

2 LOT COVERAGE DIAGRAM  
1/16" = 1'-0"

**LEGAL DESCRIPTION:** LOTS 31 & 32, LESS THE SOUTH 5' THEREOF, SILVER BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**BUILDING CODE SECTIONS**

**PARKING/ DRIVEWAY REQUIREMENTS:**

Sec. 155.5101.7.b.i- Driveway Width and Length  
Sec. 155.5102.d.i- Min. number of off-street parking

**SETBACKS, DIMENSIONS, HEIGHTS:**

Sec. 155.32.12- Table C: Intensity and Dimensional Standards

**LANDSCAPE REQUIREMENTS:**

Sec. 155.5203 - Landscaping

**AREA TALLY (PER UNIT)**

	UNIT 1/5	UNIT 2/3/4
LOT AREA	2,850 SF	1,900 SF
AREA UNDER A/C GROUND FLOOR	867 SF PER UNIT	
AREA UNDER A/C SECOND FLOOR	1,168 SF PER UNIT	
GARAGE	223 SF PER UNIT	
TOTAL	1,473 SF PER UNIT	
TOTAL BUILDING FOOTPRINT	1,267 SF PER UNIT	
BEDS / BATHS / HALF	3 / 3 / 1	

**AREA TALLY**

LOT AREA	11,400 SF
TOTAL BUILDING FOOTPRINT	6,216 SF

**ZONING INFORMATION**  
**PROPOSED LAND USE: H- High Residential 46 DU/AC**

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	46 DU	5
PERVIOUS AREA	25% OF WHOLE DEVELOPMENT (155.3212, RM-4.5.C) 25% OF 11,400 SQF = 2,850 SQF	4,363.75 SQF = 38.28%
LOT COVERAGE	60% OF WHOLE DEVELOPMENT (155.3212, RM-4.5.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	2 PER D/U=8	2 PER D/U=8

CITY OF POMPAÑO BEACH  
VACANT LOT- RM-4.5  
SECTION 155.3212

RES. DEVELOPMENT  
**ERC**  
PARKING DATA  
PZ24-12000008  
12/17/2025



ALL PARKING SPACES SHALL BE CLEARLY MARKED AND INDIVIDUALLY ASSIGNED FOR USE BY OWNERS OR AUTHORIZED GUESTS ONLY.

PROMINENT PARKING SIGNAGE SHALL BE POSTED PROHIBITING UNAUTHORIZED VEHICLES FROM PARKING OR LOITERING IN PRIVATE PARKING AREAS.

ALL PUBLICLY ACCESSIBLE EXTERIOR ELECTRICAL OUTLETS SHALL BE PROVIDED WITH A LOCKABLE METAL COVER AND AN INTERNAL SECURE CUTOFF SWITCH.

ALL PUBLICLY ACCESSIBLE EXTERIOR WATER SPIGOTS SHALL BE EQUIPPED WITH A LOCKABLE CAP TO DETER UNAUTHORIZED USE.

ALL GROUND-FLOOR EXTERIOR AIR CONDITIONING UNITS SHALL BE FIRMLY SECURED IN PLACE TO DETER THEFT. UNITS SHALL BE PERMANENTLY MARKED WITH SERIAL NUMBERS, AND PHOTOGRAPHIC DOCUMENTATION OF EQUIPMENT AND SERIAL NUMBERS SHALL BE MAINTAINED FOR LAW ENFORCEMENT RECOVERY IN THE EVENT OF THEFT.

ADDRESS SIGNAGE SHALL REMAIN UNOBSTRUCTED BY LANDSCAPING OR EXTERNAL FEATURES, PROVIDE HIGH COLOR CONTRAST, BE CLEARLY VISIBLE FROM THE ROADWAY, AND PREFERABLY BE REFLECTIVE FOR INSTANT RECOGNITION BY LAW ENFORCEMENT AND EMS DURING EMERGENCY RESPONSE.

ALL BICYCLE RACKS (IF ANY) SHALL BE LOCATED CLOSE TO MAIN BUILDING ACCESS DOORS TO PROVIDE CONVENIENCE AND ENSURE MAXIMUM NATURAL AND ELECTRONIC SURVEILLANCE.

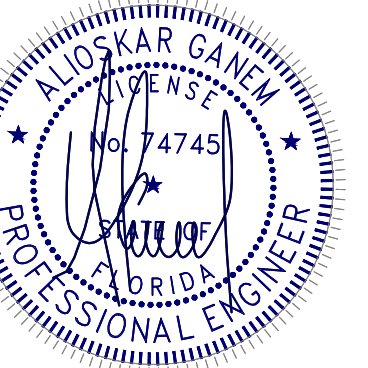
ALL BUILDING / DEVELOPMENT WI-FI NETWORKS SHALL BE ENCRYPTED AND PASSWORD PROTECTED.

LANDSCAPE, SECURITY CAMERAS, AND SIGNAGE SHALL BE PROVIDED UNDER SEPARATE PERMIT AND DESIGNED BY THE CORRESPONDING LICENSED PROFESSIONAL IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND APPLICABLE LOCAL REGULATIONS.

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

KEYPLAN

CONSULTING ENGINEER



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

ECO POMPAÑO TOWNHOME  
DEVELOPMENT

3231 NE 5TH ST, POMPAÑO  
BEACH, FL. 33062 UNIT 5  
(ID No. 4843-31-08-0285)

NOTES/COMMENTS

3 11-01-24

4 02-10-2025

5 06-06-2025

6 10-10-2025

REVISIONS / SUBMISSIONS

DRAWN BY: AG  
CHECKED BY: AG  
INITIAL DRAWING  
RELEASE DATE: ISSUE DATE

SITE PLAN