

October 16, 2023

City of Pompano Beach  
Dept. of Development Services  
Planning and Zoning Division  
100 w Atlantic Blvd.  
Pompano Beach, FL. 33060

**RE: Minor Site Plan Application – 4 Units - SW 9 Ave., Pompano Beach, FL.**

To whom it may concern:

The proposed project includes 4 units – Townhouses.  
The vacant lot is in Zone RM-20 = 20 units/acre.

The lot has dimensions of 67.3' x 165' for a total area of 11,104 sq. ft., which equals 0.2549 acres which means that 4 units are permitted.

The proposed occupancy is 3,014 sq. ft. for a 27% of occupancy. (30% max. occupancy permitted).

Each apartment has a width of 26'-10.5" with an area of 598 sq. ft. on the first floor and 774 sq. ft. on the second floor for a total area of 1,372 sq. ft. with 3 bedrooms and 2.5 bathrooms for each unit.

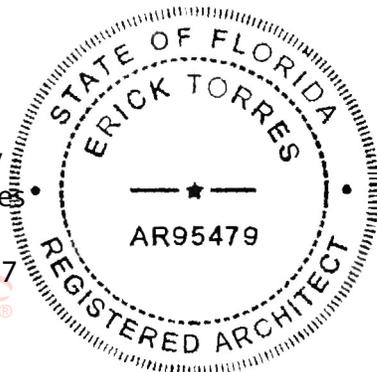
The setbacks are as follows:  
Front setback = 25'-0". (25'-0" min. required).  
Rear setback = 20'-0". (20'-0" min. required).  
Side setback s = 15'-0". (15'-0" min. required).

Should you have any questions or need any additional information, please do not hesitate to contact us.

Respectfully submitted.

Yours truly,

**Erick  
Torres**  
Digitally signed by Erick Torres  
Date: 2023.11.27 12:02:47 -05'00'



Arch. Erick Torres, R.A.

**DRC**