

**Phoenix Golf Car  
140-160 NW 31<sup>st</sup> Avenue  
PCNS: 4842 33 05 4120 & 4842 33 05 4110  
Project Narrative  
Major Site Plan Application**

We are requesting major site plan approval for the development of the site located at 140-160 NW 31<sup>st</sup> Avenue. The existing site is an existing green field with trees and overgrowth as well as a newly constructed access road along the frontage leading to the adjacent Popeye's Restaurant. The services included at the Phoenix Golf Car site will be sales and service of golf carts. The new building will be approximately 9,660 square feet and will include sales, service and associated parking and storage areas which will be well screen with landscape and fencing.

The site is currently zoned General Business (B-3) and the proposed site design meets all of the dimensional requirements for the lot area, lot width, max lot coverage, pervious area, landscaping, and building setbacks. The details of the required and proposed zoning code requirements are shown on Sheet C-05 of the submittal.

The proposed improvements will utilize a proposed water meter tying into the existing 10" water main running along NW 31<sup>st</sup> Ave. The sewer lateral for the new building will be connected to an existing sewer lateral stub-out located on the east side of the new cross-access drive. There's an existing AT&T pole and FPL transformer near the SW corner of the property, and will be utilized to provide telephone and electrical services.

The site has been spot-graded in compliance with South Florida Water Management District standards & requirements. The finished floor elevation has been approved by the City of Pompano Beach Engineering Department and it has been set above the required 100 year – 3 day storm elevation. Inlets and pipes are proposed around the building to minimize ponding and a retention area south of the drive-thru is proposed to meet the pre-development SFWMD stage storage requirements.

In terms of sustainable development points, this building will have points in Efficient Cooling and Hurricane Resistant Structures. The air conditioners will be Energy Star qualified, and the building will be constructed to meet a minimum of 150 mph wind loads.

Thank you.

Michael Grosswirth, PLA, ASLA, ISA  
Landscape Architect  
ISA Certified Arborist