

2 LOT COVERAGE DIAGRAM

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 1500.0 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 1500.0 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 1500.0 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 1500.0 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 1500.0 square feet, more or less, lying in Section 31, Township 48 South, Range 43 East, City of Pompano Beach, Broward County, Florida.

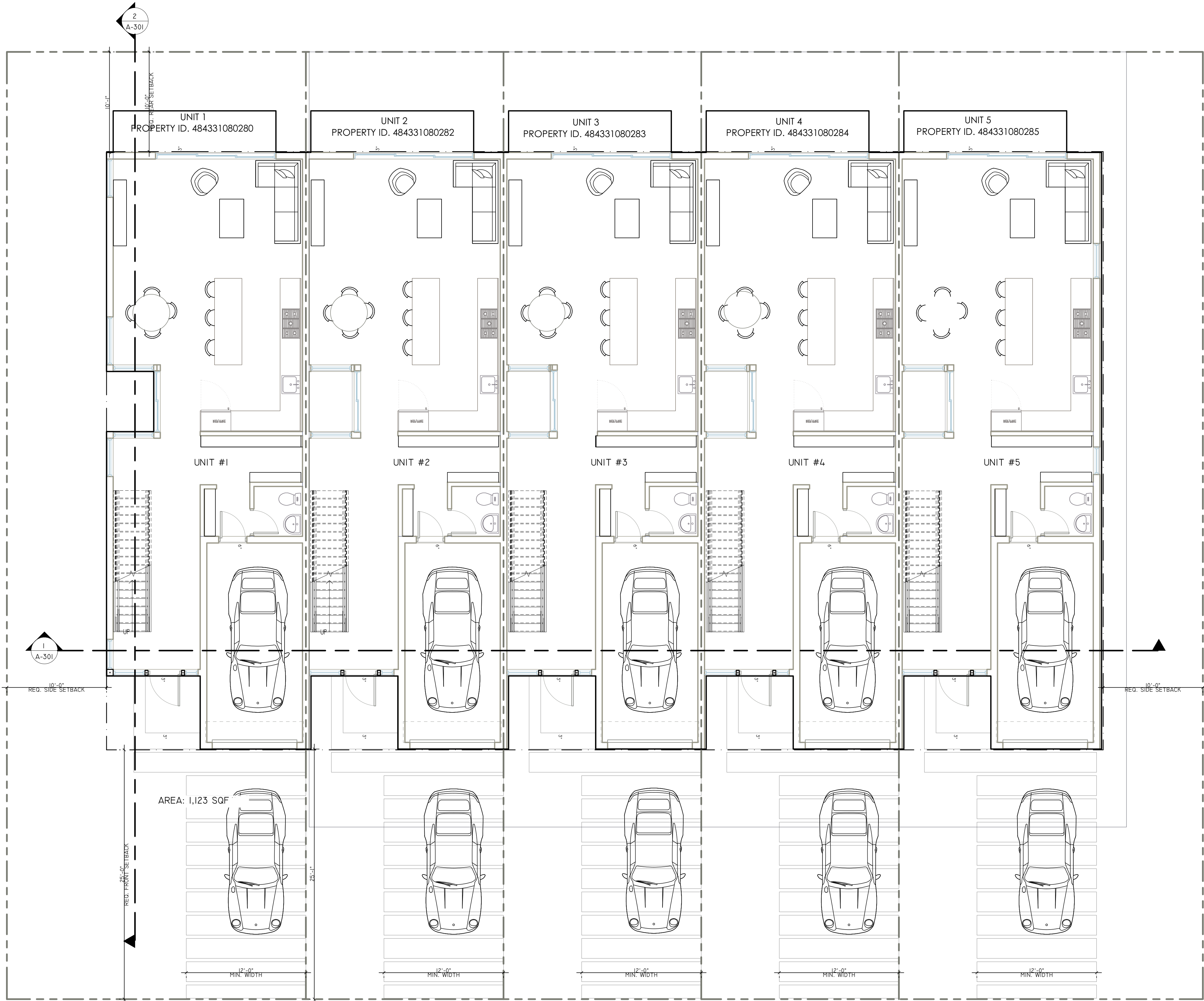
AREA TALLY

LOT AREA	11,400 SF
A/C GROUND FL	871 SF PER UNIT
A/C SECOND FL	1,170 SF PER UNIT
A/C TOTAL	2,041 SF PER UNIT
GARAGE	226 SF PER UNIT

ZONING INFORMATION

CITY OF POMPAO 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	45 DU	5
PERVIOUS AREA	25% OF WHOLE DEVELOPMENT (155.3212, RM-45.C) 25% OF 11,400 SQF = 2,850 SQF	3,960 SQF = 34%
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

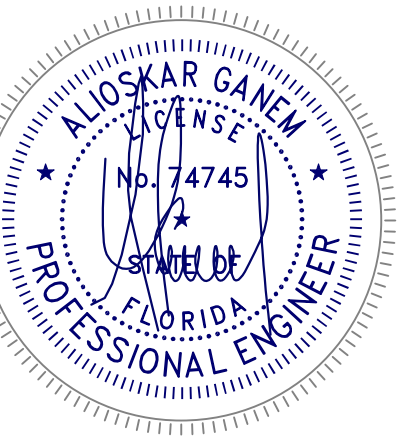


KEY PLAN

ALIOSKA R GANEM

Digitally signed by
ALIOSKAR GANEM
Date: 2023.12.15
10:15:21 -05'00'

CONSULTING ENGINEER



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

PROJECT NAME:
NEW RESIDENCE

PROJECT ADDRESS:
3223 NE 5TH ST, POMPAO BEACH, FL. 33062 UNIT 1
3225 NE 5TH ST, POMPAO BEACH, FL. 33062 UNIT 2
3227 NE 5TH ST, POMPAO BEACH, FL. 33062 UNIT 3
3229 NE 5TH ST, POMPAO BEACH, FL. 33062 UNIT 4
3231 NE 5TH ST, POMPAO BEACH, FL. 33062 UNIT 5

REVISIONS DATE

REVISIONS	DATE

Project No:

Scale:

Date:

Drawn:

Checked:

CAD File:

Drawing Title:

DRC
SP-1
PZ24-12000008
3/16" = 1'-0"
15/15/2024