

January 28th, 2025

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

RE: Minor Site Plan (6 townhomes at 3214 SE 11 STREET | POMPARNO BEACH | FL 33062
Folio: 494306120560

PROJECT NARRATIVE

It is with great enthusiasm that we submit this project for your review. Red Octopus represents 3214 Pompano LLC in pursuit of Minor Site Plan approval from the above reference property. The subject property is 13,500 SF (0.309 ACRES) and is located within the RM-20 (multiple-family residence) Zoning District as well as within MH (Medium-High 16-25 DU/AC) Land use. The property will be designed to include 6 townhomes. The project is estimated to cost between \$1 to \$5 with a construction starting date of 2025.

Currently there is an existing residential development in which the property shows 20 feet to the centerline of SE 11th Street and is not located abutting a street that is identified on the Broward County Trafficways Plan.

According to the City's adopted Comprehensive Plan the proposed design does not exceed the maximum gross density (20 dwellings per acre) designated for the parcel of land by the Land Use Plan Map, ours present $20 \text{ per } 0.309 = 6.18 = 6$ townhomes.

The layout of the project consists of 6 townhomes entered through the ground floor either by the drive way or the walkway, each into a vestibule or the 2-car garage. The second level is the sleeping area consisting of bedrooms and bathrooms, the third level the living room/kitchen/dining room areas and above the terrace with sitting area and a jacuzzi. There are 3 types of townhomes, type 1, 2 & 3. Type 1 consists of 2 bedroom – 2 bathroom. Type 2 of 5 bedroom and 4 bathroom. Type 3 of 4 bedroom and 3 bathroom.

We value the opportunity to be part of this developing process in the area and look forward to a pleasant process.

Thank you for your consideration. We respectfully request your assistance with our Minor Site Plan as justified above.

Please do not hesitate to contact us with any questions

Respectfully Submitted,

RICARDO J. MUNIZ-GUILLET
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