



July 14, 2022

City of Pompano Beach
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

Request:	Major Site Plan
P&Z#	22-12000016
Owner:	Archdiocese of Miami St Joseph Haitian Church
Project Location:	1210 NW 6 Avenue
Folio Number:	484235640010
Land Use Designation:	IRR (Irregular Density)
Zoning District:	RM-30
Agent:	Maura Jennings (305-443-9162)
Project Planner:	Hellena Lahens (954-786-5554 / Hellena.lahens@copbfl.com)

Architects – Project Item Narrative (Architectural Standard and Sustainable Aspects)

Multi-Family Design Standards

Building Facades

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.

Wall offsets shall have a minimum depth of two feet. 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 – **Included at Main Entry**
- ii. A covered porch - **Included at Rear of Building Community Room**
- iii. Pillars, posts, or columns adjacent to the doorway – **Included at Porte Coche**
- iv. One or more bay windows projecting at least twelve inches from the facade plane – **While Bay windows do not lend themselves to this more modern Architectural Style the Design incorporated multiple plane changes and color variations to accomplish a similar affect**
- v. Eaves projecting at least six inches from the facade plane **the Design incorporated multiple plane changes and color variations to accomplish a similar affect**
- vi. Raised corniced parapets over the entrance door – **We have incorporated a dramatic port cochre element to identify the entrance**
- vii. Multiple windows with a minimum four-inch-wide trim; or – **We have multiple window types all with banding/trim and color changes to add visual interest**
- viii. Integrated planters that incorporate landscaped areas or places for sitting – **We have incorporated an outdoor seating/gathering area with a large tree planter**

Architectural Variability

Repetitive "look-alike" multi-building developments shall be prohibited. Multi-building developments subject to these standards shall ensure that each structure is distinguished from others through the use of two or more of the following features:

A variation in structure length of 30 percent or more; **Achieved in relation to Phase I Building**

A variation in the structure footprint size of 30 percent or more; **Achieved in relation to Phase I Building**

A distinct variation in color and use of materials; **Achieved in relation to Phase I Building using different roof types**

A variation in the type of dwelling unit contained in the structure that results in a significantly different scale and mass (e.g., garden apartments vs. townhomes); - **Not desirable to this type of senior development**

A variation in structure height by at least ten percent; or A variation in roof form. **Achieved in relation to Phase I Building**

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Roofs

Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane.

Proposed Alternate Design Elements: The Modern/Clean Architectural Style of the building does not lend itself to a cornice type element – therefore the Design Team is proposing in lieu of the cornice – a variation in planes and parapet height along the façade of the building – this will add a more desirable aesthetic effect while keeping with modern clean look of the building.

All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street.

The proposed Parapet is +/- 4' to 5' in height and will screen any roof top equipment from view

Materials

Materials changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.

The proposed Design accomplished this by using multiple-colored planes within the facade the project from the building and create visual interest.

Where two or more materials are proposed to be combined on a facade, the heavier and more massive elements shall be located below the lighter elements (i.e., brick shall be located below stucco). It is acceptable to provide the heavier material as a detail on the corner of a building or along cornices or windows.

The proposed design accomplished this in color selection placing darker (visually heavier colors) either toward the bottom of the building or bookending facade elements.

Location of Off-Street Parking

No more than two single-loaded bays of off-street surface parking may be located between a multifamily building and the street it faces unless the parking bays are screened from view from the street by another building. Interior structures within a multi-building development served by a central, private driveway are exempted from this requirement.

The proposed Building is set very far back from the public right of way – there loading areas are in no way visible from the street.

Outdoor Activity Areas

Ground-level outdoor activity areas, porches, decks, vending areas, and other similar site attributes shall be screened from adjacent single-family dwellings with a type B perimeter buffer in accordance with Section [155.5203.F](#), Perimeter Buffers.

The Proposed Development offers a variety of outdoor element including our new Central Park element, and outdoor patio off the community room and the Phase I outdoor seating area just south of the small wing of the Phase I building

Sustainable Development Standards

All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient number of sustainable design options from [Table 155.5802](#), Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below for the specific type of development.

1. Multifamily residential development shall achieve at least ten points.

Response: Careful consideration has been given to the design and suitability of this project keeping in mind the affordable nature of the project and the residents served. The following sustainable aspects and POINTS are proposed.

Efficient Cooling All air conditioners are Energy Star qualified.

2 Points

The design proposes all Energy Star Rated AC units throughout the project

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Hurricane Resistant Structures

The principal building is constructed to meet increased wind loads.
150 mph load minimum

4 Points

The proposed minimum mph load of 150 or more and all Impact Resistant
Glazing and all Miami Dade Approved exterior elements

Infill or Mixed-Use Development The development constitutes
infill development and/or mixed-use development.

4 Points

The proposed project utilizes an under-utilized parcel to create much needed
Affordable housing which would otherwise be unavailable. Additionally, the
Project shares its site with a religious institution which caters to the community
As well as the residents of this development. Both uses are owned by related
entities

White Roof All roof surfaces are painted white.

2 Points

The new building proposes a white high efficiency TPO or PVC roof.

Other The development includes other green features that conserve energy,
promote a healthy landscape, support public health and safety, or increase
sustainability—points to be awarded at the discretion of the Development
Services Director. Up to 6 points permitted

All plumbing fixture Shall be Water Sense Rated

1 Point Requested

All Low VOC Paints and Coating to be Used

1 Point Requested

Energy Efficient Windows Proposed

1 Point Requested

Life Safety and Common Area Generator to

Provide cooling of common areas during extended
Outages. (Resident comfort)

1 Point Requested

Sustainability Bonus Requested

Off street Parking Reduction

- 50% reduction

2 Point Requested

Total Points Proposed

18 Points

Should you have any questions or concerns please feel free to contact me at (954) 461-6625 or
BHerbert@GalloHerbert.com

Kind Regards,

Brian P. Herbert, AIA
President
Gallo Herbert Architects

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