

GENERAL SITE INFORMATION:

PROPERTY ADDRESS
N.W. 10TH STREET
POMPAN0 BEACH | FLORIDA | 33060

PARCEL CONTROL NUMBER
MULTIPLE FOLIOS

PROPERTY USE CODE
00-VACANT RESIDENTIAL

LEGAL DESCRIPTION
MULTIPLE LEGAL DESCRIPTIONS

LOT AREA:
+/- 1.90 Acres = 82,804 SF

SCOPE OF WORK:

- NEW CONSTRUCTION OF RESIDENTIAL DEVELOPMENT OF 12 SINGLE-FAMILY DWELLING UNITS

GOVERNING CODES

FLORIDA FIRE PREVENTION CODE 2023
FLORIDA BUILDING CODE 2023 8TH EDITION
2023 NATIONAL ELECTRIC CODE
2023 FBC MECHANICAL
2023 FBC PLUMBING
2023 FBC ACCESSIBILITY
FHA DESIGN MANUAL

ZONING GUIDELINES:

ZONING: RS - 4 - SINGLE-FAMILY RESIDENCE

FLOOD ZONE: AH 11 / AH 12
LOT SIZE: 273' x 302'
LOT AREA: 82,446 SF

REGULAR

MINOR SITE PLAN

DATA TABLE:	
PROPERTY INFO	PROVIDED
TOTAL ACRES LOT AREA:	+/- 1.90 Acres = 82,809 SF
TOTAL PARCELS IN LOT:	12 SINGLE-FAMILY DWELLING UNITS

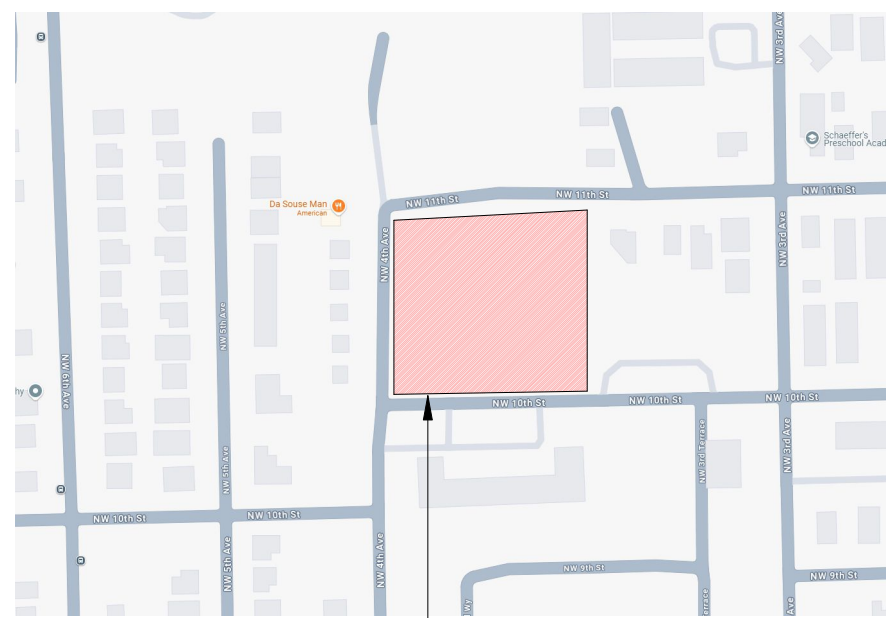
REFER TO SHEET SP-2 FOR DETAILS

ZONING ANALYSIS:

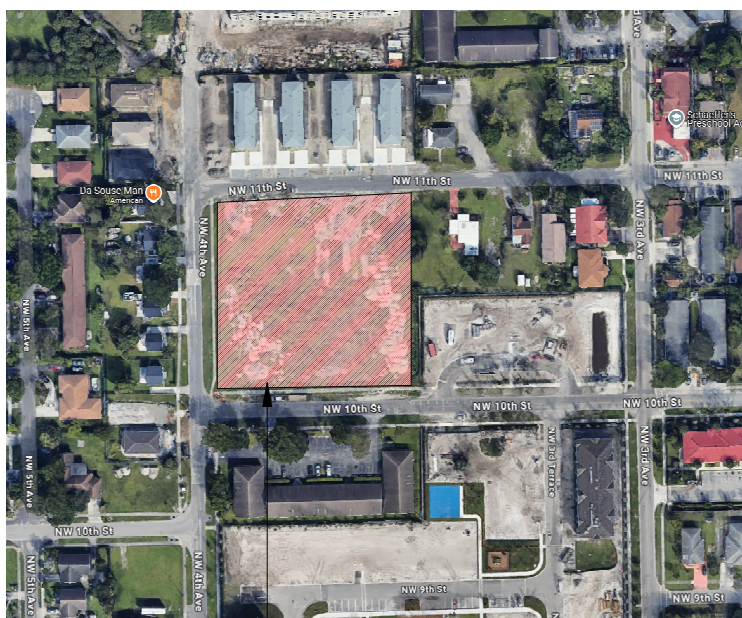
PROPERTY INFO	ALLOWED/REQUIRED	PROVIDED
MIN. LOT AREA	5,000 SF	6,882 SF
MAX. DENSITY	LAND USE DESIGNATION: LOW-MEDIUM = 5-10 DU / AC	RESIDENTIAL USE NUMBER OF DWELINGS: 12 DU DENSITY: 5-10 DU / AC DWELLING UITS BY MODEL: MODEL A,B & C FLOOR AREA OF DWELING UNITS BY MODEL: MODEL A: 1,779 SF MODEL B: 1,706 SF MODEL C: 1,733 SF
MAX. LOT COVERAGE	40 %	MODEL A: 1,779 SF = 28% MODEL B: 1,706 SF = 27% MODEL C: 1,733 SF = 28%
MIN. PERVIOUS AREA	30%	MODEL A: 2,423 SF= 35% MODEL B: 2,584 SF = 37% MODEL C: 2,428 SF = 35%
MAX. BUILDING HEIGHT	35'-0"	MODEL A: 14' - 4" MODEL B: 14' - 4" MODEL C: 14' - 4"

SETBACKS:

FRONT YARD SETBACK	25'-0"	MODEL A: 30' - 9" MODEL B: 34' - 0" MODEL C: 30' - 4"
STREET SIDE SETBACK	15'-0"	MODEL A: N/A MODEL B: N/A MODEL C: 15' - 0"
REAR YARD SETBACK	15'-0"	MODEL A: 55' - 5" MODEL B: 56' - 0" MODEL C: 44' - 8"
INTERIOR SIDE SETBACK	6'-0"	MODEL A: 6' - 0" MODEL B: 6' - 0" MODEL C: 6' - 0"



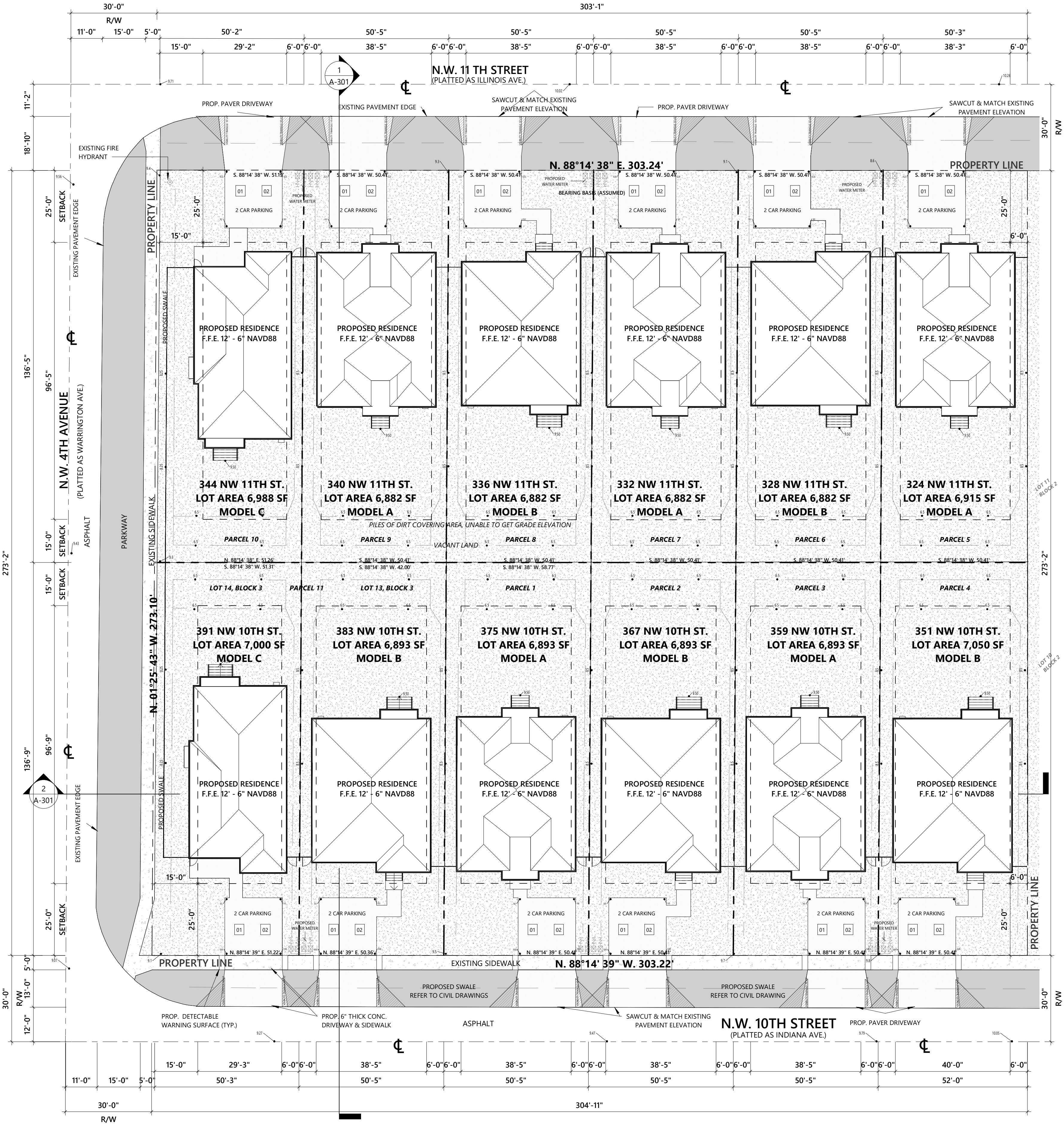
SUBJECT LOCATION
NW 10TH ST, POMPAN0 BEACH,
FL 33060



SUBJECT LOCATION
NW 10TH ST, POMPAN0 BEACH,
FL 33060



SUBJECT LOCATION
NW 10TH ST, POMPAN0 BEACH,
FL 33060



PERMIT SET

SP-1

MUNICIPALITY STAMP

12 CASAS

NW 10TH STREET
POMPAN0 BEACH, FL 33060

JUAN FERNANDEZ

WILKEZ

500 PEMBROKE RD
WEST PARK | FL | 33021

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@REDOCTOPUSLLC.COM

CONSULTING ENGINEERS:

MEP:

NAME
ADDRESS
CITY / ZIP
T | PHONE

STRUCTURAL ENGINEER:

NAME
ADDRESS
CITY / ZIP
T | PHONE

CIVIL ENGINEER:

ZEPHYR ENGINEERING
5451 PIERCE STREET
HOLLYWOOD | 33021
T | 786-302-7693

SHEET ISSUE DATE: 1/28/2025 11:32:18 AM

PROJECT NO.: 2406

DRAWN BY: MO 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

SCALE:
As indicated

SHEET NO:

SP-1



2

LOCATION MAP

1 1/2" = 1'-0"



3

AERIAL VIEW

1 1/2" = 1'-0"



4

ZONING MAP

1 1/2" = 1'-0"



1

SITE PLAN

1" = 20'-0"

03/05/2025