



May 13, 2026

To: Development Review Committee  
City of Pompano Beach Building Department  
100 West Atlantic Blvd, Dept. 1510  
Pompano Beach, FL 33060

Re: Minor Site Plan Application (4 townhomes proposed at 3214 SE 11<sup>th</sup> St, Pompano Beach, FL 33062).

### Project Narrative

Randall Stofft Architects is pleased to submit the following project narrative on behalf of Vertical Development in connection with their application for Minor Site Plan approval for the above referenced property. The subject property encompasses 13,500 SF (0.309 ACRES) and falls within the RM-20 (multiple-family residence) Zoning District and the MH (Medium-High 16-25 DU/AC) Land Use designation. The proposed development consists of **4 townhomes** designed in a coastal architectural style, reflective of the project's South Florida location and the character of the surrounding community. Construction costs are estimated between \$1 to \$5 million, with a projected start 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 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, with our proposal presenting 20 per 0.309 = 6.18 maximum allowable units, of which we are developing only 4 townhomes — well within the permitted density threshold.

The layout of the project consists of 4 townhomes entered through the ground floor via either the driveway, each arriving into a vestibule. The **second level** serves as the primary living and social hub, featuring the living room, kitchen, and dining room areas — all designed with an open, coastal aesthetic that embraces natural light and cross-ventilation. The third level comprises the private sleeping quarters, including bedrooms and bathrooms, and above, a rooftop terrace. There are 2-unit types: Type A consisting of 4 bedrooms and 4.5 bathrooms; Type B consisting of 4 bedrooms and 4 bathrooms.

Randall Stofft Architects values the opportunity to contribute to the continued growth and revitalization of this area. We are committed to delivering a design that is both architecturally distinguished and sensitive to its coastal surroundings, and we look forward to a collaborative and productive review process. Thank you for your consideration. We respectfully request your assistance with our Minor Site Plan approval as justified above.

Randall E. Stofft, AIA- President

RES. Donald W. Durante