BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:

FLEX BUILDING TYPE

DEFINITION:

buildings designed to respond to changes of function in a flexible way. The flex building is able to accept different internal configurations and easily adapt to its surroundings.

- BUILDING LINE
- PROPERTY LINE
- ARCADE / COLONNADE
- ACTIVE USE
- PARKING AREA
- a LOT WIDTH
- b LOT DEPTH

LOT STANDARDS:	MIN.	MAX.
a. Lot Width	25'	350'
b. Lot Depth	70'	N/A
c. Lot Area	N/A	N/A
d. Impervious Area	N/A	90% (1)
e. Pervious Area	10% (1)	N/A
f. Interior Side Setback	0' (2)	N/A
g. Rear Setback	0' (2)	N/A

h. Front and Street Side Setbacks and Building Frontage Requirements are provided in each TO Overlay District.

NOTES:

1. At grade.
2. Setback shall be 30' minimum when abutting single family residential development. The 30' shall be provided as or preserved for an alley or service road capable of providing cross access.
3. Setback shall be 15' minimum when abutting two family or townhouse development. The 15' shall be provided as or preserved for a pedestrian passage capable of providing cross access.

OPEN SPACE STANDARDS:

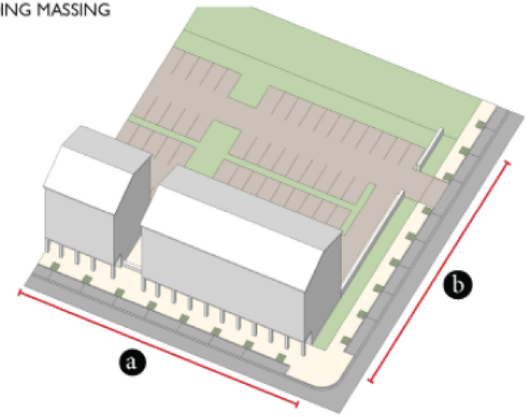
All multi-family residential, live-work units and mixed-use developments with residential dwellings shall reserve a minimum of 10% of the site for common, private open space.

FORECOURT STANDARDS:

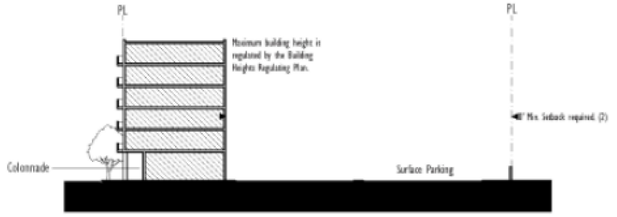
For purposes of the building frontage, a forecourt shall be considered as a principal building. Where a forecourt is provided, the following shall apply:

1. The portion of the building fronting the forecourt may be set back up to 25 feet from the property line to accommodate a forecourt.
2. The forecourt shall not exceed sixty (60%) percent of the building frontage.
3. To preserve existing tree canopy, the forecourt setback or percent of building frontage may be greater, subject to Urban Forestry approval.

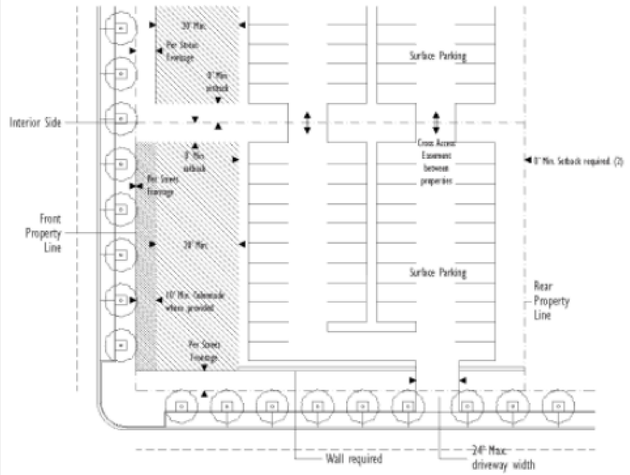
BUILDING MASSING



BUILDING CONFIGURATION



BUILDING SETBACKS



1 / A-004 FLEX BUILDING TYPE
SCALE: NTS

idea Architect

absolute-idea.com

ENG. CA No. 28787 ARCH LICENSE NBR AA26001856

CANAL PARK
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
305.792.0015 305.931.0279 info@absolute-idea.com

SEAL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES.

STEPHANE L'ECUYER
AR 93637

STATE OF FLORIDA STEPHANE L'ECUYER AR93637 REGISTERED ARCHITECT

Stephane L'Ecuyer

Digitally signed by Stephane L'Ecuyer
DN: C=US, O=Stephane L'Ecuyer, OID.2.5.4.65=9ED4E1A1D0000018658264180007C43C, CN=IDEA Architect LLC, C=US
Date: 2024.03.27 18:17:49-04'00'

#	Date	Description

Notes

DRC (DEVELOPMENT REVIEW COMMITTEE)
Not for construction

Professionals

CLIENT
ICG CGP 58, LLC
20900 NE 30th AVE
SUITE 914, AVENTURA, FL 33180

ARCHITECT
IDEA ARCHITECT
3323 NE 163RD STREET,SUITE 200
NORTH MIAMI BEACH, FL 33160
TEL: 305.792.0015

CIVIL
THOMAS ENGINEERING GROUP
6300 NW 31st AVENUE,
FORT LAUDERDALE, FL 33309
TEL: 954.202.7000

LANDSCAPE
GSLA DESIGN, INC
17670 NW 78TH AVE, SUITE 214
MIAMI, FL 33015
TEL: 305.392.1016

PATAGONIA

NW 7TH AVENUE & NW 3RD STREET,
POMPANO BEACH, FLORIDA 33060

Title

ZONING CODE ANALYSIS - BUILDING TYPES

Drawn	Field
Daniel Dussan	Architecture
Verified	Scale
Nicol[illegible] Tremblay	[illegible] = 1'-0"
Approved	
[illegible]ean [illegible]ais	[illegible]-27-24
Project Manager	Dwg. no. Page
Jacob[illegible]u	
Project	A-004

DRC
PZ23-12000048
07/03/2024

3/27/2024 5:27:24 PM

Autodesk Docs://23-805 Patagonia/23-805 Patagonia.rvt

ARCH D 24"X36" (A1)

All dimensions must be taken and checked before starting work. No dimension should be measured on printed plans. The content of this document is an intellectual property of IDEA Architects. No total or partial use can be made without the written permission of its author.