



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 N 1/2 OF SE1/4 OF NE1/4 OF SW1/4 AND LOT 6 OF GROOM & GAYS SUB BEING A SUB OF N1/2 OF N 1/2 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
TOTAL PARKING	27 SPACES	26 SPACES
15% Reduction (Sec. 155.5102.K.1)	23 SPACES	
ELEC. VEH. CHARGING STATION	2 SPACES	2 SPACES
(up to 10% of ps req.)		
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

SPRINKLER & FIRE ALARM SYSTEMS

AUTOMATIC SPRINKLER SYSTEM
THIS BUILDING SHALL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM. CONTRACTOR SHALL SUBMIT SHOP DWGS FOR REVIEW/APPROVAL BY AHJ.

FIRE ALARM SYSTEM
THIS BUILDING SHALL BE PROTECTED BY A FIRE ALARM SYSTEM. CONTRACTOR SHALL SUBMIT SHOP DWGS FOR REVIEW/APPROVAL BY AHJ.

CPTED FEATURES LEGEND

- ① SECURED RESIDENT ENTRANCE
- ② SECURED VEHICLE ENTRY/EXIT
- ③ SECURED GATES AT SIDE SETBACKS
- ④ 6' PERIMETER FENCE
- ⑤ NATURAL SURVEILLANCE OF FRONT YARD (CLEAR LINE OF SIGHT FROM LOBBY, RETAIL & UNIT BALCONIES ABOVE)

SUSTAINABILITY

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

BUSINESS SECURITY

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:

- Be in operation at all times;
- Be readily viewable and accessible by employees;
- At least one camera recording the interior of the business;
- At least one camera recording any parking areas, (cameras must cover entire parking area up to the perimeter); and
- All recordings must be retained and available to police for a period of 72 hours from the date of recording;

DRC

P222-12000032

10/16/2024

Design
Planning
Architecture

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Project Owner:
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Project:
324 HAUS

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

Project Number:
24012

Sheet Name:
SITE / 1ST LEVEL PLAN

Sheet Origin Date:
04/24/2024

Sheet Issue Date:
09/10/2024

Revisions:

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

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SITE PLAN REVIEW

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ES

Checked By:
ES

Scale:
AS SHOWN

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