

PROJECT DATA		
<div><div><div>DRC</div><div>PZ22- 12000032 11/05/2025</div></div></div>		
1. GENERAL LOT INFORMATION		
ADDRESS	324 NW 6TH STREET, POMPAÑO BEACH, FLORIDA 33060	
JURISDICTION	CITY OF POMPAÑO BEACH	
OVERLAY DISTRICT	DPTOC (DOWNTOWN POMPAÑO BEACH TRANSIT-ORIENTED CORRIDOR)	
ZONING CLASSIFICATION	TO-DPOD	
FEMA ZONE	X	
PROPERTY ID:	4842-35-48-0010/0020	
LEGAL DESCRIPTION	LOT 1: RAYSOR PLAT 109-33 B PARCEL A AND SEC 35-48-42 E 50 OF W 500 OF N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF SW 1/4 AND LOT 6 OF GROOM & GAYS SUB BEING A SUB OF N 1/2 OF N 1/2 OF SE 1/4 Lot 2: RAYSOR PLAT 109-33 B 30 FT R/W DEDICATED TO PUBLIC PER PLAT 109-33 B	
2. LOT DISPOSITION	REQUIRED	PROVIDED
LOT AREA	N/A	*NET 19,717 SF / GROSS 24,217 SF
LOT WIDTH	25' MIN / 350' MAX	150'
LOT DEPTH	70' MIN / NO MAX	131.38' - 131.51'
IMPERVIOUS AREA	NO MIN / 90% MAX	84.9% (16,744 SF)
PERVIOUS AREA (GREEN)	10%MIN / NO MAX	15.9% (3,147 SF)
PUBLICLY OPEN SPACE	N/A	565 SF
PRIVATE OPEN SPACE	10% MIN (1,972 SF)	10% MIN (1,972 SF)
BUILDING FOOTPRINT		51.2% / 10,098 SF
3. DENSITY		
BY RIGHT	36 DU/Ac = 16.30 UNITS	16 DU
BONUS #3 ALL NEW NON-RESIDENTIAL, MULTI-FAMILY RESIDENTIAL AND MIXED-USE CONSTRUCTION THAT PROVIDE PUBLIC ART USING ONE OR A COMBINATION OF THE FOLLOWING STRATEGIES (TABLE 155.3708.F.1)	10 DU/Ac = 4.52 UNITS	4 DU
TOTAL DENSITY	20 DU	20 DU
4. BUILDING SETBACKS		
FRONT YARD	10'-0" MIN	10'-0"
SIDE YARD	6'-0" MIN	5'-5"
REAR YARD	6'-0" MIN	10'-10 5/8"
5. BUILDING CONFIGURATION		
BUILDING HEIGHT	55'-0" MAX	39'-0"
BUILDING LENGTH	180'-0" MAX	139'-2"
6. PARKING ANALYSIS		
PARKING RESIDENTIAL UNITS (1 SPACE/UNIT) (Table 155.5102.D.1)	20 SPACES	20 SPACES
PARKING COMMERCIAL (1 SPACE/400 SF) (1,436 SF)	4 SPACES	3 SPACES
TOTAL PARKING	24 SPACES	23 SPACES
TOTAL PARKING W/REDUCTION 20% REDUCTION (SEC. 155.5102.K.1)	20 SPACES	23 SPACES
VISITOR PARKING (IN FRONT)	2 SPACES	2 SPACES
** ADA SPACES (2% OF TOTAL REQ. IN RESIDENTIAL) (1 TO 25 = 1)	1 SPACE 1 SPACE	1 SPACE 1 SPACE
** E.V. CHARGING STATION (UP TO 10% OF PUBLIC SPACES REQ.)	2 SPACES	2 SPACES
BICYCLE (4 SPACES/10 PS REQ)	5 SPACES	5 SPACES
*NET= POST-DEDICATION AREA, ALL CALCULATIONS ARE BASED ON THAT. **INCLUDED IN TOTAL PARKING COUNT.		

## STANDARDS AND REGULATIONS

APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY AND BUILDING CODES HAVE THE SAME FORCE AND AFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NONREFERENCED STANDARDS. IN SO FAR AS DIFFERENT STANDARDS MAY CONTAIN OVERLAPPING OR CONFLICTING REQUIREMENTS, COMPLY WITH LOCAL BUILDING CODES AND INDUSTRY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THESE STANDARDS AND REGULATIONS AND FOR THE CONSTRUCTION PERMITS. THE INSTALLATION SHALL MEET THE MINIMUM STANDARD PRESCRIBED IN THE LATEST EDITION AND AMENDMENTS OF THE FOLLOWING STANDARDS. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL CODES AND THE NEC.:

- BUILDING CODES.....2023 CODE - FBC 7TH EDITION
- PLUMBING CODE.....2023 FLORIDA PLUMBING CODE
- MECHANICAL .....2023 FLORIDA MECHANICAL CODE
- ELECTRICAL CODE.....2023 NATIONAL ELECTRICAL CODE
- ACCESSIBILITY.....2023 FLORIDA ACCESSIBILITY CODE
- LIFE SAFETY.....2024 NFPA 101 LIFE SAFETY CODE
- LIFE SAFETY.....2023 FLORIDA FIRE PREVENTION CODE

ALL MECHANICAL, ELECTRICAL, AND PLUMBING INDICATED ON DRAWINGS IS SIMPLY TO AID CONTRACTOR ON GENERAL LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL, PLUMBING AND MECHANICAL SIZING, AND SHALL ADHERE TO THESE CODES.

