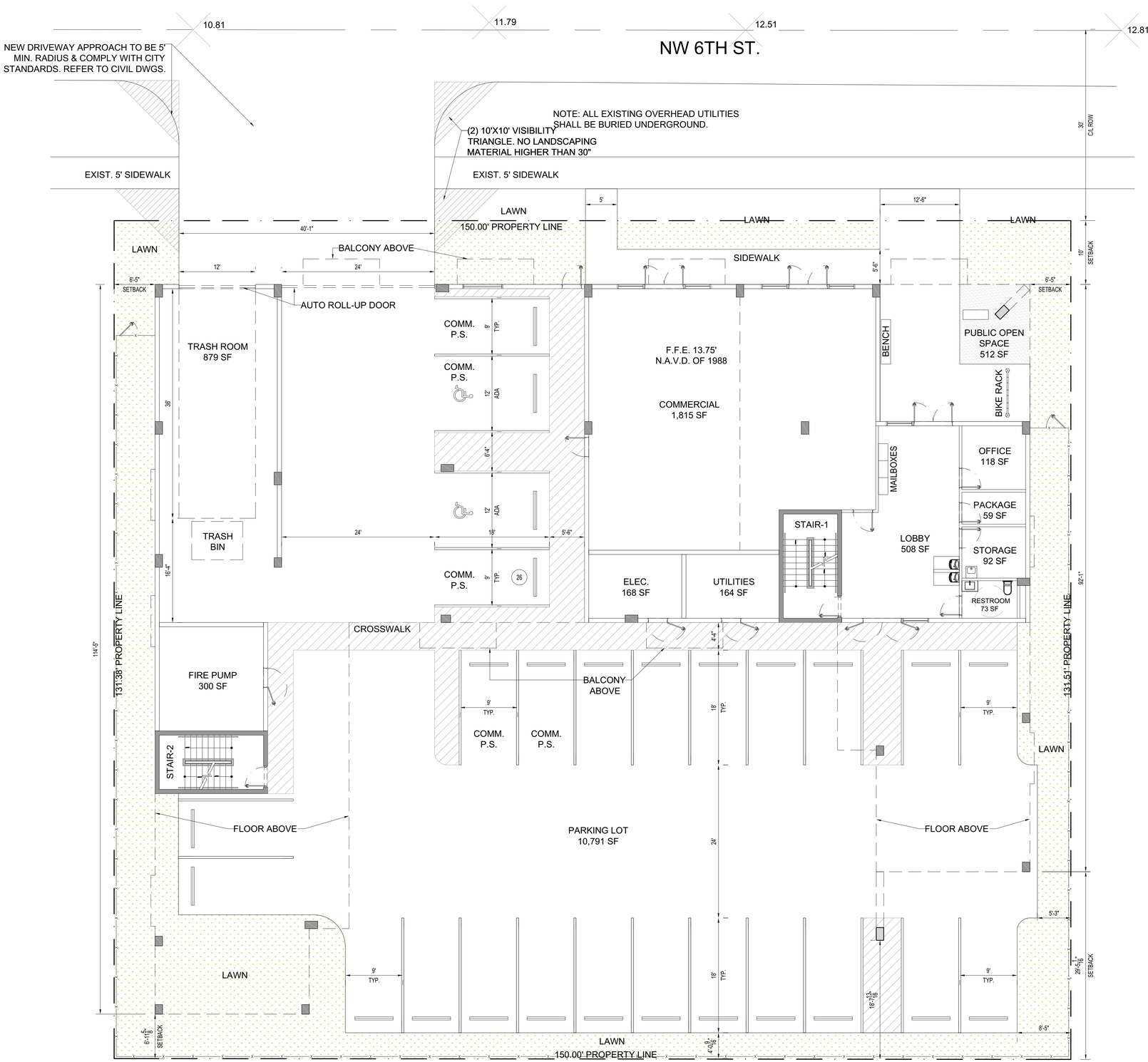

SITE / 1ST FLOOR PLAN

Scale: 1/8"=1'-0"

ZONING DATA

Address: 324 NW 6th St. Pompano Beach, FL 33060

Folio(s): 4842-35-48-0010 | 4842-35-48-0020

Legal Description:
Lot1: RAYSOR PLAT 109-33 B PARCEL A AND SEC 35-48-42 E 50 OF W 500 OF N 1/2 OF N1/2 OF SE1/4 OF NE1/4 OF SW1/4 AND LOT 6 OF GROOM & GAYS SUB BEING A SUB OF N1/2 OF N1/2 OF SE1/4
Lot 2: RAYSOR PLAT 109-33 B 30 FT R/W DEDICATED TO PUBLIC PER PLAT 109-33 B

Food Zone: X | Highest C.O.R. 12.51' N.A.V.D.

Zoning: TO-DPOD | Existing Condition: To be Demolished (Permit by Others)

BUILDING DISPOSITION	REQUIRED/ALLOWED	PROPOSED
LOT AREA		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'
LOT COVERAGE		84.6% | 16,692 SF
IMPERVIOUS AREA	NO MIN | 90% MAX	82.3% | 16,233 SF
PERVIOUS (GREEN) AREA	10% MIN | NO MAX	17.7% | 3,493 SF
PUBLICLY OPEN SPACE		512 SF
DENSITY		
DENSITY by RIGHT *(36 du/acre)*	16.30 DU	16 DU
DENSITY w/ BONUS *(10 du/acre)*	4.53 DU	5 DU
Table 155.3708.f.1		
TOTAL DENSITY	**21 DU**	**21 DU**
BUILDING SETBACKS		
FRONT YARD	10'-0"	10'-0"
SIDE YARD	6'-0"	6'-5"
REAR YARD	6'-0"	6-11 9/16"
BUILDING CONFIGURATION		
BUILDING HEIGHT	N/A	3 Stories | 35'
MAX BUILDING LENGTH	N/A	137'-2"
PARKING		
RESIDENTIAL (1 / UNIT)	**21**	**21**
Table 155.5102.d.1		
**H.C. (2% of total required)*	*1*	*1*
COMMERCIAL (1 / 300 SF)	**6**	**5**
Table 155.5102.d.1		
**H.C. (1 to 25 = 1)*	*1*	*1*
TOTA PARKING	27 SPACES	**26 SPACES**
15% Reduction (Sec. 155.5102.K.1)	**23 SPACES**	
ELEC. VEH. CHARGING STATION *(up to 10% of ps req.)*	2 SPACES	2 SPACES
BICYCLE (4 spaces / 10 ps req.)	9 SPACES	10 SPACES

***Included in total parking count.**

AREA TOTALS

RESIDENTIAL UNIT MIX	
UNIT TYPE	QUANTITY
UNIT A (2br+2ba) | 799 SF	13
UNIT A2 (2br+2ba) | 757 SF	2
UNIT A3 (2br+2ba) | 856 SF	2
UNIT B (1br+1.5ba) | 618 SF	2
UNIT C (studio) | 347 SF	1
UNIT C2 (studio) | 423 SF	1
TOTAL	**21**

HABITABLE AREA	
RESIDENTIAL (leasable)	13,907 SF
CORRIDOR & LOBBY	3,267 SF
SERVICE (package, rest rooms)	236 SF
AMENITIES	0 SF
COMMERCIAL	1,935 SF
TOTAL HABITABLE AREA	**19,345 SF**
OUTDOOR AMENITIES	
BALCONIES	637 SF
TOTAL OUTDOOR AMENITIES AREA	**637 SF**
NON-HABITABLE AREA	
ELEVATOR SHAFTS & STAIRWELLS	1,044 SF
MECHANICAL & SERVICE	1,641 SF
STORAGE	106 SF
TOTAL NON-HABITABLE AREA	**2,791 SF**
TOTAL GROSS FLOOR AREA	**22,773 SF**

SURFACE PARKING LOT	10,644 SF
SIDEWALKS	402 SF
PUBLIC OPEN SPACE	512 SF

SUSTAINABILITY

- Brownfield Site (6 pts)
- Hurricane Resistant Structures 150mph (4 pts)
- Mixed-use DevelopMENT (4 pts)
- **TOTAL 14 pts**

BUSINESS SECURTY

Video or security camera system: Every Late-Hours Business shall maintain a video or security camera system that is capable of monitoring, recording and retrieving a clear and identifiable image to assist law enforcement personnel in offender identification and apprehension. Said system shall comply with all of the following standards:
a. Be in operation at all times;
b. Be readily viewable and accessible by employees;
c. At least one camera recording the interior of the business;
d. At least one camera recording any parking areas, (cameras must cover entire parking area up to the perimeter); and
e. All recordings must be retained and available to police for a period of 72 hours from the date of recording;

DRC
PZ22-12000032
10/16/2024

Design
Planning
Architecture
66 W. FLAGLER ST. #900
MIAMI, FL 33130
www.thefluxarchitects.com
P: 305.707.8288

Seal of Project Architect
Edgar Gonzalez - AR98/8356
Eddie Seymour - AR98/6962
Eddie A. Seymour 2024.09.12 16:09:35 -04'00'

Consultants:
CIVIL ENGINEER
CONENCO CONSULTANTS
782 NW 42ND AVE
MIAMI, FL 33126
T: (888) 536-1536
LANDSCAPE ARCHITECT
PARAMETRIKA LANDSCAPE ARCH.
T: (480) 732-5637

Project Owner:
LOGICA REAL ESTATE SERVICES
8180 NW 36th ST, STE 409
DORAL, FL 33166

Project:
324 HAUS

Project Address:
324 NW 6th ST.
POMPANO BEACH, FL 33060

Project Number:
24012

Sheet Name:
SITE / 1ST FLOOR PLAN

Sheet Origin Date:
04/24/2024

Sheet Issue Date:
09/10/2024

Revisions:

No.	Description	Date
01	COMMENTS/CHANGES	09/10/2024

Submittal Type:
SITE PLAN REVIEW

Drawn By:
ES

Checked By:
ES

Scale:
AS SHOWN

Sheet Number:
A101