

December 12, 2023

Development Services  
City of Pompano Beach  
100 West Atlantic Blvd.  
Pompano Beach, FL. 33060

Re: New Site Development  
**Spring Street**  
3405 Spring Street.  
Pompano Beach, FL.

### PROJECT NARRATIVE

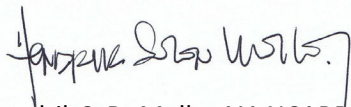
This submittal is for a New Site Development at 3405 Spring Street.

The project consists of four townhomes of approximately 3,500 to 4,000 S.F. per unit (under air) with a total footprint of 5,650 S.F. Each unit will have four bedrooms in 3 floors plus a habitable roof deck with a maximum building height of 35 feet. The proposed design is for a contemporary building.

The site has a total of 13,000 S.F. with a proposed pervious area of approximately 4,700 S.F. (36.5%) and impervious area of approximately 8,200 S.F. (63.5%).

The site is currently vacant since the existing structure was deemed unsafe by the Building Official and demolished by the property owners.

This development does not require any variances and complies with all the Design Standards of the City of Pompano Beach.



Hendrik S. DeMello, AIA NCARB  
DeMELLO ARCHITECTURE, INC

**Hendrik J**  
**DeMello**

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