinction, and thus exceeds the deviation from the Code Requirements in terms of aesthetic quality."

The three-dimensional cornice treatment is an architectural language mostly found or derived from traditional architecture; as we took on the challenge to design a beautiful contemporary building, we are asking the AAC to consider the linear treatment of the cornice of our project as one of the features contributing to the overall design, and helping the project achieving excellence by creating a project of distinction, and therefore exceeding the Code requirements in terms of aesthetic quality.

The linear roof line is in well in tune with other contemporary characteristics of the building, such as the horizontality of the slabs and the refinement of tapered knife edge slab details, as seen in the renderings of the architectural package.

For those reasons, we are kindly requesting the Architectural Appearance Committee consider the review of our project under its value as a superior design alternative, in considering the above mentioned deviations to section 155.5601 – multifamily residential design standards.

Best regards,



Jean-Francois Gervais AIA
Partner - IDEA ARCHITECT LLC