



KARAM BROTHERS, LLC
DESIGN • BUILD • MANAGE
3025 NORTH OCEAN BLVD
FT LAUDERDALE, FL 33308
954.547.3059 CGC1508162

City of Pompano Beach
Department of Development Services
Planning and Zoning Division
100 West Atlantic Blvd
Pompano Beach, FL 33060

October 25, 2021

Re: Project Narrative

Planning and Zoning Division:

Project: 6-Unit Townhomes
117 South Riverside Drive,
Pompano Beach, FL 33062

The project has 1 site: 117 South Riverside Dr. Pompano Beach FL 33062.
Site 117 was rezoned per PZ#18-13000003 to AOD RM-45 with 18,000 sq ft. (.413 acres)
maximum height 46.5' (7 Unit Townhomes).

Due to the city requirements from the Pre DRC meeting, we had to remove a unit from our
original 7 Unit Townhome proposal.

The project is comprised of 2 buildings consisting of a 4-unit on west side and 2-unit on east
side of lot totaling 6-Unit townhomes. Each units are 3-stories with a two car-garage on the
ground floor and an individual staircase for each unit from ground level to roof top. The complex
will contain 6-Unit townhomes. Material changes and architectural features will create a variety
of architectural diversity throughout the complex. The building near the front of the public right of
way will create an urban appeal to the surrounding neighborhood. The waterfront units will also
bring a wonderful and pleasant building appearance.

The 3-story modern project will be Tropical Contemporary Architectural Style with various
elements of wood louvers, private balconies, and decorative wood dividers. This will be
compatible with the surrounding residential community as the height will blend in nicely, as seen
on sheet A14. Building will be flat roofs with beautiful modern railing. The roof top equipment will
be fenced in and concealed from view. All windows and exterior doors will be impact rated, LED
lighting at parking area and interior units, light exterior color soften building massing and
landscaped area making a lovely addition to the neighborhood.

We look forward to meeting with the City of Pompano Beach to discuss any comments or
concerns regarding this project.

Thank You,
Karam Brothers LLC

DRC

PZ21-12000029
12/01/2021