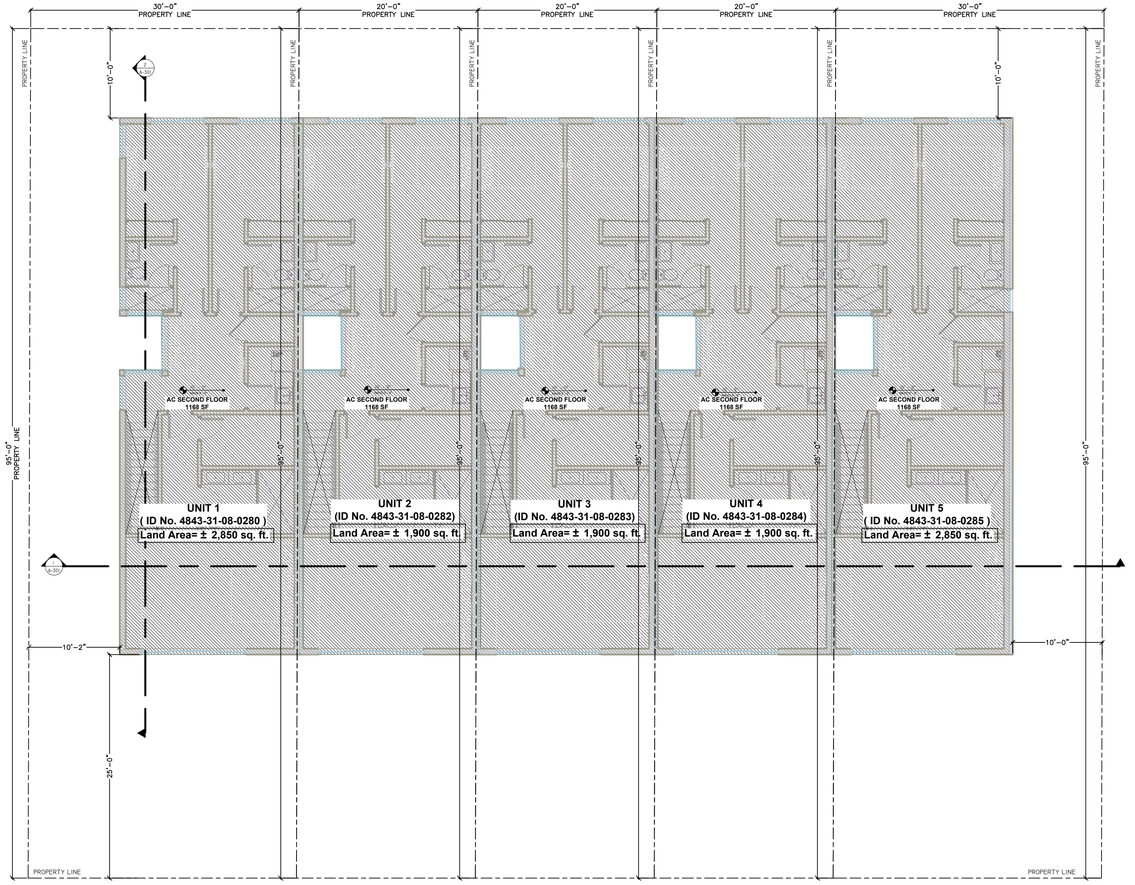
DRC

PZ24-12000008

09/03/2025

1 GENERAL SITE PLAN GROUND FLOOR
1/8" = 1'-0"



2 SITE PLAN SECOND FLOOR
1/8" = 1'-0"

AREA TALLY (PER UNIT)

	UNIT 1/5	UNIT 2/3/4
LOT AREA	2,850 SF	1,900 SF
AREA UNDER A/C GROUND FLOOR	867 SF PER UNIT	
AREA UNDER A/C SECOND FLOOR	1,168 SF PER UNIT	
GARAGE	223 SF PER UNIT	
TOTAL	1,473 SF PER UNIT	
TOTAL BUILDING FOOTPRINT	1,267 SF PER UNIT	
BEDS / BATHS / HALF	3 / 3 / 1	

AREA TALLY

LOT AREA	11,400 SF
TOTAL BUILDING FOOTPRINT	6,216 SF

ZONING INFORMATION
PROPOSED LAND USE: H- High Residential 46 DU/AC

CITY OF POMPANO BEACH
VACANT LOT- RM-45
SECTION 155.3212

BUILDING SET BACK	REQUIRED/PERMITTED	PROVIDED
FRONT SETBACK	25'-0"	25'-1"
REAR SETBACK	10'-0"	10'-1"
SIDES SETBACK	10'-0"	10'-0"
HEIGHT LIMITATION	105'	20'-0"
LOT OCUPATION		
~~DENSITY~~	~~46 DU~~	5
PERVIOUS AREA	25% OF WHOLE DEVELOPMENT (155.3212. RM-45.C) 25% OF 11,400 SQF= 2,850 SQF	4,158 SQF = 36.47%
LOT COVERAGE	60% OF WHOLE DEVELOPMENT (155.3212. RM-45.C) 60% OF 11,400 SQF= 6,840 SQF	5,775 SQF = 51%
RES. DEVELOPMENT		
TYPE	N/A	TOWNHOUSE
STORIES	N/A (REGULATION BASED ON HEIGHT)	2
PARKING DATA		
PARKING SPACES	2 PER D/U=8	2 PER D/U=8

LEGAL DESCRIPTION

UNIT 1:
The West 30.00 feet of Lot 31, less the South 5 feet thereof, **SILVER BEACH**, according to the plat thereof, as recorded in Plat Book 22, Page 32, of the Public Records of Broward County, Florida.
Said lands containing 2850.0 square feet, more or less, lying in Section 31, Township 48 South, Range 43 East, City of Pompano Beach, Broward County, Florida.
UNIT 2:
The East 20.00 feet of the West 50.00 feet of Lot 31, less the South 5 feet thereof, **SILVER BEACH**, according to the plat thereof, as recorded in Plat Book 22, Page 32, of the Public Records of Broward County, Florida.
Said lands containing 1900.0 square feet, more or less, lying in Section 31, Township 48 South, Range 43 East, City of Pompano Beach, Broward County, Florida.
UNIT 3:
The East 10.00 feet of Lot 31 and the West 10.00 feet of Lot 32, less the South 5 feet thereof, **SILVER BEACH**, according to the plat thereof, as recorded in Plat Book 22, Page 32, of the Public Records of Broward County, Florida.
Said lands containing 1900.0 square feet, more or less, lying in Section 31, Township 48 South, Range 43 East, City of Pompano Beach, Broward County, Florida.
UNIT 4:
The East 20.00 feet of the West 30.00 feet of Lot 32, less the South 5 feet thereof, **SILVER BEACH**, according to the plat thereof, as recorded in Plat Book 22, Page 32, of the Public Records of Broward County, Florida.
Said lands containing 1900.0 square feet, more or less, lying in Section 31, Township 48 South, Range 43 East, City of Pompano Beach, Broward County, Florida.
UNIT 5:
The East 30.00 feet of Lot 32, less the South 5 feet thereof, **SILVER BEACH**, according to the plat thereof, as recorded in Plat Book 22, Page 32, of the Public Records of Broward County, Florida.
Said lands containing 1900.0 square feet, more or less, lying in Section 31, Township 48 South, Range 43 East, City of Pompano Beach, Broward County, Florida.

3 LOCATION MAP
NTS

FLOOD ZONE INFORMATION:
Community No. 120055
Panel No. 0377
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: AE + 5'

BUIDING CODE SECTIONS:

PARKING/ DRIVEWAYS REQUIREMENTS:
SEC. 155.5101.7.B.I Driveway width and length
SEC. 155.5102.D.I Min. number of off-street parking

SETBAKCS, DOMENSIONS, HEIGT:
SEC. 155.3212 table C: Intensity and dimensional standars

LANDSCAPE:
SEC. 155.5203 Landscape

GCE
GANEM CONSULTING ENGINEERING
FL. C.A. #31187 • FL. PE #74745
18200 NE. 19th Ave. SUITE 105
NORTH MIAMI BEACH, FL. 33162
TEL: (786) 916-6546
fax: (305) 848-9318
alioskar@ganemce.com

KEY PLAN

Alioskar Ganem Osorio
Digitally signed by Alioskar Ganem Osorio
Date: 2025.06.13 12:24:45 -04'00'

CONSULTING ENGINEER

ALIOSKAR GANEM LICENSE No. 74745 STATE OF FLORIDA PROFESSIONAL ENGINEER

ALIOSKAR GANEM P.E.
FL. LIC. No. 74745

PROJECT NAME:

NEW RESIDENCE

PROJECT ADDRESS:

3223 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 1
3225 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 2
3227 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 3
3229 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 4
3231 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 5

REVISIONS	DATE
3	11-01-2024
5	06-06-2025

Project No:
Scale:
Date:
Drawn:
Checked:
CAD File:

Drawing Title:

SP-1

Sheet No: 1 OF 1

SP-1_SITE PERMIT 06 10 2025.dwg