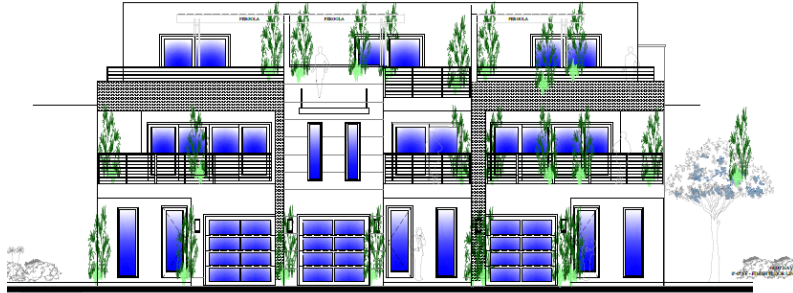


# 1602 N RIVERSIDE DRIVE.

## PROJECT NARRATIVE



### Description:

Proposed project is located at [1602 N RIVERSIDE DRIVE, POMPAÑO BEACH FL 33062](#) and legal description as WAHOO NO 2 7-49 B LOT 42 LESS N 65,43 LESS N 65 of the public record of Broward County. Parcel Control Number 4843 30 03 0350.

In May 2024, the property was bought by 1602 RIVERSIDE LLC with the intent of developing a triplex 3 story units with a Contemporary Architectural style.

**1602 RIVERSIDE LLC** as a PM is submitting for your consideration this petition proposing 3 Luxury townhomes 3-story in Pompano Beach, situated just a few minutes away from the beach and within walking distance to local shops and restaurants.

The property has an area of 8,334 sf. The proposed units will have an approximate living area of 2,770 sf, 1 car garage and patios / balconies / deck / flat roof for a total area of 4,768 sf.

**1st Level:** Entry, den, stairway, great room, kitchen, laundry, powder room, 1 car garage and patio with terrace.

**2<sup>nd</sup> Level:** Master suite with master bath and walk in closet, 2 bedroom with bathroom and walking closet, 1 balcony at the master and balcony at the rear bedrooms.

**3<sup>rd</sup> Level:** 1 suite with bath and closet, upper deck with BBQ area and a rear roof deck for a/c equipment.

The project has a footprint of 4,008 sf. and a maximum building height of 31'-4",  
Paved and areas are 919 sf.

The site is approximately 0.83 acres with public streets on two of its sides. It is zoned for 20 units per acre (zoned **RM-20**).

The estimated construction value of the project will be \$1.2 million.

**DRC**

**PZ25-12000003**

**03.19.2025**

At this moment the consultants have been hired to produce all the documents required by the Planning and zoning department. Those documents will be submitted as soon as possible to start. This process.

Sincerely.

**1602 RIVERSIDE LLC**  
**ERAN SHOULMAN**

**DRC**

**PZ25-12000003**

**03.19.2025**