

200 N FEDERAL HIGHWAY	
ZONING: POM-ANO TO - EAST ATLANTIC OVERLAY	
PROPERTY DATA	
LEGAL DESCRIPTION:	LOT 17, LOT 20, LESS THE WEST 6.83 FEET THEREOF, AND LOTS 21, 22, AND 23, BLOCK 5, PINEHURST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
ADDRESS:	200 N FEDERAL HIGHWAY, POM-ANO BEACH, FLORIDA 33062
PROPERTY ID:	4842-36-01
OWNER:	ARCH GROUP LLC
ZONING:	TD - EAST ATLANTIC OVERLAY
LOT INFORMATION	
LOT SIZE (GROSS):	37,172 SF (0.853 ACRES)
LOT SIZE (NET):	37,172 SF (0.853 ACRES)
FLOOD ZONE:	FLOOD ZONE AH (CITY OF POM-ANO BEACH 120055, MAP & PANEL NUMBER: 12011C0376H, PANEL DATE: 08/18/2014, INDEX
BASE FLOOD ELEVATION:	8' NAVD1988
DESIGN CRITERIA AND APPLICABLE CODES	
OCCUPANCY CLASSIFICATION:	R3 (IBC SECTION 310)
CONSTRUCTION TYPE:	TYPE 1-8 (IBC SECTION 602, TABLE 601)
PROPOSED PRINCIPAL USE:	RESIDENTIAL
PROPOSED ACCESSORY USE:	MERCANTILE
BUILDING PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH:	
FLORIDA BUILDING CODE 2020 7TH EDITION	
FLORIDA FIRE PREVENTION CODE 2020 7TH EDITION	

BUILDING DISPOSITION		
BUILDING TYPOLOGY		
TOWER BUILDING TYPE		
TO - EAST ATLANTIC OVERLAY		
LOT OCCUPATION		
REQUIRED		
PROVIDED		
LOT AREA (GROSS)	N/A	37,172 SF
LOT AREA (NET)	N/A	37,172 SF
LOT WIDTH	200 FT MIN.	174.91'
LOT DEPTH	100 FT MIN.	178.93'
IMPERVIOUS AREA	MAX: 90%	89.98% (33,446.5 SF)
PERVIOUS AREA	MIN: 10%	10.02% (3,725.5 SF)
LOT COVERAGE	N/A	85.89% (31,929 SF)
DENSITY	90 DU/AC = 76 UNITS	76 UNITS
BONUS DENSITY	40 DU/AC = 34 UNITS	23
BONUS #1: A fee equal to 1% of the project's construction costs or \$50,000 whichever is less will be paid in lieu of providing Public Art.	20 DU/AC = 17 UNITS	6
BONUS #6: Project provides structured parking for 300% of the required parking needs for the development.	20 DU/AC = 17 UNITS	17 UNITS
TOTAL DENSITY	130 DU/AC = 110 UNITS	99 UNITS

BUILDING SETBACK		
PRINCIPAL FRONT (N. FEDERAL HIGHWAY)	0' MIN/20' MAX - 20' ABOVE 5TH FL.	17'-3"
STREET SIDE (N.E. 2ND STREET)	0' MIN/20' MAX	10'-2"
REAR (N.E. 22ND AVE)	0' MIN/20' MAX	0'-1"
INTERIOR SIDE	0' MIN/ 10' ABOVE 5TH FL.	0'-17' 14'-8"

BUILDING FRONTAGE		
PRIMARY STREET (N. FEDERAL HIGHWAY)	90% MIN / 126'-0"	90% / 126'-0"
SECONDARY STREET (N.E. 2ND STREET)	80% MIN / 163'-2"	84.41% / 172'-2"
SECONDARY STREET (N.E. 22ND AVE)	80% MIN / 132'-0"	89.90% / 170'-10"

BUILDING FRONTAGE ACTIVE USE		
PRIMARY STREET (N. FEDERAL HIGHWAY)	90% MIN / 113.4'	95.37% / 120.17'
SECONDARY STREET (N.E. 2ND STREET)	80% MIN / 130.56'	84.55% / 138'
SECONDARY STREET (N.E. 22ND AVE)	80% MIN / 121.6'	91.11% / 138.5'

PERCENTAGE OF FENESTRATION ON STREET WALLS		
WEST (N. FEDERAL HIGHWAY)	70% MIN / 1,352.4 SF	81.4% / 1,572.81 SF
NORTH	N/A	N/A
EAST (N.E. 22ND AVE)	30% MIN / 768.44 SF	37.4% / 958 SF
SOUTH (N.E. 2ND STREET)	70% MIN / 1,478.55	72.7% / 1,535.5 SF

HEIGHT		
MAX. HEIGHT	MAX 80'-0"	80'-0"

BUILDING AREA		TOTAL GROSS
GROUND FL AREA		13,749 SF
2ND FL AREA		13,652 SF
3RD FL AREA		13,652 SF
4TH FL GROSS AREA		17,423 SF
5TH FL GROSS AREA		18,706 SF
6TH FL GROSS AREA		18,706 SF
7TH FL GROSS AREA		18,706 SF
TOTAL		114,590 SF

RESIDENTIAL UNIT AREAS		REQUIRED MINIMUM	PROVIDED
STUDIO UNITS		450 SF	578-605 SF
1 BEDROOM UNITS		575 SF	779-860 SF
2 BEDROOM UNITS		750 SF	814-1,247 SF
3 BEDROOM UNITS		850 SF	1,395-1,579 SF

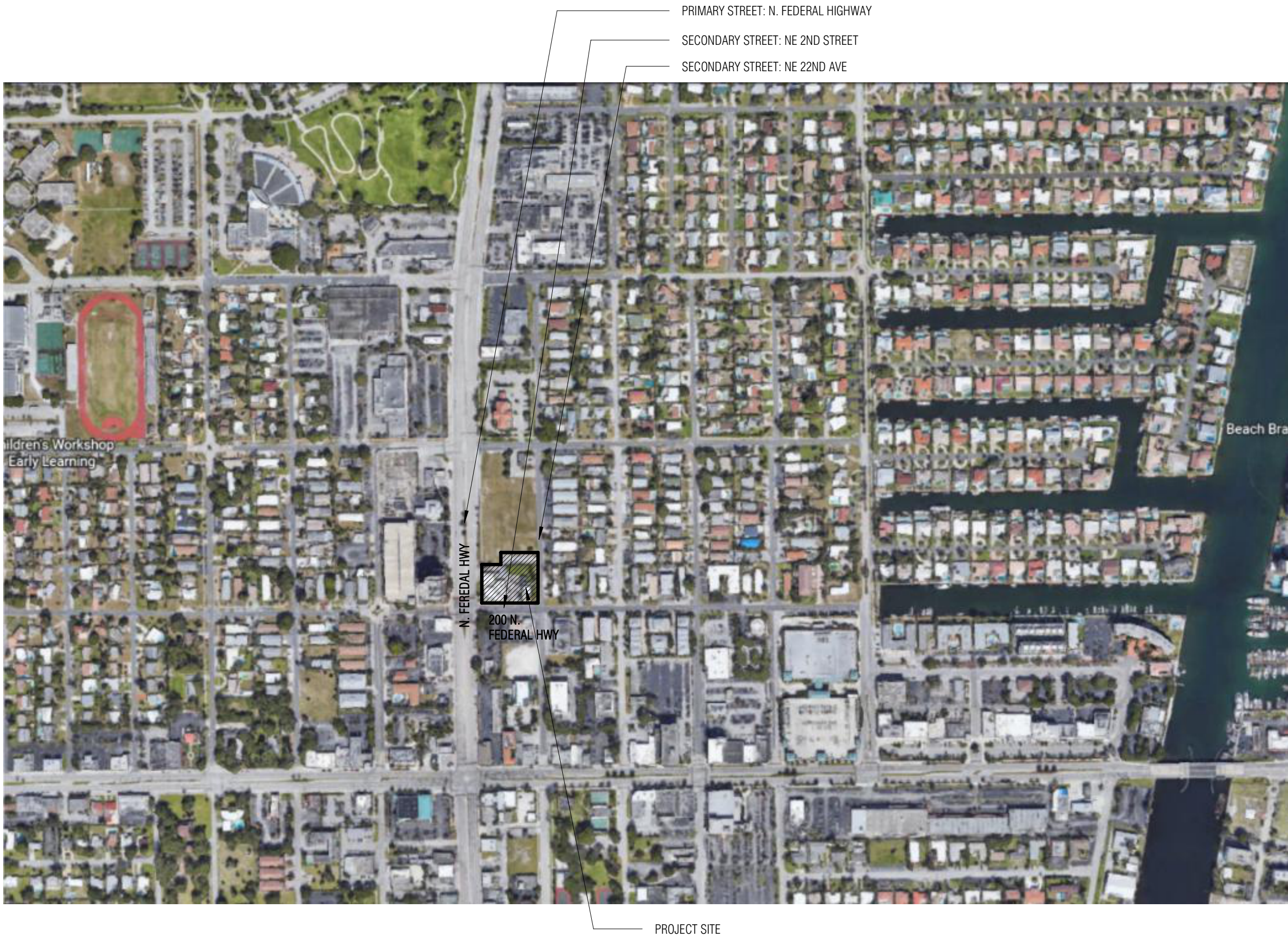
UNIT TYPE		# OF UNITS	PARKING SPACES 1 PER UNIT
STUDIO		4	4
1 BEDROOM		68	68
2 BEDROOM		23	23
3 BEDROOM		4	4
TOTAL		99	99

PARKING AND LOADING			
PARKING SUMMARY			
USE	AREA / UNITS	PARKING SPACES REQUIRED	
RETAIL AREA (SF)	6,216	1 SPACE / 300 SF	21 SPACES
PARKING SPACES PER RESIDENTIAL AREA	108,380	1 SPACE PER 1,000 GROSS SF	109 SPACES
RESIDENTIAL UNITS (ALTERNATE CALC.)	99	1 SPACE / UNIT	99 SPACES
TOTAL PARKING REQUIRED		130	SPACES
TOTAL PARKING PROVIDED ON STREET		2	SPACES
TOTAL COMPACT PARKING SPACES PROVIDED IN GARAGE		11	SPACES
TOTAL REGULAR PARKING PROVIDED IN GARAGE		120	SPACES
TOTAL PARKING PROVIDED		133	SPACES
OFF-STREET PARKING PROVIDED		131	SPACES
ON-STREET PARKING PROVIDED		2	SPACES
ACCESSIBLE PARKING SPACES PROVIDED: 5 SPACES (3.8%)			

BICYCLE PARKING		
REQUIRED		PROVIDED
Minimum of four (4) Bicycle Rack Spaces for every ten (10) vehicular spaces above 10 parking spaces. 20 bicycle spaces max. required per parking area.		29 SPACES

LOADING SUMMARY			
USE	AREA / UNITS	REQUIRED	PROVIDED
RETAIL AREA (SF)	6,216	N/A UNDER 20,000SF	0
RESIDENTIAL	99	N/A	0

Unit Mix					
Floor Level	Total Units	Studio Units	1 Bed Units	2 Bed Units	3 Bed Units
Roof					
7	19	1	13	5	0
6	19	1	13	5	0
5	19	1	13	5	0
4	17	1	12	4	0
3	13	0	10	2	1
2	9	0	7	2	0
1	3	0	0	0	3
Total Units	99	4	68	23	4



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Aerial Plan

A - 00

Scale: 12" = 1'-0"

ARCHI-ONE

200 North Federal Hwy.
Pompano Beach FL



ARCHITECT:
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5555 BISCAYNE BLVD., SUITE 2 SW
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F: 305 639 2054
E: INFO@DEFORMASTUDIO.COM
W: WWW.DEFORMASTUDIO.COM

STRUCTURAL ENGINEER:
BCC ENGINEERING
6401 SW 87TH AVENUE SUITE 200
MIAMI, FL 33173
305.670.2350

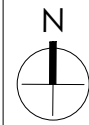
MEP ENGINEER:
RESTEKC
18191 NW 68th AVENUE SUITE 228
MIAMI GARDENS, FL 33015
786.803.8689

CIVIL ENGINEER:
CMPLX
2140 S. DIXIE HIGHWAY, SUITE 308
MIAMI, FL 33133
PHONE: 305.297.2602

LANDSCAPE ARCHITECT:
GSLA DESIGN, INC.
17870 NW 70TH AVE, SUITE 214
MIAMI, FL 33015
PHONE: 305.392.1016

INTERIOR DESIGNER:

KEY PLAN



OWNER / DEVELOPER:

ARCHI
8085 LEMON SERPENTINE LANE
DELRAY BEACH, FL 33446-2247
(561) 351-0206
WWW.ARCHI.GE

Office Registration #AA28002593

Drawn by: CAMILO DIEZ
Approved by: JAVIER BARRERA

DESCRIPTION DATE

Seal

PROFESSIONAL OF
RECORD STAMP

JAVIER R BARRERA
FLORIDA REGISTERED ARCHITECT
AR No. AP88563

DESIGN
DEVELOPMENT

PROJECT DATA

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04/24/2024
SCALE 12" = 1'-0"