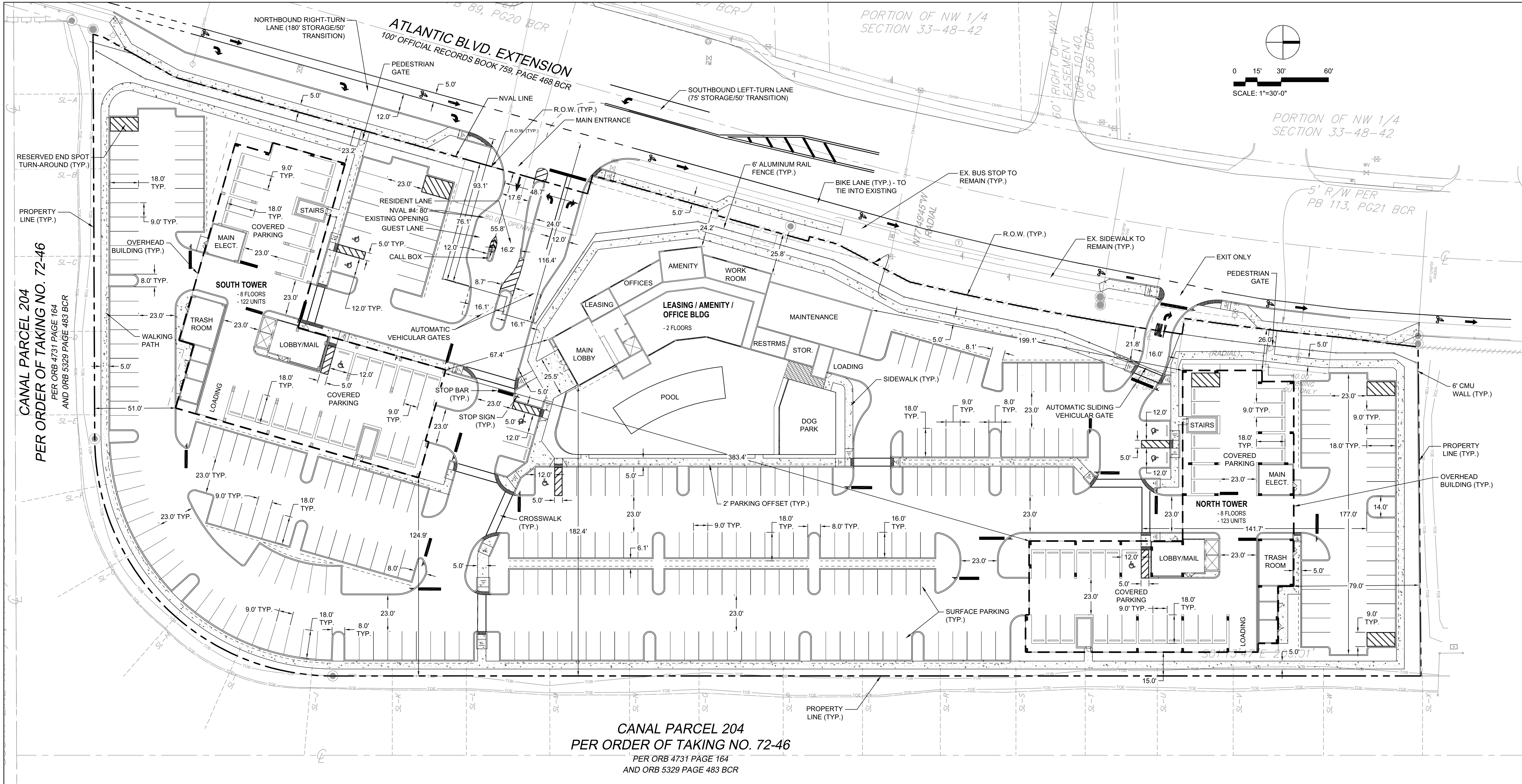



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Overall Planned Development Data		
Site Location	NW 31st Ave. & NW 33rd Dr., Pompano Beach 33069	
Net Site Area	233,403 Sq. Ft.	5.36 Acres
Existing Zoning	Heavy Business (B-4)	
Proposed Zoning	General Business (B-3)	
Proposed Use	Multifamily Residential / Commercial	
Area Compliance		
	Square Footage	Percentage of Net Site
Total Pervious Area	61,172 SF	26.2%
Total Impervious Area	172,231 SF	73.8%
Building Data		
Total Number of Dwellings	245	
Gross Sq. Footage - South Tower	97,904 SF	
Gross Sq. Footage - North Tower	97,904 SF	
Gross Sq. Footage - Leasing/Amenity Building	17,386 SF	
Total Gross Sq. Footage for All Buildings	213,194 SF	
Gross Sq. Footage Per Floor	SEE ARCHITECTURAL PLANS	

Parking Data		
	Required	Provided
<b>Residential:</b>		
(86) Studio Units @ 1.0 sp./unit =	86	86
(122) 1-BR Units @ 1.5 sp./unit =	183	183
(37) 2-BR Units @ 1.5 sp./unit =	56	56
<b>Commercial:</b>		
6,910 sf @ 1 sp/400 sf =	18	18
<b>Total Required Parking:</b>	<b>343 spaces</b>	<b>343 spaces</b>
		<i>(includes 8 accessible sp.)</i>
<b>Loading:</b>		
South Tower (no commercial space)	0	1
North Tower (no commercial space)	0	1
Leasing/Amenity Building (15,734 sf)	1	1

DATE:	12/01/22
SCALE:	
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	JDH
APPROVED BY:	JDH

**Craven-Thompson and Associates, Inc.**  
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**AVIARA WEST**  
**NW 31ST AVE & 33RD DR, POMPAÑO BEACH, FL**

PREPARED FOR:  
**MAG Real Estate & Development, Inc.**

**CONCEPTUAL SITE PLAN**

Nicole D. Pastre  
Florida R.L.A. No. 6667397  
February 23, 2023

PROJECT NO.  
22-0008-001-01

SP-1  
SHEET OF 1

**DRC**  
PZ23-05000006  
06/21/2023