

GENERAL SITE INFORMATION:

LEGAL DESCRIPTION:
PZ26-12000013 BLOCK 6, LAKESIDE, ACCORDING TO THE MAP OR PLAT THEREOF, AS
06/17/2026 RECORDED IN PLAT BOOK 23, PAGE(S) 38, OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.

PROPERTY ID: 194306120560

ABOVE FEMA FLOOD ELEVATION AE-7

FLOOD ELEVATION

SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (EL. 7'), AS SHOWN ON
FLOOD INSURANCE RATE MAP NUMBER 12011C0376J, DATED JULY 31, 2024.

ELEVATION REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988)
AND IS EXPRESSED IN FEET.

ZONING GUIDELINES:

ZONING: RM-20 MULTIPLE- FAMILY RESIDENCE

LOT SIZE 100 x 135

LOT AREA: 13,500 SF

GROSS ACREAGE: 0.309 ACRES

NET ACREAGE: 0.231 ACRES

PROPERTY USE: MULTIPLE- FAMILY 4 UNITS

LAND USE : MEDIUM-HIGH DENSITY RESIDENTIAL (16-25 DU/AC)

DEDICATION 5'-0" SE 11th St + 500 SF

LOT AREA AFTER DEDICATION: 13,000 SF

SCOPE OF WORK: NEW CONSTRUCTION OF FOUR (4) NEW TOWNHOUSES

	REQUIRED	PROVIDED
LOT SIZE		13,000 S.F.
MAX. DENSITY	20 DU/ACRE = 6.18 = 6 DU	(4) DWELINGS UNITS
MAX. LOT COVERAGE	60% LOT AREA 13,000 SF = 7,800 SF	4,574 SF (35%)
MIN. PERVIOUS AREA	25% LOT AREA 13,000 SF = 3,250 SF	3,366 SF (25.89%)

SETBACKS & BUILDING HEIGHTS

	REQUIRED	PROPOSED
FRONT	25'-0" (MIN.) 10'-0"	31'-10"
SIDE	*4. THOSE PORTIONS OF STRUCTURE EXTENDING ABOVE OF 20 FEET SHALL BE SET BACK AN ADDITIONAL 1FT FOR EACH 4 FT.	11'-0" 14'-9" (ABOVE 20 FEET)
REAR	*4. THOSE PORTIONS OF STRUCTURE EXTENDING ABOVE OF 20 FEET SHALL BE SET BACK AN ADDITIONAL 1FT FOR EACH 4 FT. STAIRS WAYS AND OPEN BALCONIES ALLOWED PER SECTION OF CODE	14'-9"
SEP. BTW. BLDGS.	25'-0"	N/A
POOL	POOL REAR AND SIDE 5'-0"	5'-0"
MAX. BUILDING HEIGHT	35'-0" ABV THE AVERAGE ELEVATION OF THE EXISTING FINISH GRADE AT THE FRONT OF THE STRUCTURE	35'-0"

PARKING REQUIREMENTS

MIN. PARKING	DUs WITH 3 + BEDROOMS = 2 SPACE PER DU GUEST SPACE (5+DU) = 1 PER 5 DU : IN ADDITION TO THE REQUIRED PARKING SPACE BASED IN DWELLING UNIT	4 DUs x 2 = 8 REQUIRED PARKING SPACES GUEST PARKING : TBD
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TOTAL FOR ALL UNITS A & B UNDER A/C

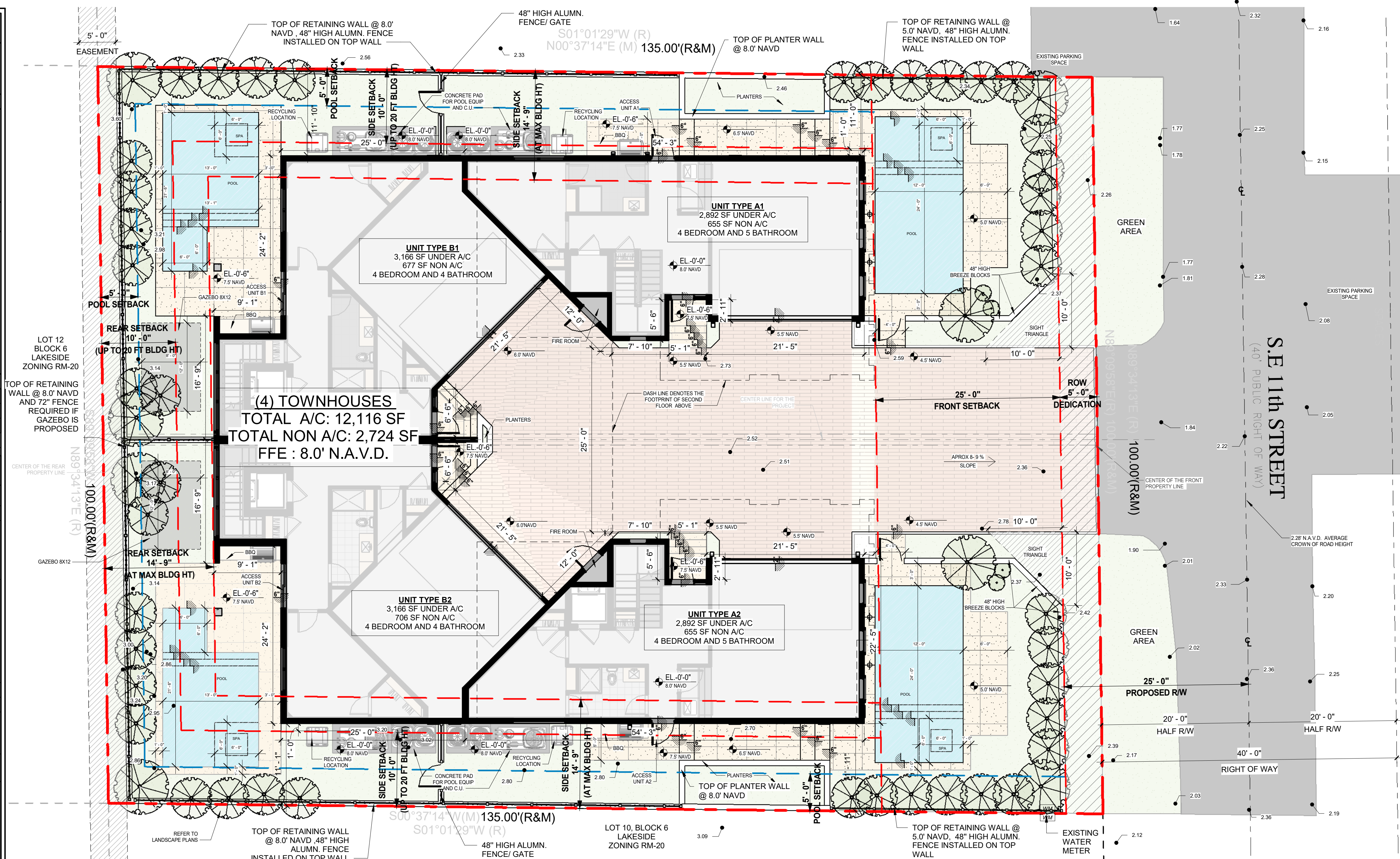
Name	Area
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LEVEL 1 UNIT A A/C	1105 SF
LEVEL 1 UNIT B A/C	1422 SF
LEVEL 2 UNIT A A/C	2465 SF
LEVEL 2 UNIT B A/C	2552 SF
LEVEL 3 UNIT A A/C	2214 SF
LEVEL 3 UNIT B A/C	2358 SF
TOTAL :	12116 SF

TOTAL FOR ALL UNITS A & B NON A/C

Name	Area
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LEVEL 1 UNIT A GARAGE	1009 SF
LEVEL 1 UNIT B GARAGE	968 SF
LEVEL 2 UNIT A BALCONY	226 SF
LEVEL 2 UNIT B BALCONY	223 SF
LEVEL 3 UNIT A BALCONY	75 SF
LEVEL 3 UNIT B BALCONY	222 SF
TOTAL :	2724 SF



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



NOTES:

- MECH. EQUIPMENT SHALL BE INSTALLED AT LEAST 3' FEET FROM SIDE/REAR PROPERTY LINES.
- 2.5 FT. MAX HEIGHT FOR LOW GROWING LANDSCAPING & MAINTAIN 8' FT. CLEAR TREE TRUNK FOR MATURE CANOPY TREES AND TALL PLANTS. REFER TO LANDSCAPE PLANS
- *96 S.F. GAZEBO IS ALLOWED UNDER THE FOLLOWING CRITERIA.
1. IT SHALL BE 3' AWAY FROM FRONT AND REAR PROPERTY LINE
2. MAX 15' HEIGHT
3. FENCE OR WALL ADJACENT TO GAZEBO NEEDS TO BE 6' HIGH

SITE LEGEND

- Existing Elevation
- Proposed Finish Floor Elevation - FFE
- Step

UNIT A1 UNDER A/C - 4.5 BED / 4 BATH

Name	Area
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LEVEL 1 UNIT A A/C	553 SF
LEVEL 2 UNIT A A/C	1232 SF
LEVEL 3 UNIT A A/C	1107 SF
TOTAL :	2892 SF

UNIT A1 NON A/C

Name	Area
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LEVEL 1 UNIT A GARAGE	504 SF
LEVEL 2 UNIT A BALCONY	113 SF
LEVEL 3 UNIT A BALCONY	38 SF
TOTAL:	655 SF

GRAND TOTAL UNIT A: 3547 SF

UNIT B1 UNDER A/C - 4.5 BED / 4 BATH

Name	Area
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LEVEL 1 UNIT B A/C	711 SF
LEVEL 2 UNIT B A/C	1276 SF
LEVEL 3 UNIT B A/C	1179 SF
TOTAL :	3166 SF

UNIT B1 NON A/C

Name	Area
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LEVEL 1 UNIT B GARAGE	484 SF
LEVEL 2 UNIT B BALCONY	111 SF
LEVEL 3 UNIT B BALCONY	111 SF
TOTAL:	706 SF

GRAND TOTAL UNIT B: 3872 SF

UNIT A2 UNDER A/C - 4.5 BED/ 4 BATH

Name	Area
------	------

LEVEL 1 UNIT A A/C	553 SF
LEVEL 2 UNIT A A/C	1232 SF
LEVEL 3 UNIT A A/C	1107 SF
TOTAL :	2892 SF

UNIT A2 NON A/C

Name	Area
------	------

LEVEL 1 UNIT A GARAGE	504 SF
LEVEL 2 UNIT A BALCONY	113 SF
LEVEL 3 UNIT A BALCONY	38 SF
TOTAL:	655 SF

GRAND TOTAL UNIT A: 3547 SF

UNIT B2 UNDER A/C - 4.5 BED/ 4 BATH

Name	Area
------	------

LEVEL 1 UNIT B A/C	711 SF
LEVEL 2 UNIT B A/C	1276 SF
LEVEL 3 UNIT B A/C	1179 SF
TOTAL :	3166 SF

UNIT B2 NON A/C

Name	Area
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LEVEL 1 UNIT B GARAGE	484 SF
LEVEL 2 UNIT B BALCONY	111 SF
LEVEL 3 UNIT B BALCONY	111 SF
TOTAL:	706 SF

GRAND TOTAL UNIT B: 3872 SF

REVISIONS	BY	DATE
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DRC SUBMITTAL	DOEA	05.13.2026
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POMPANO BEACH
TOWNHOMES

3214 SE 11TH STREET
POMPANO BEACH , FL 33062

STOFFT
ARCHITECTURAL GROUP

PROJECT #

FL-0011105 FIRM-AA003379

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