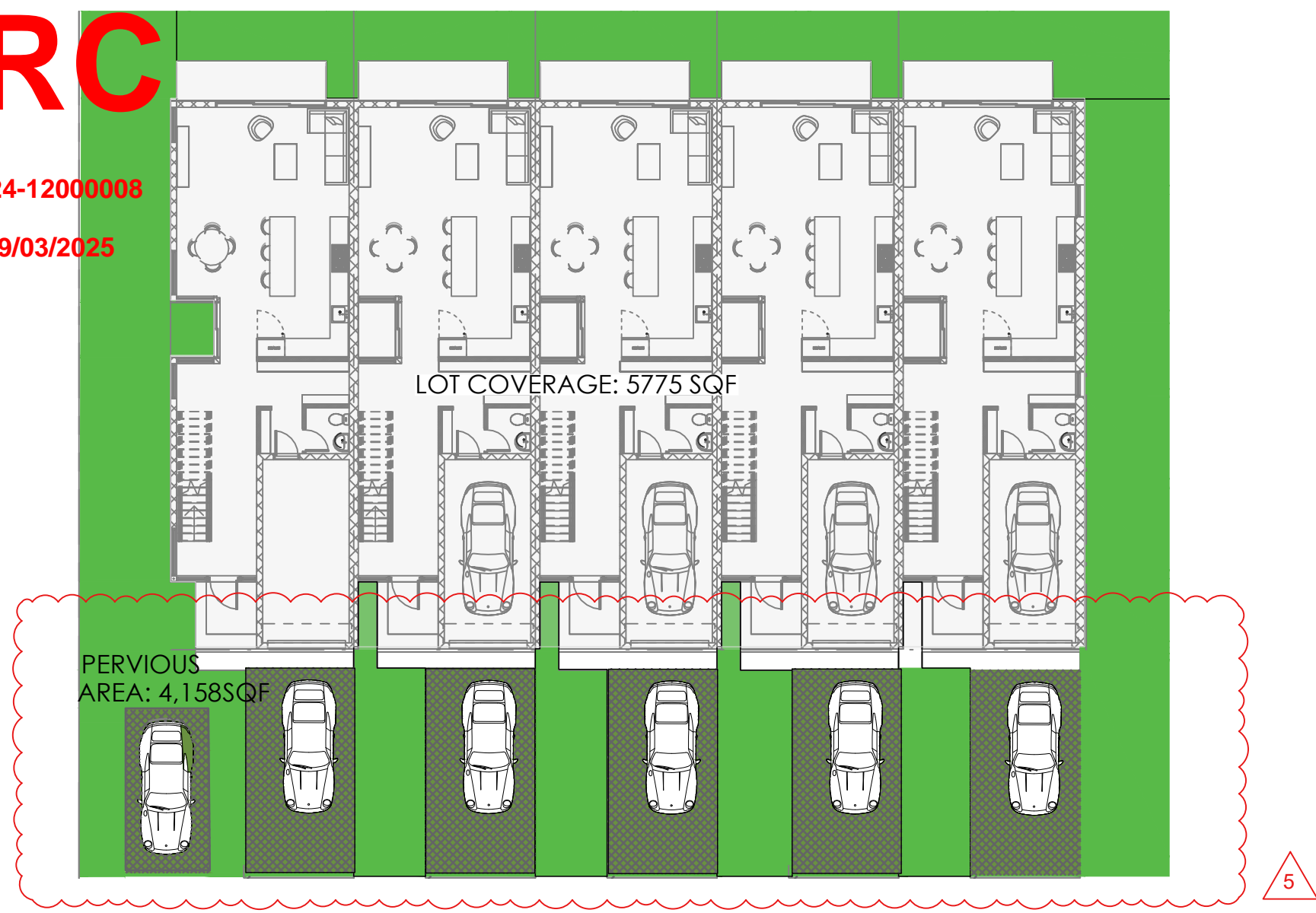


DRC

PZ24-12000008

09/03/2025



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 POMPAN0 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 OCCUPATION		
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

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



KEYPLAN

CONSULTING ENGINEER



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

ECO POMPANO TOWNHOME
DEVELOPMENT

3223 NE 5TH ST, POMPANO
BEACH, FL. 33062 UNIT 2
(ID No. 4843-31-08-0282)

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

A-100.2