



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-736

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JULY 1, 2025

SPORTS RESIDENCE 300

Request: Building Design
P&Z# 18-12000022
Owner: ICG ABCD 52 LLC
Project Location: 300 NW 31st Ave
Folio Number: 484233390030
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 5 (Darlene Smith)
Agent: Arturo Griego
Project Planner: Max Wemyss (954-786-4671 / max.wemyss@copbfl.com)

Summary:

This item is to review the developer's request to change the approved paint color scheme for the four townhouse projects along NW 31st Ave, known as the Sports Residences.

The projects obtained Building Design approval from the Architectural Appearance Committee on August 28, 2020. The project is for a total of 52 2-story townhouse units, with associated parking, landscaping and buffers, to be located on four properties along the east side of NW 31st Ave. There are four separate applications that were reviewed together. The properties are 300 NW 31st Ave (14 Townhomes proposed), 500 NW 31st Ave (12 Townhomes proposed), 600 NW 31st Ave (14 Townhomes proposed), and 620 NW 31st Ave (12 Townhomes proposed). All properties were vacant but are now nearly completed and approaching Certificates of Occupancy. Here is a summary provided in the staff report for the original approval.

Address	units	site area (sf / acres)	lot coverage (sf / %)	pervious area
300 NW 31 st Ave	14 Townhomes	42,066 / 0.97	13,690 / 32.5	13,870 / 32.9
500 NW 31 st Ave	12 Townhomes	37,397 / 0.86	11,725 / 31.4	14,261 / 38.1
600 NW 31 st Ave	14 Townhomes	45,442 / 1.04	13,781 / 30.3	19,175 / 42.1
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TOTAL	52 Townhomes	158,893 / 3.65	50,894 / 32.0	59,784 / 37.6

AAC

The projects require Building Design approval due to the frontage on NW 31st Ave, which is an Arterial Roadway identified on Broward County's Trafficways Plan. All properties have a Commercial land use designation and a Zoning designation of B-3, which allows the multi-family residential use, as long as an allocation of flex units is approved to provide the residential entitlements. The flex allocation and conceptual site plan were approved by the City Commission via Resolution in 2020 (Resolutions 2020-239, 2020-240, 2020-241, 2020-242). The site plans were reviewed by the Development Review Committee on July 5, 2018 and again on April 3, 2019.

The developer is requesting approval of a change to the exterior building color scheme. At the time of Zoning inspection, the inspector found that the exterior color scheme of the building differed from the color scheme in the approved building permit and ACC approval, and that the extent of the deviation from the approved color scheme warrants a review by this Committee.

Provided in this report are the original reviewed elevations as well as the proposed elevations. Also provided are the Staff Report for the Building Design Review and the Building Design Development Order that was ultimately issued. In addition to the conditions that were provided by Staff, the AAC added the following condition to the Development Orders:

The gray painted base on all four elevations will be removed and changed to Sherwin Williams Alabaster shown on the color board.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

Zoning District | Existing Uses

- A. Subject property:
General Business (B-3) | Townhouse Development (under construction)
- A. Surrounding Properties:
 - a. North: B-3 | Vacant land (Recent Flex Unit Allocation for 41 Multifamily Units)
 - b. South: B-3 | Vacant land / retail building south of 300 NW 31st Ave
 - c. East: RS-4 | Single Family Residential
 - d. West: B-3, B-4 | Vacant Land, Commercial/Light Industrial Building

Staff Conditions:

1. The project must comply with all conditions of the Development Order

[illegible]

GENERAL SITE INFORMATION

PROPERTY ADDRESS

300 NW 31ST AVENUE
POMPANO BEACH, FL | 33069

FOLIO #

4842 33 39 0030

LEGAL DESCRIPTION

PARCEL "C", HORN PLAT NO.2, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 129, AT PAGE 47, OF THE PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA.

GOVERNING CODES:

FLORIDA BUILDING CODE 2017
NFPA 101 - LIFE SAFETY CODE 2012 EDITION
FLORIDA FIRE PREVENTION CODE 2017
NEC - 2011 EDITION
FBC - MECHANICAL 2017
FBC - PLUMBING 2017
FBC - ACCESSIBILITY 2017

SITE ZONING (EXISTING):

ZONING:

B-3 (GENERAL BUSINESS)

TOTAL LOT AREA:

LOT AREA:

42,066 SF = 0.97 ACRES

GROSS NET AREA:

71,990 SF = 1.65 ACRES

INTENSITY & DIMENTIONAL STANDARDS	REQUIRED	PROPOSED USE	VARIANCE
LOT AREA, MINIMUM (SQ. FT.)	10,000	42,066 SF	
LOT AREA, MAXIMUM (ACRE)	5	0.97 ACRES	
LOT AREA, MAXIMUM (ACRE) FOR NWCRA OR AOD	10		
LOT WIDTH, MINIMUM (FT.)	100	195'-5"	
DENSITY, MAXIMUM (DU/AC)	46 <small>*INDIVIDUAL TOWNHOUSE LOTS HAVE A MINIMUM AREA OF 1,800 SF AND WIDTH OF 18'</small>	14	
FLOOR AREA PER DWELLING UNIT, MINIMUM (SQ. FT.)	EFFICIENCY UNITS: 500	UNIT TYPE A = 1,782 SF 1,533 SF (NO GARAGE)	
	1 BEDROOM: 650 HABITABLE SPACE		
	ADDITIONAL BEDROOM: 100 HABITABLE SPACE	UNIT TYPE B = 1,749 SF 1,500 SF (NO GARAGE)	
LOT COVERAGE, MAXIMUM (% OF LOT AREA)	60% = 25,239.6 SF	32.5% = 13,690 SF	
PERVIOUS AREA, MINIMUM (% OF LOT AREA)	20% = 8,413.2 SF	32.9% = 13,870 SF	
HEIGHT, MAXIMUM (FT)	105	31'-6"	
FRONT YARD SETBACK MINIMUM (FT)	0	12	
STREET SIDE YARD SETBACK MINIMUM (FT)	0	12	
SETBACK FROM A WATERWAY OR CANAL, MINIMUM (FT)	15	0	
SETBACK FROM A DUNE VEGETATION LINE, MINIMUM (FT)	25	0	
INTERIOR SIDE YARD SETBACK MINIMUM (FT)	10	12	
REAR YARD SETBACK MINIMUM (FT)	10	10	
DIMENSION STANDARDS FOR ACCESSORY STRUCTURES	SEE ACCESSORY, USE- SPECIFIC STANDARDS IN ARTICLE 4: PART 3	N/A	
INDIVIDUAL LOT SIZE	MINIMUM AREA OF 1,800 SQ. FT. AND MINIMUM WIDTH OF 18 FEET	LOTS RANGE FROM 1,828 -1,986 SQ. FT. WIDTH: 19'-3" AND 19'-8"	
BUILDING SIZE (FOOTPRINT)	NOT EXCEED 20,000 SF OR 180 LINEAR FT	12,545 SF 2 UNIT BUILDING = 39'-5" 3 UNIT BUILDING = 58'-8"	

PARKING:

	REQUIRED	PROVIDED
DWELLING MULTIFAMILY	MINIMUM OFF-STREET PARKING: 1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA 22,994 SF /1000= 22.994 (23)	TYPE A (1,533 SF X 10) = 15,330 SF TYPE B (1,916 SF X 4) = 7,664 SF 22,994 SF (TOTAL WITHOUT GARAGE) 22,994 SF /1000= 22.994 (23) 23 PARKING SPACES
VISITOR PARKING	1 PER 5 TOWNHOUSE UNITS = 3	VISITOR PARKING = 3 PARKING SPACES
	26 PARKING SPACES TOTAL	14 GARAGE PARKING 08 ON SITE PARKING SPACES 06 TANDEM PARKING TOTAL PARKING = 28 PARKING SPACES 9 PARALLEL STREET PARKING
BIKE RACKS	4 PER 10 PARKING SPACES 12 BIKE RACKS REQUIRED	INDIVIDUAL HANGING BIKE RACKS TO BE PROVIDED IN EACH GARAGE UNIT. 14 TOTAL

OCCUPANCY CLASSIFICATION:

OCCUPANCY CLASSIFICATION: R-2
CONSTRUCTION TYPE: TYPE III (B)

SCOPE OF WORK:

NEW CONSTRUCTION OF MULTI FAMILY RESIDENTIAL DEVELOPMENT

FLOOD ZONE / BASE FLOOD ELEVATION:

FLOOD ZONE

= ZONE X

BASE FLOOD ELEVATION

= 10.17' NAVD1988

[illegible][illegible]

TH STREET SUBJECT TO PLAT NOTE AMENDMENT

RIGHT OF WAY
STREET PARKING

EXISTING 5' SIDEWALK

58'-8"

1'-6"

7'-9"

11'-4"

20'-0"

18'-10'-0"

12'-0"

UNIT 07
TYPE B

UNIT 08
TYPE A

8'-0" 3'-0" 43.91' N.A.V.D.

5'-0" 15.70' N.A.V.D.

20'-0"

20'-0"

18'-0"

5'-0"

38'-11"

20'-0"

48'-11"

10' LANDSCAPE EASEMENT

PROPERTY LINE

8-YARD TRASH CONTAINER WITH 6' HIGH ENCLOSURE

PLAT LIMIT

ADJACENT LOT ZONING: RS-4

NEW 6' HIGH CONC. WALL

ADJACENT BACK YARD AREA

66'-10"

57'-7"

18'-0"

5'-0"

10' LANDSCAPE EASEMENT

PROPERTY LINE

ADJACENT BACK YARD AREA

TYPE B PERIMETER BUFFER

ADJACENT LOT ZONING: RS-4

NEW 6' HIGH CONC. WALL

50'-6"

1'-5"

12'-0"

5'-0"

38'-0"

5'-0"

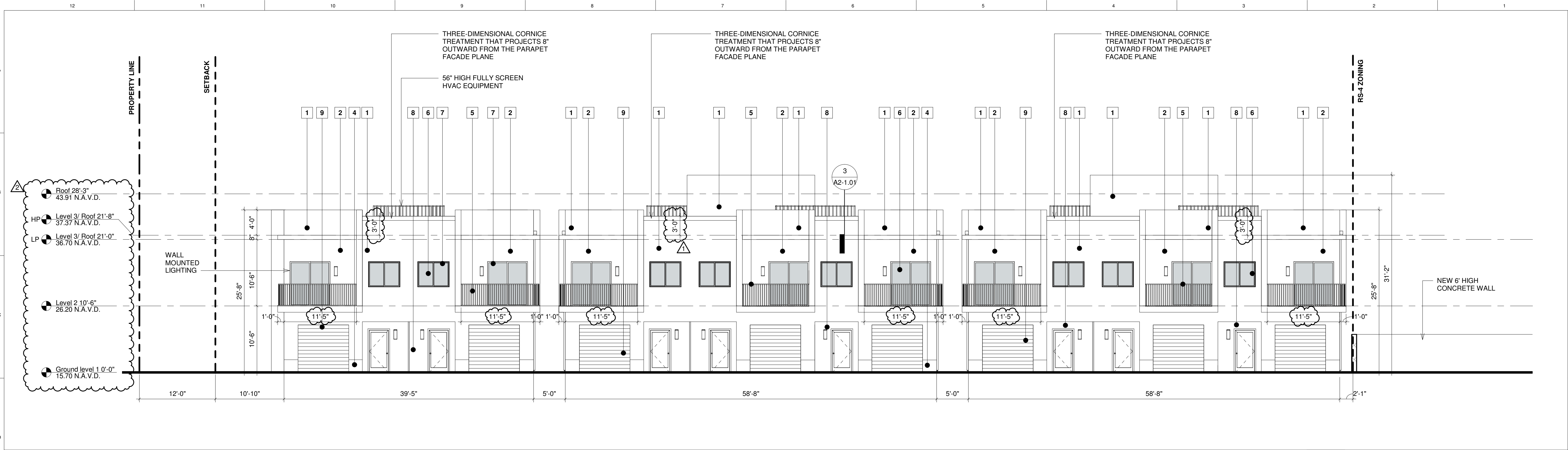
PARALLEL STREET PARKING

TO PLAT AMENDMENT

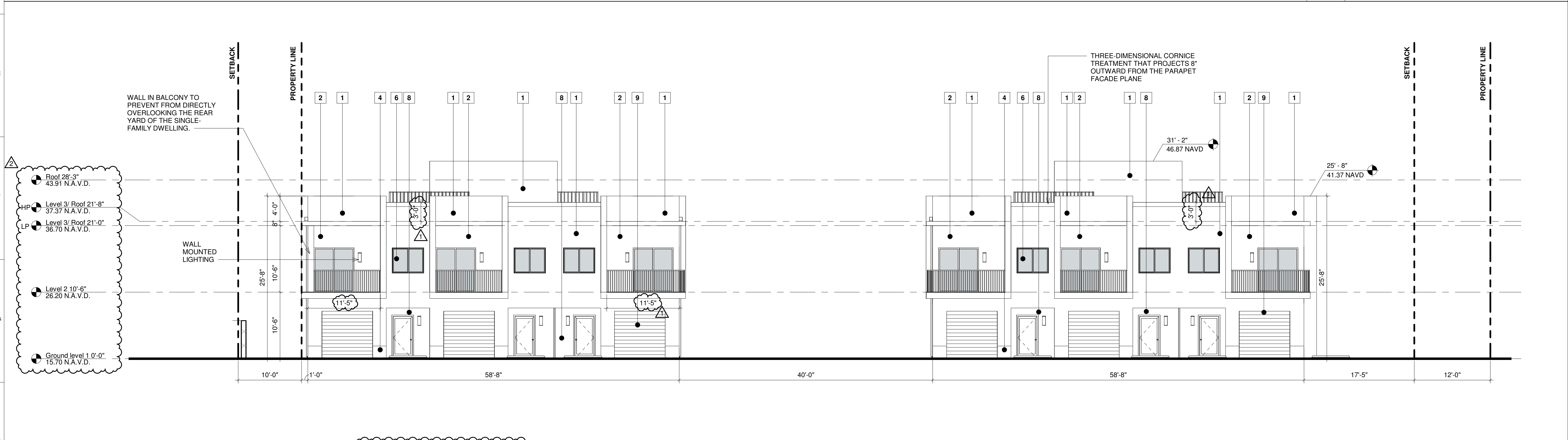
CENTERLINE OF ASPHALT ROAD ELEVATION (TYP.)

G-2

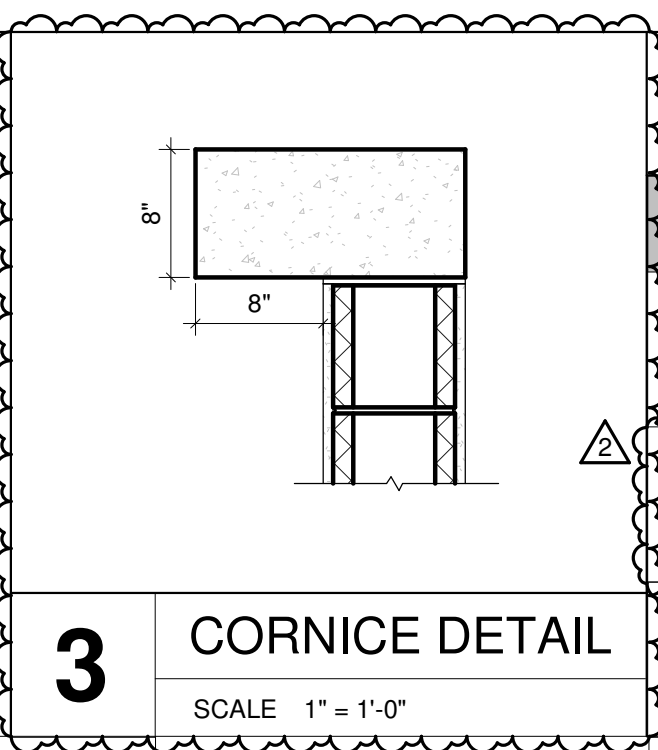
8/4/2020



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE 1/8" = 1'-0"



MATERIAL LEGEND					
	1 WHITE STUCCO, SHERWIN WILLIAMS COLOR SW7008 ALABASTER		4 PAINTED STUCCO, SHERWIN WILLIAMS COLOR SW7015 REPOSE GRAY		7 ALUMINUM FRAMING COLOR: UC43350 DURANAR BONE WHITE
	2 PAINTED STUCCO, SHERWIN WILLIAMS COLOR SW7748 EARTH GREEN		5 VERTICAL ALUMINUM PICKET RAILING - WHITE		8 STONE EFFECT PORCELAIN TILE CAESAR CERAMICS - ABSOLUTE - BEOLA BIANCA
	3 PAINTED STUCCO, SHERWIN WILLIAMS COLOR SW1668 PINEAPPLE CREAM		6 LAMINATED GLASS - CRYSTAL GREY		9 GARAGE DOOR - PAINTED, WHITE

ELEVATION LEGEND AND NOTES

UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN N.A.V.D.

1. 1 0'-0" - 15.70 N.A.V.D.

2. ALL SHOP DRAWINGS REQUIRE APPROVAL OF CITY OF MIAMI BEACH.

3. REFER TO SHEET A7-1.02 FOR WALL SECTION SPECIFICATIONS.

4. ALL CONSTRUCTION AND FINISH MATERIAL INSTALLED BELOW BFE SHALL BE FLOOD RESISTANT MATERIAL.

PROJECT AND OWNER:

SPORTS RESIDENCE 300

300 NW 31ST AVENUE
POMPAHO BEACH, FL | 33069

HADAR HOMES, LLC
300 S. PINE ISLAND ROAD, SUITE 309
PLANTATION | FL | 33324

ARCHITECT:

itec design 7261 NE 4TH AVE #101
Miami, FL 33138
t | 305 673 2121
f | 305 673 4640
w | www.itecdesign.net
A 0 0 0 3 3 9 4

CONSULTING ENGINEERS:

MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

KIMLEY-HORN
600 NORTH PINE ISLAND ROAD, SUITE 450
PLANTATION | FL | 33324
t | 954 535 5100

LANDSCAPE ARCHITECT:

THOMAS WHITE, ASLA - ISA

2600 NE 27TH AVE
FORT LAUDERDALE | FL | 33306
t | 954 253 2265

KEY PLAN:

AAC SET

PERMIT APPLICATION DATE: 11-06-19

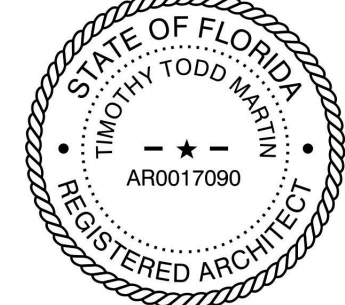
PROJECT NO.: 1805

DRAWN BY: BJ APPROVED BY: TM

1	04/03/19 DRC Comments	06/15/20
2	FFE Change & City Comments	06/15/20

ALL DRAWING AND WRITTEN
MATERIALS HEREIN CONSTITUTE
ORIGINAL WORK OF THE
ARCHITECT AND MAY ONLY BE
DUPLICATED WITH THEIR WRITTEN
CONSENT.

SEAL:



SIGNATURE:
T. TODD MARTIN RA,
LIC# AR0017090

SHEET TITLE:
ELEVATIONS

SCALE:
As indicated

SHEET NO:

A2-1.01

PZ18-12000022

8/4/2020

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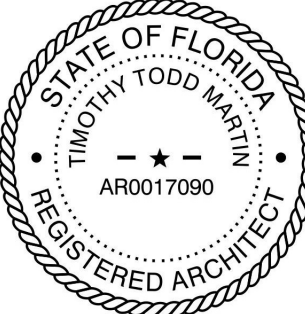
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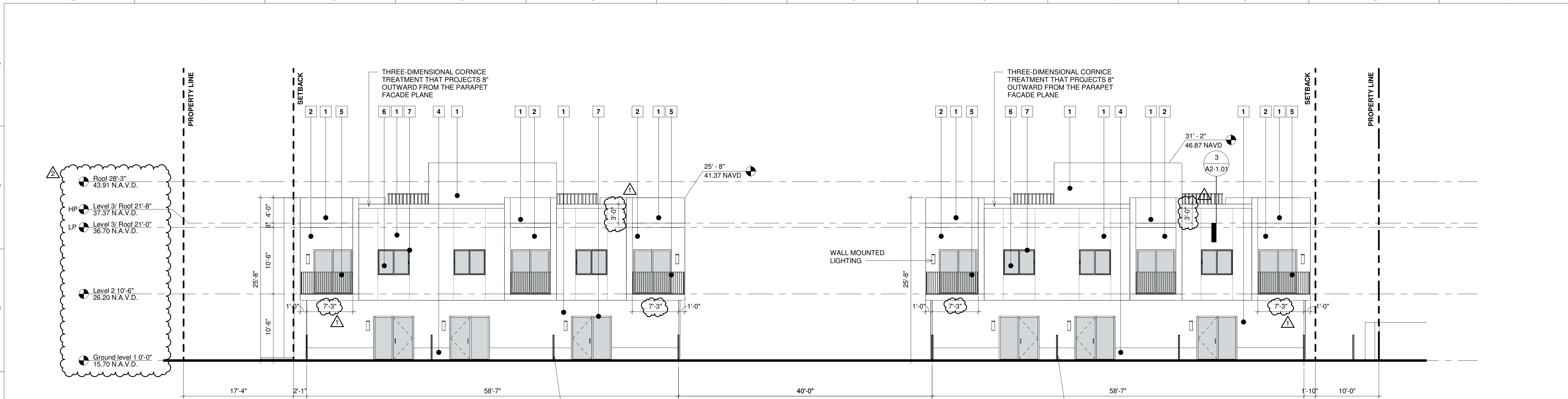
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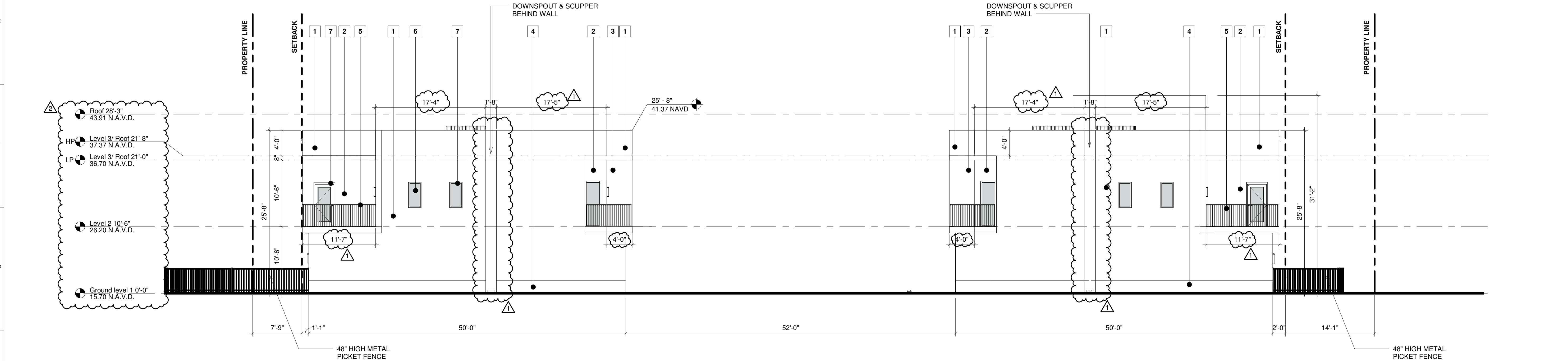
itec design inc.
2019

PZ18-12000022

8/4/2020



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SCALE 1/8" = 1'-0"

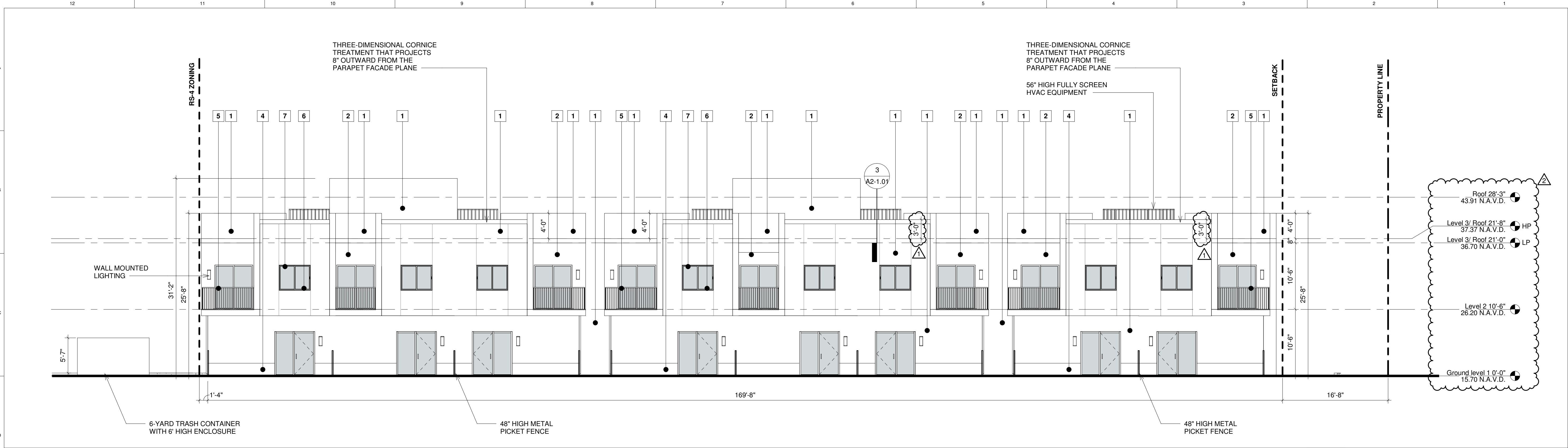


1 WEST ELEVATION
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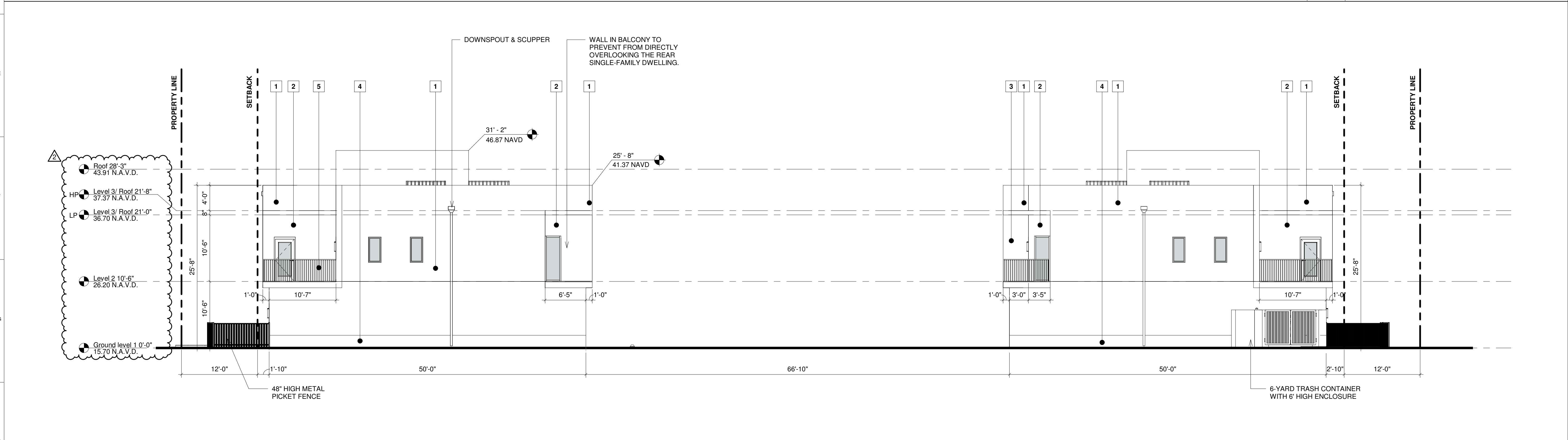
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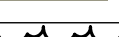
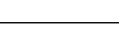
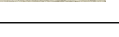
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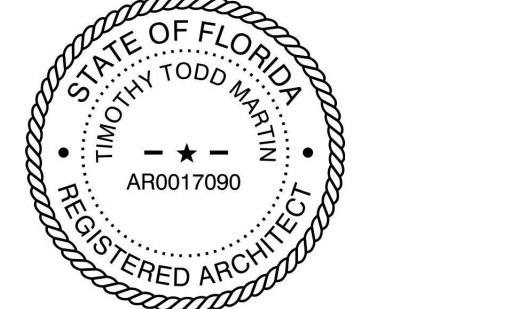
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SIGNATURE:

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LIC# AR0017090

SHEET TITLE:

ELEVATIONS

SCALE:

N.T.S.

SHEET NO:

A2-1.03

PZ18-12000022

8/4/2020

ADMINISTRATIVE MEMORANDUM NO. 20-184

TO: Architectural Appearance Committee
VIA: Pamela Stanton, Urban Design Planner *PS*
FROM: Max Wemyss, Planner *MW*
SUBJECT: Consideration for Major Building Design: Sports Residence 300, 500, 600, 620 | NW 31st Ave
DATE: July 21, 2020 for August 4th Meeting

P&Z #18-12000022, -21, -18, -20

The applicant's agent, Robert Sherman, on behalf of the Pompano Beach Community Redevelopment Agency is requesting Major Building Design approval for a total of 52 2-story townhouse units, with associated parking, landscaping and buffers, to be located on four properties along the east side of NW 31st Ave. There are four separate applications that are to be reviewed together. The properties are 300 NW 31st Ave (14 Townhomes proposed), 500 NW 31st Ave (12 Townhomes proposed), 600 NW 31st Ave (14 Townhomes proposed), and 620 NW 31st Ave (12 Townhomes proposed). All properties are currently vacant with a combined land area totaling 3.65 acres. Here is a summary of the typical lot standards that are provided in this staff report:

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This application was preliminarily reviewed by the Architectural Appearance Committee on January 7, 2020. The Board generally provided the following feedback:

- Provide more windows along building facades;
- Provide a variety of primary colors and accent colors to break up the facades;
- Add paint or pavers to the entrance of each project;
- Provide as much private green space as opposed to communal green space that won't be used;
- Arrange as many units as possible on 300 block and 620 block to face the street;
- Provide raised sidewalks and a continuous curb;
- Provide a parapet to cover mechanical screening and use internal downspouts.

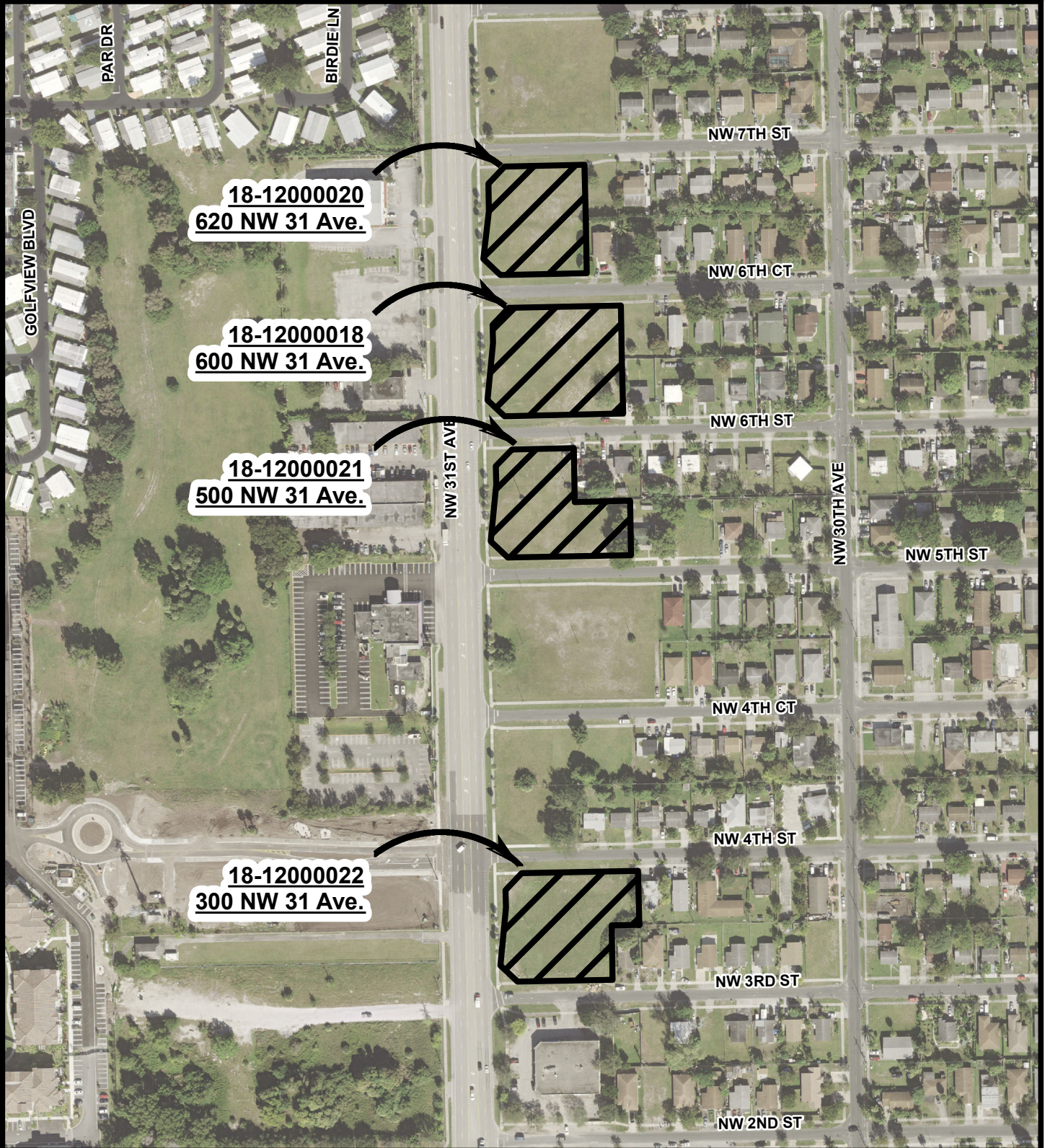
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Zoning District | Existing Uses

- A. Subject property:
 - General Business (B-3) | Vacant Land
- B. Surrounding Properties:
 - a. North: B-3 | Vacant land (Recent Flex Unit Allocation for 41 Multifamily Units)
 - b. South: B-3 | Vacant land / retail building south of 300 NW 31st Ave
 - c. East: RS-4 | Single Family Residential
 - d. West: B-3, B-4 | Vacant Land, Commercial/Light Industrial Building

CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

PREPARED BY:
AAC DEPARTMENT OF
DEVELOPMENT SERVICES

ARCHITECTURAL APPEARANCE COMMITTEE
REVIEW COMMENTS FOR
8/4/2020

The Planning and Zoning Division has reviewed and evaluated the Building Design submitted to the City of Pompano Beach to determine its conformity with applicable City codes and requirements and herewith makes the following comments and/or recommendations on the Site Plans entitled:

Sports Residence 300, 500, 600, 620 | NW 31 Avenue
PZ# 18-12000022, -21, -18, -20

Reviewer: Max Wemyss | 954.786.4671

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

CONDITIONS:

1. Pending Approvals –
 - a. Approval of the Flexibility Unit Application for 52 Units
 - b. Approval of the Plat Note Amendment for the locations of the Non-Vehicular Access Lines (NVAL).
 - c. Easement Agreements must be obtained from the various utility providers for the location of fences within existing easements.
 - ~~d. Major Site Plan approval shall be issued by the Planning and Zoning Board Development Order.~~
2. Sidewalks shall connect all off street parking areas with the primary entrances of the buildings they serve and be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals.
3. Provide continuous curbing along all parking spaces in lieu of wheel stops, as wheel stops are not permitted.
4. Provide wall offsets in the form of projections or recesses in the façade plane, spaced no more than 30 feet apart, a minimum depth of 2 feet for all façades facing a public street.
5. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
6. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
7. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

***ARCHITECTURAL APPEARANCE COMMITTEE
CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA***

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 18-12000022

AN ORDER ISSUED BY THE ARCHITECTURAL APPEARANCE COMMITTEE OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 98-57; APPROVING WITH CONDITIONS THE APPLICATION FOR DEVELOPMENT PERMIT FOR POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY.

WHEREAS, Ordinance No. 98-57, authorizes the Architectural Appearance Committee (“Committee”) to review plans for this project which consists of the construction of fourteen 2-story townhouse units, with associated parking, landscaping and buffers. (“Project”). The Project encompasses the following property: 300 NW 31st Ave; which is more specifically described as follows:

PARCEL "C", HORN PLAT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; and

WHEREAS, the Committee has met and reviewed this Project and does not find the plans submitted for review in compliance with the criteria for approval as set forth in Ordinance 98-57 as follows, but the developer has agreed in writing that no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to insure compliance are met; and

- a) The plan for the proposed structure or project is in conformity with good taste, good design and, in general, contributes to the image of Pompano Beach as a

AAC

PZ18-12000022

8/4/2020

DEVELOPMENT ORDER

Architectural Appearance Committee

Planning and Zoning #18-12000022

Page 2

place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality;

- b) The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value;
- c) The proposed structure or project is in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved;
- d) The proposed structure or project is in harmony with the proposed developments in the general area, with the Comprehensive Plan for the City and with the criteria set forth in the adopted "Supplemental Criteria of the Architectural Appearance Committee".

Upon further examination and participation of the Development Services Staff, the following conditions were offered to further comply with the City Code and offer further clarification for the building permitting process:

1. *Pending Approvals –*
 - a. *Approval of the Flexibility Unit Application for 52 Units*
 - b. *Approval of the Plat Note Amendment for the locations of the Non-Vehicular Access Lines (NVAL).*
 - c. *Easement Agreements must be obtained from the various utility providers for the location of fences within existing easements.*
2. *Sidewalks shall connect all off street parking areas with the primary entrances of the buildings they serve and be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals.*
3. *Provide continuous curbing along all parking spaces in lieu of wheel stops, as wheel stops are not permitted.*
4. *Provide wall offsets in the form of projections or recesses in the façade plane, spaced no more than 30 feet apart, a minimum depth of 2 feet for all façades facing a public street.*
5. *Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.*
6. *A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.*

DEVELOPMENT ORDER
Architectural Appearance Committee
Planning and Zoning #18-12000022
Page 3

7. *Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.*

After careful consideration of the Project and the recommendations of City staff, the Committee approves the plans, subject to the seven City staff conditions and additional conditions below:

1. *The gray painted base on all four elevations will be removed and changed to Sherwin Williams Alabaster shown on the color board.*

DONE AND ORDERED this 28 day of August, 2020.

DocuSigned by:

ROBERT ZBIKOWSKI

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ROBERT H. ZBIKOWSKI

Chairman

Architectural Appearance Committee

Filed with the Advisory Board Secretary this 31 day of August, 2020.

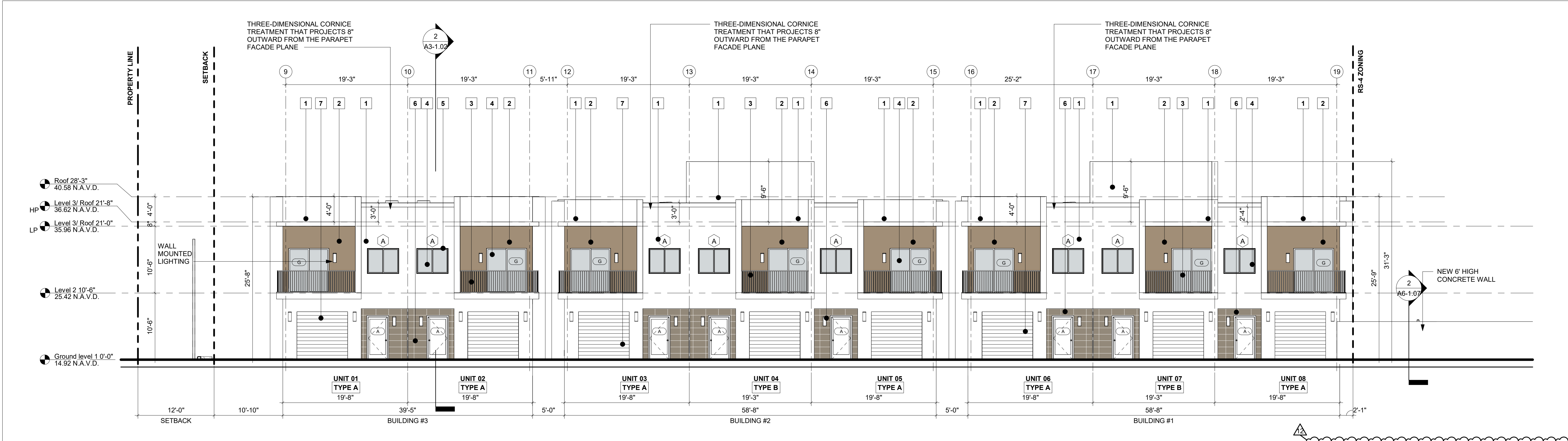
DocuSigned by:

Michelle Corretjer

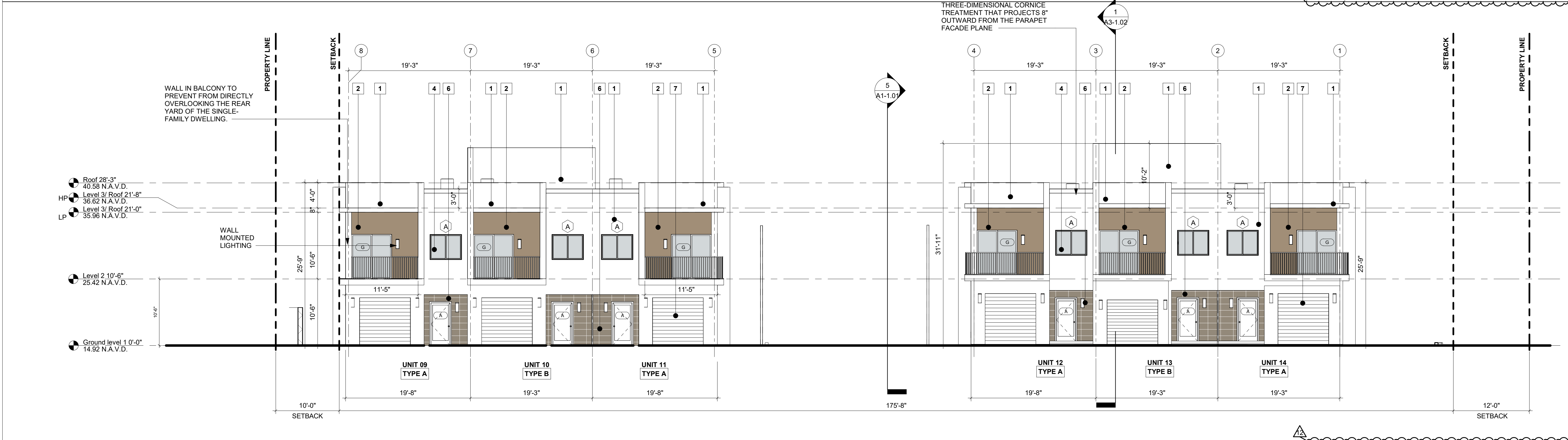
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Michelle Corretjer

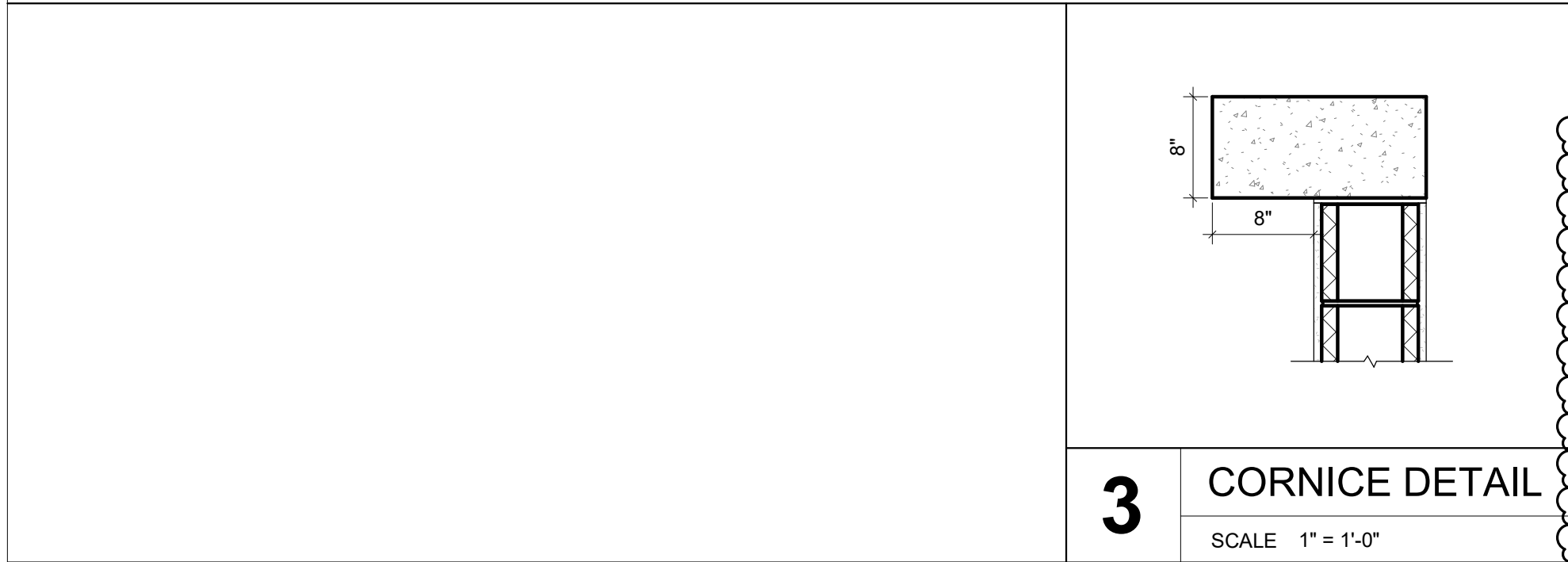
Assistant Planner



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE 1/8" = 1'-0"



MATERIAL LEGEND					
	1 WHITE STUCCO, SHERWIN WILLIAMS COLOR SW7006 EXTRA WHITE		4 LAMINATED GLASS - CRYSTAL GREY		7 GARAGE DOOR - PAINTED, WHITE
	2 PAINTED STUCCO, SHERWIN WILLIAMS COLOR SW7535 SANDY RIDGE		5 ALUMINUM FRAMING COLOR: UC43350 DURANAR BONE WHITE		
	3 VERTICAL ALUMINUM PICKET RAILING - WHITE		6 GLAZED PORCELAIN TILE ANATOLIA - NEXUS - CLAY		

ELEVATION LEGEND AND NOTES

UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN N.A.V.D.

1. 0'-0" = 14.92 N.A.V.D.

2. ALL SHOP DRAWINGS REQUIRE APPROVAL OF CITY OF MIAMI BEACH.

3. REFER TO SHEET A7-1.02 FOR WALL SECTION SPECIFICATIONS.

4. ALL CONSTRUCTION AND FINISH MATERIAL INSTALLED BELOW BFE SHALL BE FLOOD RESISTANT MATERIAL

PROJECT, ADDRESS AND OWNER:
SPORTS RESIDENCE 300
300 NW 31ST AVENUE
POMPANO BEACH, FL 33069

OWNER
ICG ABCD 52, LLC
20000 NE 30th Ave
Aventura, FL 33180

ARCHITECT:
G3sec
975 Arthur Godfrey rd., suite 401
miami beach florida 33140
t 305 763 8471 e admin@g3sec.com
w www.g3sec.com | #A26003670

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:
DENIS K. SOLANO
950 N.W. 22 ND AVE.
MIAMI, FL 33125
1 (305) 643 8699

MEP:
BACH DESIGN
6100 N FEDERAL HWY., SUITE 1
FT. LAUDERDALE, FL 33308
1 (954) 461 4314

CIVIL ENGINEER:
KIMLEY-HORN
600 NORTH PINE ISLAND ROAD, SUITE 450
PLANTATION, FL 33324
1 (954) 535 5100

LANDSCAPE ARCHITECT:
THOMAS WHITE, ASLA - ISA
2000 NE 27TH AVE
FORT LAUDERDALE, FL 33306
1 (954) 253 2265

Reviewed for CODE COMPLIANCE	
Signature	Date
P. Works	__/__/__
Fire Prev.	__/__/__
Planning	__/__/__
Zoning	__/__/__
Building	__/__/__
Structural	__/__/__
Electrical	__/__/__
Plumbing	__/__/__
Mech.	__/__/__
S. Waste	__/__/__

REVISIONS:	
2	FFE Change & City Comments 06/15/20
3	10/20/21 DRC Comments 10/20/21
4	03/28/22 Comments 03/20/22
5	06/16/22 City Comment 06/16/22
6	12/06/22 City Comments 12/06/22
12	Revision 12 05/08/25

PERMIT SET

PROJECT No.: 1805
ISSUE DATE: 05 / 22 / 23
REVISIONS:

ELEVATIONS

SCALE: As indicated

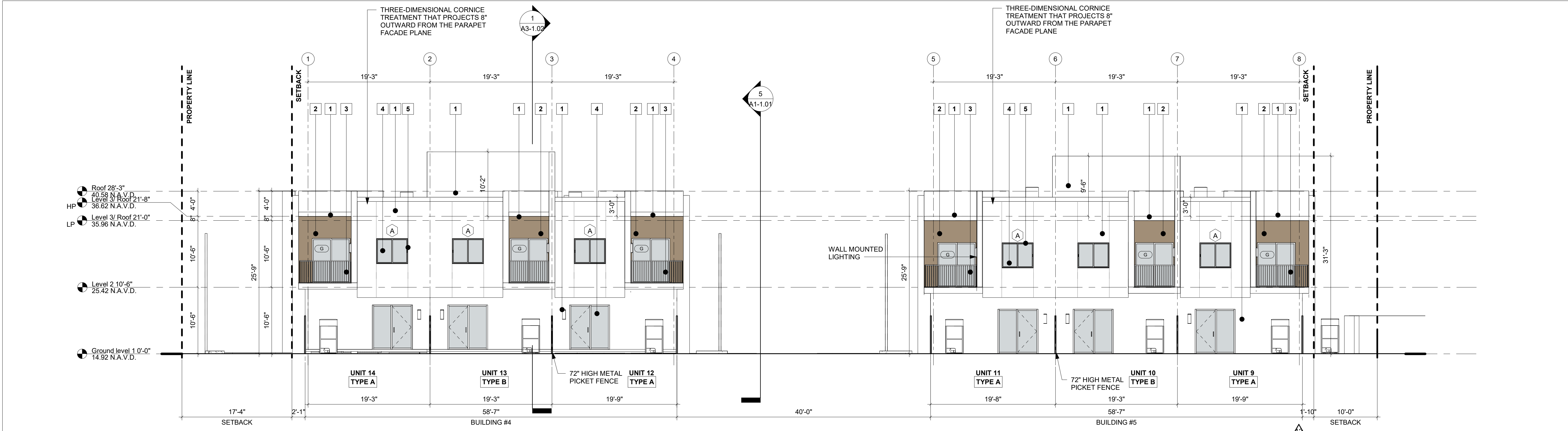
TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

SIGNATURE:
ARTURO G. GRIEGO, AIA
AR94011

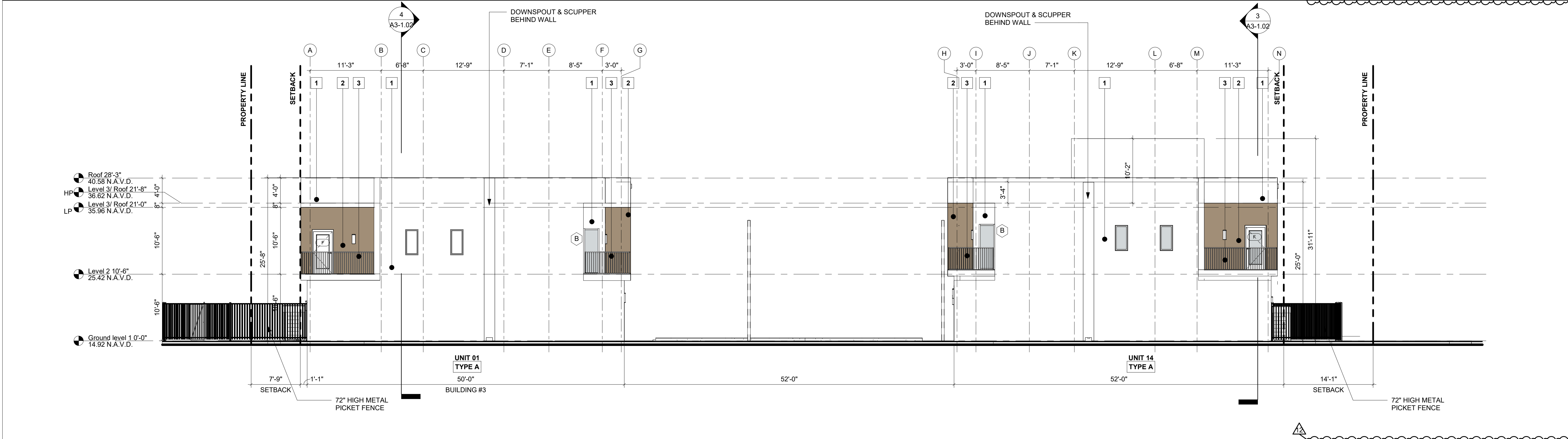
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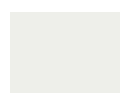






2 SOUTH ELEVATION

SCALE 1/8" = 1'-0"



1 WEST ELEVATION

SCALE 1/8" = 1'-0"

MATERIAL LEGEND					
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ELEVATION LEGEND AND NOTES

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PROJECT, ADDRESS AND OWNER:

**SPORTS
RESIDENCE 300**

330 NW 31ST AVENUE
POMPANO BEACH, FL 33069

OWNER

ICG ABCD 52, LLC

20000 NE 30th Ave
Aventura, FL 33180

ARCHITECT:



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CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

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950 N.W. 22 ND AVE.
MIAMI, FL 33125
1.305.643.8699

MEP:

BACH DESIGN

5100 N. FEDERAL HWY., SUITE 1
FT. LAUDERDALE, FL 33308
1.954.461.4314

CIVIL ENGINEER:

KIMLEY-HORN

600 NORTH PINE ISLAND ROAD, SUITE 450
PLANTATION, FL 33324
1.954.535.5100

LANDSCAPE ARCHITECT:

THOMAS WHITE, ASLA - ISA

2000 NE 27TH AVE.
FORT LAUDERDALE, FL 33306
1.954.253.2265

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	__/__/__
Fire Prev.	__/__/__
Planning	__/__/__
Zoning	__/__/__
Building	__/__/__
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REVISIONS:

3	10/20/21 DRC Comments	10/20/21
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11	Fence Revision	02/03/25
12	Revision 12	05/08/25

PERMIT SET

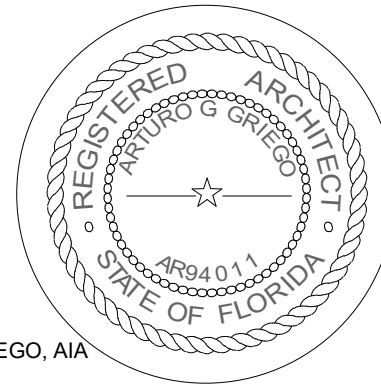
PROJECT No.: 1805
ISSUE DATE: 05 / 22 / 23
REVISIONS:

ELEVATIONS

SCALE: As indicated

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SEAL:



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AR94011

SHEET No.:

A2-1.02

AAC

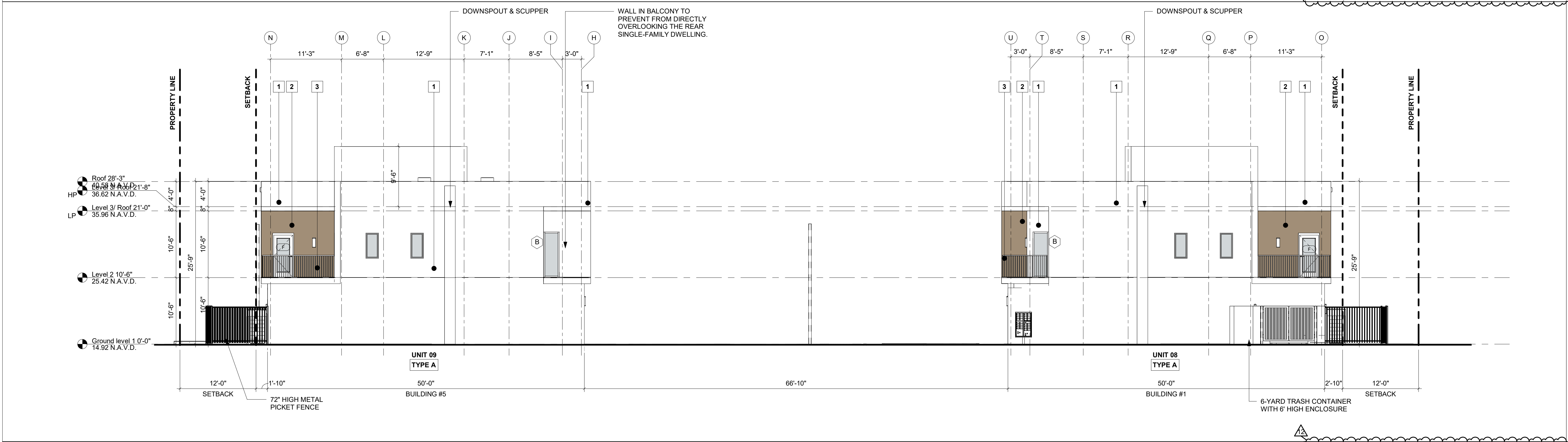
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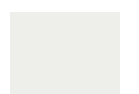






8/4/2020



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SHEET No.:

A2-1.03

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8/4/2020