



SIMON ARCHITECTURAL, P.A.  
514 NE 9<sup>th</sup> Avenue  
Pompano Beach, Florida  
33060  
954-566-7298 T  
[www.simonarchitectural.com](http://www.simonarchitectural.com)

March 14, 2024

## NARRATIVE

Pompano Beach

Planning and Zoning Division.

**JOB ADDRESS:** 400 Sunset Drive, Pompano Beach, FL 33062.

The project at the address above is a new three townhouses building in an existing lot. The parcel legal description is Lot 6, Block 1, of Surfside Villas, according to the Plat thereof recorded in Plat Book 26, Page 43 of the public records of Broward County, Florida.

The lot has 0.1519 Acres (6,615.00 SF), land use is RM-45 (Multiple Family Residence 45), space occupancy R-2.

The proposed building has three townhouses with 4 bedrooms and 4 ½ bathrooms, the spaces distribution is as follow for each townhouse:

First Floor: One car garage, porch, foyer, laundry, guest bedroom, guest bathroom, guest walk in closet, rear porch, and a driveway for one car.

Second Floor: Dining room, kitchen, living room, powder room, front and rear balconies.

Third Floor: Two bedrooms, two bathrooms, two walk in closet, mechanical room and Juliet balcony in the front and rear façade.

Fourth Floor: Master bedroom, master bathroom, walk in closet for unit 1 and 3, for unit 2 his and her walk-in closet, balcony.

Fifth Floor: Sundeck and an area for spa.

The three units have a personal elevator that goes up to the roof deck.

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Townhouses area is as follow:

Areas	Unit 1	Unit 2	Unit 3
First Floor (A.C.)	771.8 SF	795.7 SF	771.8 SF
Second Floor (A.C.)	957.7 SF	945.3 SF	957.7 SF
Third Floor (A.C.)	955 SF	1,078.4 SF	955 SF
Fourth Floor (A.C.)	640 SF	864.3 SF	640 SF
Fifth Floor (A.C.)	37.1 SF	43.4 SF	37.1 SF
<b>Total (A.C.)</b>	<b>3,362.5 SF</b>	<b>3,727.1 SF</b>	<b>3,362.5 SF</b>
Garage	311.3 SF	302.8 SF	311.3 SF
Front Porch First Floor	74.7 SF	74.7 SF	74.7 SF
Front Balcony Second Floor	63 SF	94.6 SF	63 SF
Rear Balcony Second Floor	202.2 SF	170.5 SF	202.2 SF
Rear Balcony Fourth Floor	72 SF	85.2 SF	72 SF
Sundeck Fifth Floor	575 SF	836.3 SF	575 SF

Thank you,

Richard Simon  
Architect.  
Simon Architectural P.A.

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