

Miami, March 15th, 2023

**CITY OF POMPANO BEACH**

**Process Number: PZ22-12000032**

**Name of Project:** 324 HAUS – 20 Residentials Units + Commercial | Mixed Used

**Project Address:** 324 NW 6<sup>th</sup> Street, Pompano Beach, FL 33060

**PROJECT NARRATIVE**



**INTRODUCTION:**

POMPANO DEVCO I LLC is proposing the allocation of residential units in a mixed-use major site development. The proposed building, named “324 HAUS”, is mixed use building with 20 residential units and one retail space sitting on a 0.453 Acres Net Lot Area (19,726.50 SF). The site is located south of 6<sup>th</sup> Street, between 3<sup>rd</sup> (west) and 4<sup>th</sup> (east) Avenue in Pompano Beach, Florida.

The project is zoned T-O (Transit Oriented). Will consist of one (1) building of four stories plus roof top, 28 parking spaces, 20 residential units and 1 retail space.

The proposed building is located within the Downtown Pompano Transit Oriented (TO) Edge Sub Area which encourage transit use as an alternative to auto dependency and pedestrian oriented. The project is conveniently located at walking distance (1,000 feet or less) of two bus stops, one located in the east of the site at “Dixie Hwy & NE 6<sup>th</sup> Street” and the other west of the site at “NW 6<sup>th</sup> Ave & NW 6<sup>th</sup> Street”.

**GENERAL DESCRIPTION:**

The building is designed as an “O” shaped rectangular located in the north portion of the site, with the main entrances, pedestrian and vehicular, in the north façade of the building facing the 6<sup>th</sup> street. Also facing the 6<sup>th</sup> street there is a 1,320 SF retail with direct access from the main public sidewalk. The building has 5 stories, the first one is for access, main and parking lobby, retail space and private patio, amenities space, service areas and common corridors. Second, third and fourth floors is exclusive of residential units

and common areas. Fifth floor provide an accessible roof top for the residents use and areas for mechanical equipments of the building

The overall parking is proposed on the ground level with a total of 28 parking spaces. The retail parking, with 4 parking spaces is proposed just adjacent to the vehicular entrance with unrestricted access for the public; then 24 private parking spaces for residents with controlled automatic door are situated at the back on the south portion of the site.

The units mix distribution includes 1BED/1BATH, 2BED/2BATH, 3BED/2BATH, 3BED/3BATH and 4B/2BATH. 18 out of 20 units with the flexibility of “in-laws/x-gen” configuration described below. The overall rentable area of the building is 1,320 SF of retail plus 20,166 of residential.

### DESIGN NARRATIVE:

The building is one of the first to be built taking into consideration the Downtown Pompano Transit Oriented design within several blocks from the site; meaning that the design compromise is higher to offer the community a well-designed building which encourage the transformation of the neighborhood to bring together more people, families, workforce in accordance with city objective and market demands.

As a mixed-use, including a retail space will benefit the residents and the community with a commercial space not currently offered nearby. The building will include noble materials as exposed concrete, metal cladding decorative and protective elements, treated painted walls, artwork and a simple but functional landscaping in three main areas: front of building, interior patio, and perimeter.

The building is designed around a central internal patio that is the focal point of visuals, connections and source of natural light to corridors and lobby. A place to “see and be seen” which is one of the principles of the CPTED. A Separated CPTED security plan and CPTED narrative is provided.

The internal design of the units counts with the strategic location of wet areas, service HVAC and vertical piping placements that will reduce the overall MEP construction cost and provide the living, dining and bedroom areas with more quality space; designed by modules, we provide a complete array of unit mix that will respond to market demand and offer locals with new innovative options. 18 out of the 20 units are designed taking in consideration the necessity of some families to live near their in-laws or close family so this units have a contiguous studio unit connected inside with a common door but with the flexibility of separate entrance doors. All units have 9 Feet floor to ceiling height in their main areas and almost 8 Feet in entrance, kitchens and bathroom.

The Design and Development Team looks forward to discussing and presenting the 324 HAUS project with the City of Pompano Beach

Sincerely,



Ivan Leon

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Owners Representative

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**DRC**

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