



HIBISCUS PARK TOWNHOMES

3213 SE 7TH ST. POMPANO BEACH, FLORIDA 33062

OWNER:
HORIZON TIME LLC
2750 NE 185 ST. STE 201
AVENTURA, FL 33180
(954) 562-9647

ARCHITECT:
THAMANN ARCHITECTURE + DESIGN
1853 SW 24TH TER.
MIAMI, FL 33145
(859) 394-3468

LANDSCAPE ARCHITECT:
LAND ART PLANNING & DESIGN, LLC.
2600 NE 27TH AVE.
FORT LAUDERDALE, FL 33306
(954) 253-2265

VARIANCE REQUEST SUBMISSION:

REQUEST #1: PER SECTION 155.5203.D.5.a [LANDSCAPING BETWEEN VEHICULAR USE AREAS AND BUILDINGS], OF THE POMPANO BEACH ZONING CODE, WE ARE REQUESTING RELIEF TO THE REQUIRED LANDSCAPING WIDTH OF 18'-0" DOWN TO VARYING WIDTHS FROM 3'-0" TO 17'-8" IN OUR V.U.A. LANDSCAPING BUFFERS. WE WILL BE PROVIDING SUPERIOR LANDSCAPING DESIGN AS PER SECTION 155.5203.D.5.c. IN HOPES OF GAINING APPROVAL BY THE DEVELOPMENT SERVICES DIRECTOR TO PROVIDE 50% OF THE REQUIRED WIDTH (9'-0") TO MORE SUBSTANTIALLY FULFILL THE LANDSCAPING REQUIREMENT.

REQUEST #2: PER SECTION 155.4303.JJ [MECHANICAL EQUIPMENT AND SIMILAR FEATURES], OF THE POMPANO BEACH ZONING CODE, WE ARE REQUESTING RELIEF TO ALLOW THE ACCESSORY USE OF POOL EQUIPMENT AND A SUBSEQUENT BBQ/COUNTER STRUCTURE TO BE IN FRONT OF THE PRINCIPAL STRUCTURES TO SUPPLEMENT THE ALLOWABLE POOL/HOT TUB IN THE FRONT YARD. THE ACCESSORY EQUIPMENT & BBQ AREA ARE DESIGNED SET BACK WITHIN THE BUILDABLE AREA OF THE LOT (NOT ENCROACHING ANY SETBACKS), AND IS PLANNED TO BE DENSELY AND ADEQUATELY BUFFERED BY LANDSCAPING HEDGES AND OTHER PLANT MATERIAL FOR NO VISUAL FROM THE STREET/ENTRY.

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PROJECT DATA

PROPERTY ADDRESS:
3213 SE 7TH STREET
POMPANO BEACH, FL 33062

FOLIO:
494306120010

LEGAL DESCRIPTION:
LOT 1, AND THE EAST 50 FEET OF LOT 2, BLOCK 1, LAKESIDE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 23 AT PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (THE "PROPERTY")

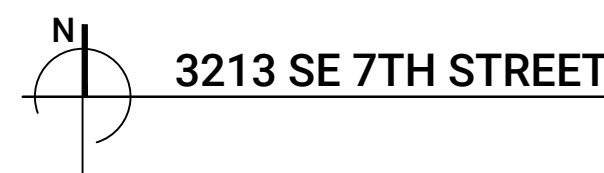
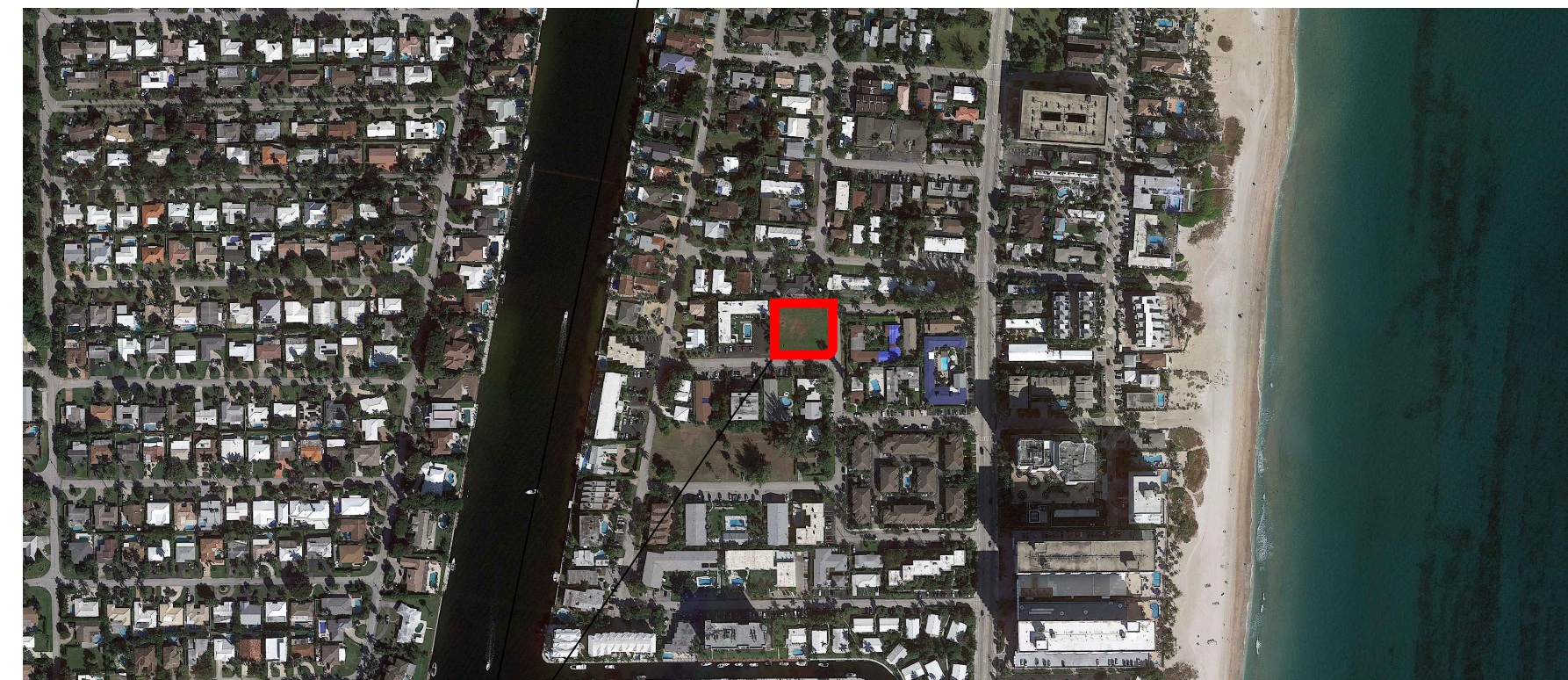
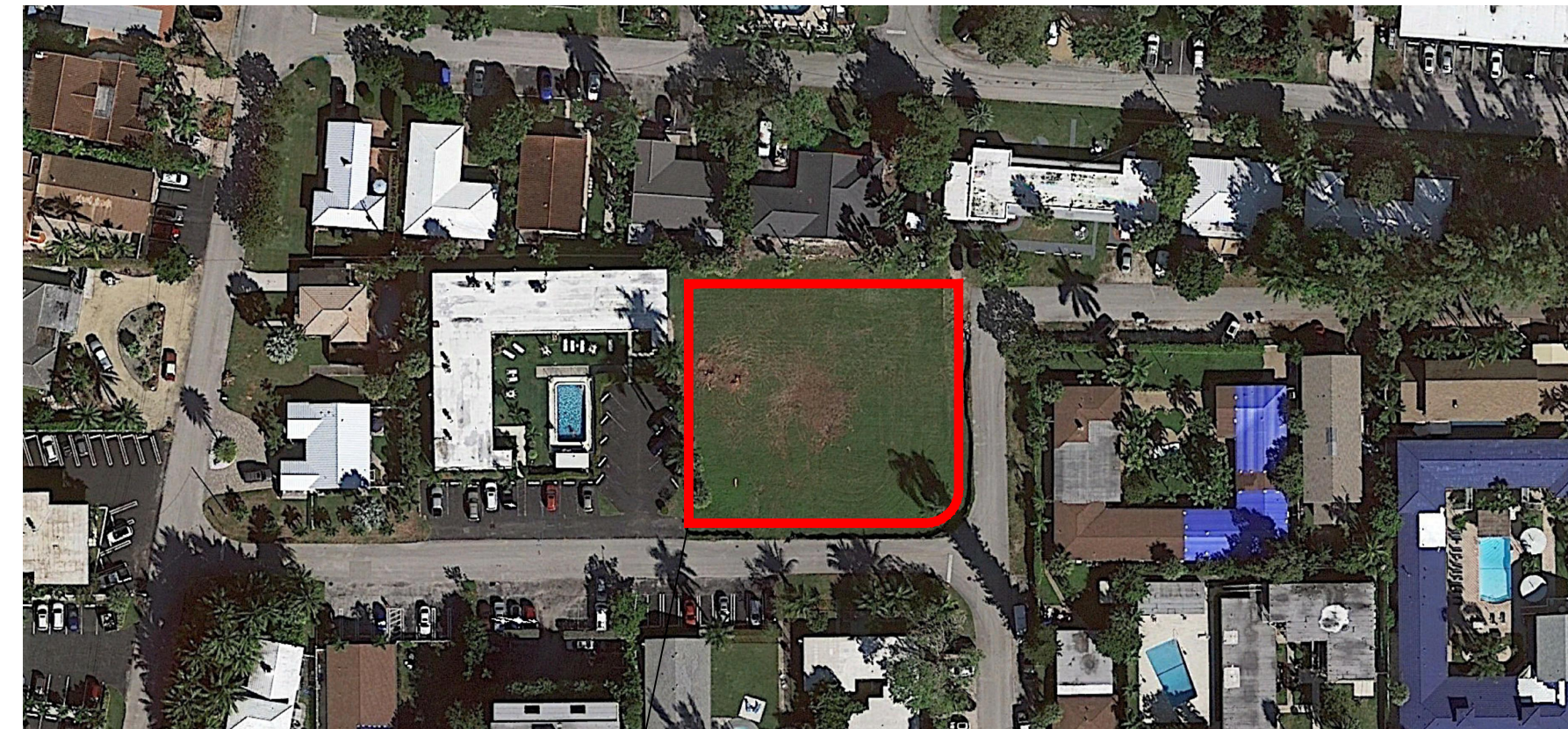
SCOPE OF WORK:
CONSTRUCTION OF SEVEN(7) NEW THREE-STORY CONCRETE & CBS TOWNHOME RESIDENCES. PROPERTY TO INCLUDE ADDITIONAL SITE IMPROVEMENTS INCLUDING DRIVEWAY, POOL, PATIOS, AND LANDSCAPING.

OCCUPANCY GROUP:
R-3

CONSTRUCTION TYPE:
TYPE V-B

ZONING:
RM-20

LOCATION MAP



PROJECT

HIBISCUS PARK TOWNHOMES

3213 SE 7TH STREET
POMPANO BEACH, FL 33062

COMMISSION NUMBER

2224

DEVELOPER



A: 790 E. BROWARD BLVD. STE 2000
FORT LAUDERDALE, FL 33301
E: JACK@CASAMODERNALLC.COM
T: 954.562.9647

CASAMODERNALLC.COM

ARCHITECT



A: 1853 SW 24TH TER.
MIAMI, FL 33145
E: OFFICE@TAPLUSD.COM
T: 786.584.7857

THAMANNARCHITECTURE.COM

CONSULTANTS

CIVIL ENGINEER:
HALEY ENGINEERING, INC.
1680 SE 4TH ST
DEERFIELD BEACH, FL 33441
(954) 260-6194

LANDSCAPE ARCHITECT:
LAND ART PLANNING & DESIGN LLC.
2600 NE 27TH AVE
FORT LAUDERDALE, FL 33306
(954) 253-2265

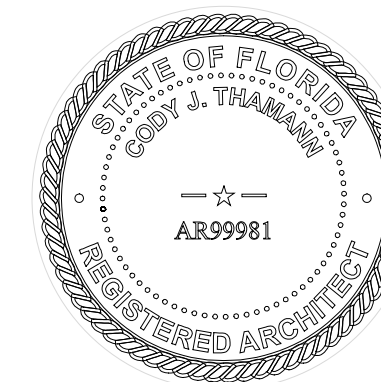
STRUCTURAL ENGINEER:
R.E. ENGINEERING DESIGN CORP.
1641 NW 115TH TERR.
PLANTATION, FL 33323
(954) 848-1232

MEP ENGINEER:
G&P DESIGN CONSULTANTS LLC.
621 NW 53RD ST. SUITE 240
BOCA RATON, FL 33487
(305) 331-7626

REVISION

DATE/DESCRIPTION

SEAL



CODY J. THAMANN
REGISTERED ARCHITECT
AR99981

DATE

03/29/2023 - VARIANCE SUBMITTAL

SCALE

DIRECTION

SHEET TITLE

COVER

SHEET

A-0.0