



August 31, 2022

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

Project Location: 1210 NW 6 Avenue
Folio Number: 484235640010
Zoning District: RM-30
Agent: Maura Jennings (305-443-9162)
Project Planner: Hellena Lahens (954-786-5554 / Hellena.lahens@copbfl.com)

AAC – Project Narrative for St Joseph Manor Phase II

The St Joseph Manor Phase II project consists of a proposed five (5) story – 150 units Affordable Senior Housing Building totaling +/- 125,225 SF and a building foot print of +/- 25,045 SF. The proposed Phase II building has been designed with a clean contemporary design that is similar in massing and design to the Phase I building with the exception of the pitched roof. The Proposed building is sited toward the rear of the site and therefor visibility is limited from the public right of way. The proposed materials of the building will be primarily concrete, masonry with a stucco finish stucco and standard storefront and operable windows with white frames. The applicant is proposing insulated impact resistant window with white aluminum frames to match the Phase I building.

We believe the design meets or exceeds each of the elements listing in Section 3 – General Requirements of the AAC Submittal Criteria.

However, the applicant is seeking a deviation for the cornice treatments required for the flat roof (155.5602.C.8). “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.” (155.5602.C.8).

The design justification for this is the Contemporary Architectural Style of the building does not lend itself to a cornice type element – therefore the Design Team is proposing in lieu of the continuous cornice the following design features in accordance with Paragraph H - Vernacular or Superior Design Alternative Option Number 1.

- A combination of multiple parapet heights ranging from 4’ to 8’ along the building faced to create a varied skyline effect as opposed to having a straight corniced parapet.
- Varied façade planes and colors which create visual interest along the building façade – These features were added and further accentuated with color changes to again create more visual interest than a cornice alone.

1311 West Newport Center Drive
Deerfield Beach, FL 33442
O. 954.794.0300 F. 954.794.0301

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- Partial areas of three-dimensional cornice was also incorporated. Unlike a monolithic cornice these we believe will highlight areas of the façade that have a hierarchy of visual importance like the ends and outside corner of the building on the southeast.
- Finally, the stair elements at the ends of the building have been further pronounced and highlighted in the darkest blue color to emphasize and bookend the building's façade. As opposed to the horizontal cornice these add significant vertical elements to the façade instead and will help minimize the horizontality and monotony of the building.

We believe these features or elements contribute to the overall design and help the project achieve excellence by creating a project of distinction and thus exceeds the deviation from the Code requirement in terms of aesthetic quality

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

Kind Regards,

A handwritten signature in blue ink, reading "Brian P. Herbert" followed by a horizontal line and the letters "AIA".

Brian P. Herbert, AIA
President
Gallo Herbert Architects

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