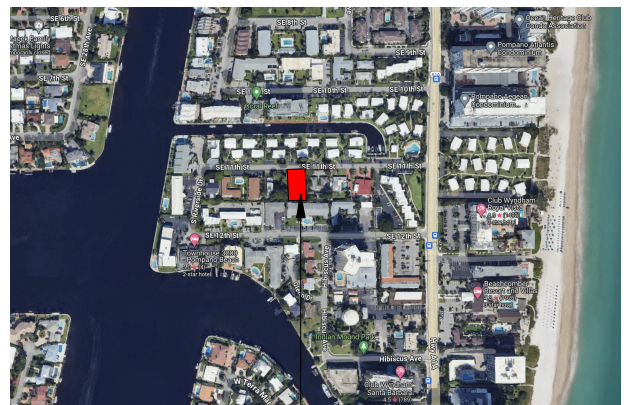
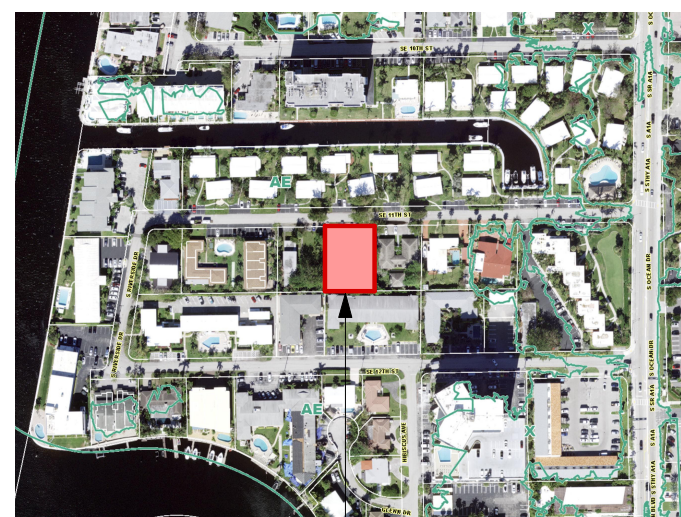


GENERAL SITE INFORMATION:		
PROPERTY ADDRESS	3214 SE 11 STREET POMPANO BEACH FL 33062	
PROPERTY ID	494306120560	
LEGAL DESCRIPTION	LOT 13, BLOCK 6, LAKESIDE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA	
LOT AREA:	0.309 Acres = +/- 13,500 SF.	
SCOPE OF WORK:		
NEW CONSTRUCTION OF 6 TOWNHOUSES		
GOVERNING CODES		
FLORIDA FIRE PREVENTION CODE 2023 FLORIDA BUILDING CODE RESIDENTIAL 2023 8TH EDITION 2020 NATIONAL ELECTRIC CODE 2023 FBC MECHANICAL 2023 FBC PLUMBING 2023 FBC ACCESSIBILITY FHA DESIGN MANUAL		
ZONING GUIDELINES:		
ZONING: RM-20 - MULTIPLE-FAMILY RESIDENCE		
FLOOD ZONE: AE	ELEVATION 5	
LOT SIZE: 100' x 135'	REGULAR	
LOT AREA: 13,500 SF		
GROSS ACRAGE: 0.309 ACRES		
NET ACRAGE: 0.231 ACRES		
PROPERTY USE: 08-02 MULTI-FAMILY 2 UNITS - DUPLEX LAND USE: MH- MEDIUM-HIGH 16-25 DU/AC		
YEAR: 1958		
ZONING ANALYSIS:		
PROPERTY INFO	ALLOWED/REQUIRED	PROVIDED
MAX. DENSITY	20 DU/ACRE = 6.18 = 6 DU	RESIDENTIAL USE NUMBER OF DWELINGS: 6 DU DENSITY: DWELLING UITS BY TYPE: TYPE 1,2 & 3 FLOOR AREA OF DWELING UNITS BY TYPE: TYPE 1: 2,760 SF TYPE 2: 4,500 SF TYPE 3: 3,880 SF
MAX. LOT COVERAGE	60% LOT AREA = 8,100 SF	6,224 SF
MIN. PERVIOUS AREA	25% LOT AREA = 3,375 SF	3,425 SF 25.37%
IMPEVIOUS PERVIOUS AREA		10,075 SF 74.63%
MAX. BUILDING HEIGHT	35'-0"	30'-0"
MIN. PARKING	DU +3 BEDROOMS = 2 PS 6 DU X 2 PS = 12 PS GUEST PARKING +5 DU = 1PS/5 DU = 2 PS PARKING REDUCTION AS PER SECTION 155.5102 K 1 TRANSIT ACCESSIBILITY = 15% TOTAL PS REQ. = 11.9 PS = 12 PS	12 PS
SETBACKS:		
FRONT SETBACK	25'-0"	25'-0"
SIDE SETBACK	10'-0"	10'-0"
REAR SETBACK	10'-0"	10'-0"
SEPARATION BTW BLDGS	25'-0"	25'-0"
PROPOSED PRINCIPAL USE: MULTIFAMILY - TOWNHOUSE		
ACCESSORY USE: N/A		
CONSTRUCTION TYPE: 1A		
OCCUPANCY: R-2 RESIDENTIAL		
NFPA 1 - CHAPTER 18		



SUBJECT LOCATION
3214 SE 11 STREET |
POMPANO BEACH | FL 33062



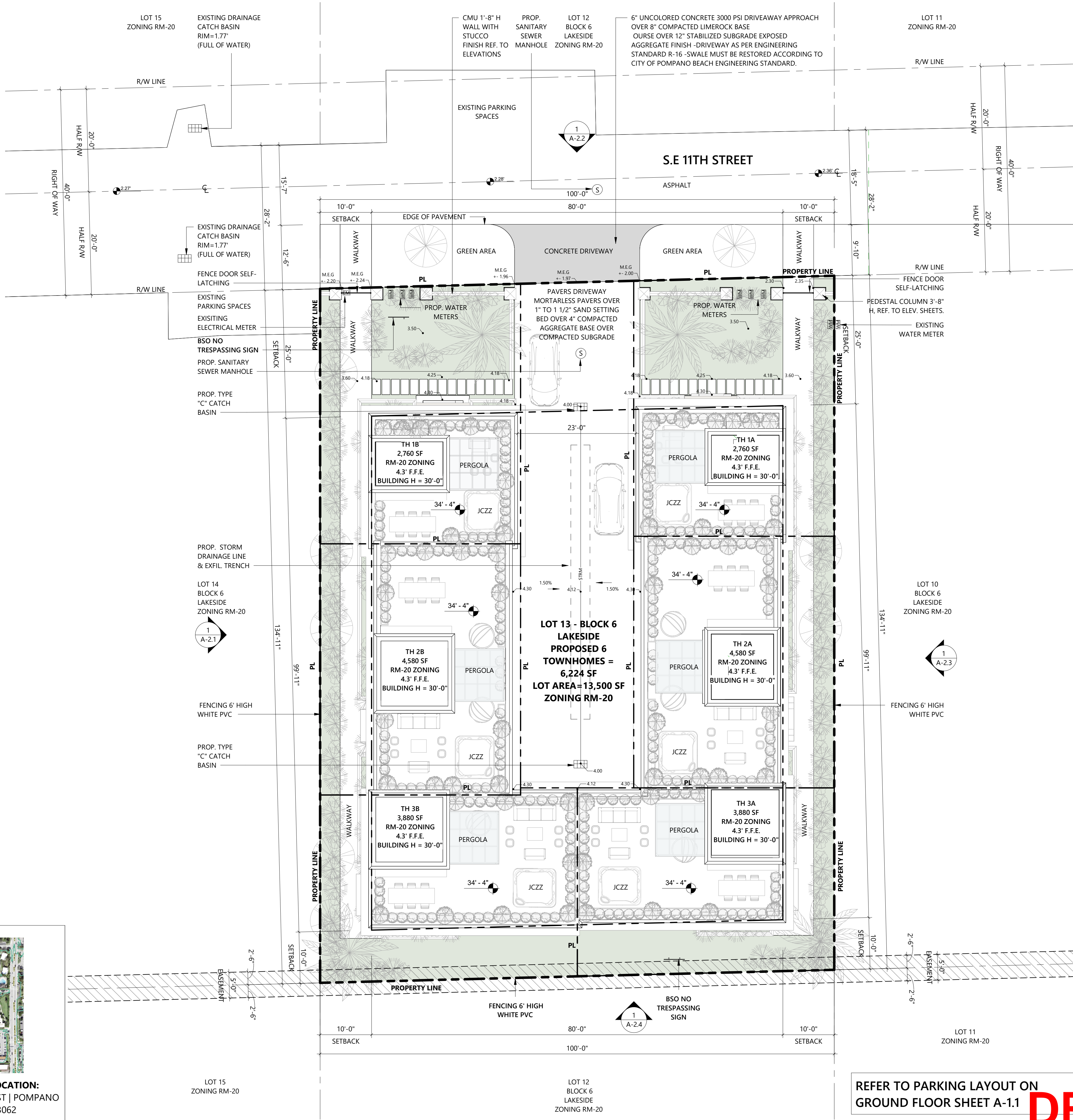
SUBJECT LOCATION:
3214 SE 11 ST | POMPANO
BEACH FL 33062

	2	ZONING MAP.
		N.T.S.

	3	AERIAL VIEW
		N.T.S.

	4	FEMA MAP
		N.T.S.

	1	SITE PLAN
		1" = 10'-0"



REFER TO PARKING LAYOUT ON
GROUND FLOOR SHEET A-1.1

PERMIT SET

G-3

MUNICIPALITY STAMP

RIVERSIDE

3214 SE 11 STREET
POMPANO BEACH | FL 33062

3214 POMPANO LLC

3179 HOY LAKE ROAD, UNIT 224A
LAKE WORTH | FL 33467

PERMIT SET

ARCHITECT:

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

2030 HABERSHAM TRCE | CUMMING |
GA 30041 - 954 812 6650
RICARDO@MUVEARCH.COM
AA#26003161



DESIGNER:



1555 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUS.LLC.COM

CONSULTING ENGINEERS:

MEP:

NAME
ADDRESS
CITY / ZIP
f | PHONE

STRUCTURAL ENGINEER:

NAME
ADDRESS
CITY / ZIP
f | PHONE

CIVIL ENGINEER:

THINKO ENGINEERING LLC
5226 SW 139TH PLACE
MIAMI | FL 33175
f | (786) 491-8545

SHEET ISSUE DATE:

PROJECT NO.: 2403

DRAWN BY: LR APPROVED BY: YM

ALL DRAWINGS AND WRITTEN MATERIALS
HEREIN CONSTITUTE ORIGINAL WORK OF
THE DESIGNER AND MAY ONLY BE
DUPLICATED WITH THEIR WRITTEN
CONSENT

SHEET TITLE:

ZONING, SITE PLAN &
LOCATION
DIAGRAMS
N.T.S.

SHEET NO:

DRC G-3

PZ25-10000005

03/05/2025