

August 30, 2023

## PROJECT NARRATIVE

RE: Blanche Ely Estates  
1600 Block of NW 6<sup>th</sup> Ave.  
Pompano Beach, FL

The proposed development for The Housing Authority of Pompano Beach is located within the RD-1 Zoning District and Land Use Designation L (Low 1-5 DU/AC) is 499,219 SF (11.46 acres). The project consists of 36 single family homes of 3 & 4 dormitories in 4 different models (3 single story & one 2 stories). Each home will have 2 parking spaces in the garage and 2 additional spaces on the driveway. Different materials, colors, details and mirrored units will be used to avoid the perception of repetition in compliance with 155.5601.C4. A club house with 28 additional parking spaces and a playground completes the development.

The design of the models is based on Florida Ranch with elements of Prairie and Spanish architecture. It is a very common style in Florida with wide acceptance by home buyers. The chosen materials are stack stone, stucco and fiberglass shingles, paints are earth tones.

Street trees provide shade along the sidewalks and to the clubhouse. The development is fenced with gate access.

Sincerely,

Hendrik  
DeMello, AIA

Digitally signed by  
Hendrik DeMello, AIA  
Date: 2023.09.01  
17:20:58 -04'00'

Hendrik S. DeMello, AIA