

2 LOT COVERAGE DIAGRAM  
1/16" = 1'-0"

**LEGAL DESCRIPTION:** LOTS 31 & 32, LESS THE SOUTH 5' THEREOF, SILVER BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**BUILDING CODE SECTIONS**

**PARKING/ DRIVEWAY REQUIREMENTS:**

Sec. 155.5101.7.b.i- Driveway Width and Length  
Sec. 155.5102.d.i- Min. number of off-street parking

**SETBACKS, DIMENSIONS, HEIGHTS:**

Sec. 155.32.12- Table C: Intensity and Dimensional Standards

**LANDSCAPE REQUIREMENTS:**

Sec. 155.5203 - Landscaping

**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

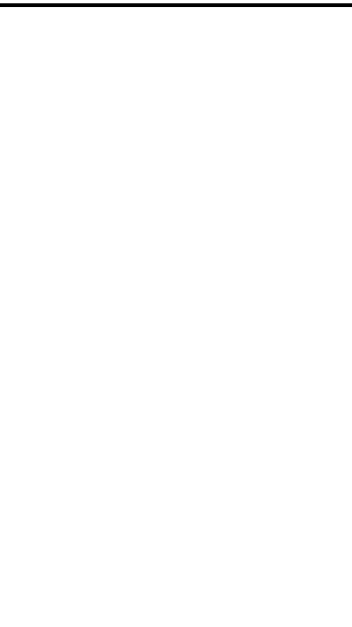
CITY OF POMPAÑO BEACH  
VACANT LOT- RM-45  
SECTION 155.3212

| 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"             |
| <b>LOT OCCUPATION</b>   |  |                    |
| DENSITY                 | 46 DU  | 5                  |
| PERVIOUS AREA           | 25% OF WHOLE DEVELOPMENT (155.3212, RM-45.C)<br>25% OF 11,400 SQF= 2,850 SQF | 4,158 SQF = 36.47% |
| LOT COVERAGE            | 60% OF WHOLE DEVELOPMENT (155.3212, RM-45.C)<br>60% OF 11,400 SQF= 6,840 SQF | 5,775 SQF = 51%    |
| <b>RES. DEVELOPMENT</b> |  |                    |
| TYPE                    | N/A  | TOWNHOUSE          |
| STORIES                 | N/A (REGULATION BASED ON HEIGHT)   | 2                  |
| <b>PARKING DATA</b>     |  |                    |
| PARKING SPACES          | 2 PER D/U=8  | 2 PER D/U=8        |

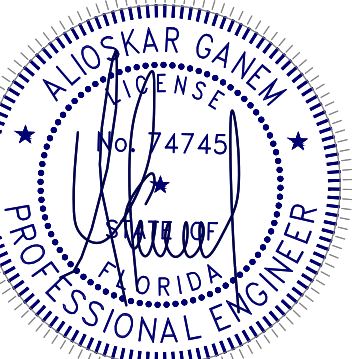
1 SITE PLAN  
1/8" = 1'-0"



**KEYPLAN**



**CONSULTING ENGINEER**



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

ECO POMPAÑO TOWNHOME  
DEVELOPMENT

3223 NE 5TH ST, POMPAÑO  
BEACH, FL. 33062 UNIT 4  
(ID No. 4843-31-08-0284)

**NOTES/COMMENTS**

|   |            |
|---|------------|
| 1 | 06-07-24   |
| 3 | 11-01-24   |
| 4 | 02-10-2025 |
| 5 | 06-06-2025 |

**REVISIONS / SUBMISSIONS**

DRAWN BY: AG  
CHECKED BY: AG  
INITIAL DRAWING  
RELEASE DATE: ISSUE DATE

**SITE PLAN**