

DRC

**GANEM CONSULTING ENGINEERING  
C.A. 31187**

15805 Biscayne Blvd suite 105  
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[info@ganemce.com](mailto:info@ganemce.com)

DRC

PZ24-12000008  
09/15/2025

PZ24-12000008  
09/18/2024

GCE

April ,8 2024

**CITY OF POMPANO BEACH**



Alioskar Ganem Osorio  
Digitally signed by Alioskar Ganem Osorio  
Date: 2024.04.10 09:45:06 -04'00'

**FOR:**

**3223 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 1  
3225 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 2  
3227 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 3  
3229 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 4  
3231 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 5**

**Narrative**

The proposed project is a townhouse building of 5 two-story houses. Total ground floor construction of 5,775 square feet on a lot area of 11,400 square feet. The construction process includes land conformation, concreting works, installation light steel frame, construction of coatings and architectural finishes, construction of accesses, and gardening works.

The land will be conformed to an elevation of 10' in compliance with the flood requirements. Open pavers will be used as the driveway, meeting the City's requirements for impervious and pervious pavers. The total green area of the project is 3,960 square feet, with some existing trees to be maintained, and two trees in poor condition to be removed. New trees and shrubs will be added to the landscaping plan, with a minimum placement of 6' from utility lines without root barriers and a minimum of 3' from root barriers for small trees only. An irrigation system will be installed to maintain the greenery.

-Zoning: The project conforms to the zoning requirements for the area (RM-45), including building setbacks (front 25'-1", rear 10'-1" & lateral 10'-1"), height limitations( 20'-0"), and other zoning regulations.

-Parking: The project provides ten parking adequate parking spaces for residents in accordance with the City's parking requirements.

-Stormwater Management: The project incorporates stormwater management features to comply with the City's stormwater management code.

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-Tree Preservation: The project includes a tree preservation plan that meets the requirements of the City's Tree Preservation Code. Project proposes to maintain existing trees.

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