



May 13th, 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 11th St, Pompano Beach, FL 33062).

Multifamily Residential Design Standards Narrative

This narrative outlines how the proposed four-unit townhome development complies with the applicable multifamily residential design standards.

Building Orientation and Configuration

The proposed development consists of four townhome units designed as a single cohesive building oriented toward the street. The overall massing, entry placement, centralized parking strategy, and exterior material palette are carefully composed to present the appearance of a large single-family residence, consistent with DRC recommendations. Each unit is accessed via individual covered entries, with steps that reinforce a pedestrian-oriented approach.

Maximum Building Size

The proposed building footprint does not exceed 20,000 square feet, complying with the maximum building size requirements.

Building Facades

The building elevations incorporate horizontal and vertical articulation to avoid large uninterrupted wall planes. Wall offsets are provided at intervals not exceeding 30 feet, with a minimum depth of 2 feet, in accordance with DRC guidelines.

Additionally, the design includes the following architectural features:

- Recessed entries - the front entries are recessed in the structure, creating a covered area within the main structure.
- Covered porches - covered balconies are proposed in the front and rear.
- Multiple windows with minimum 4-inch-wide trim- (refer to garage windows)
- Decorative Planters have been provided on side yards.

**Architectural Variability**

Not applicable. The project consists of a single building.

Roof Design

The building utilizes a slope and flat roof design concealed by parapet walls extending a minimum of 4 feet above the roof level, providing a clean and cohesive architectural expression.

Materials

The facade incorporates a combination of materials with clear horizontal delineation. Heavier, more durable materials are located at the base of the building, consistent with DRC design guidelines, to create a grounded and visually balanced composition.

Off-Street Parking Location

Each unit is provided with an enclosed two car garage, meeting the required off-street parking provisions.

Outdoor Activity Areas

Not applicable. There are no single-family residential dwellings located within 100 feet of the proposed development.

Please let us know if any additional information or clarification is needed.

Randall E. Stofft, AIA- President

RES. Donald W. Durante