

LANDSCAPE REQUIREMENTS	The minimum width of the perimeter landscaping strip shall be always 5 feet, regardless of the development type.	POMPANO BEACH ZONING CODE SEC.155.3501.J.2	Perimeter Landscape 5 feet wide Landscape Island 5 feet wide	Perimeter Landscape 5'-0" Landscape Island 5'-0" wide
	The Pervious Area are determined by the building typology and placement regulating diagram Pervious = Measuring the total horizontal land area (Sf) covered by pervious surfaces on the LOT, expressed in %	POMPANO BEACH ZONING CODE SEC.155.3501.O	MIN. 10% (AT GRADE) = 1,384.2 SF	3,086 SF (22.1%)
	In the EDGE Sub-Area, for Building Types including Courtyard Building, Flex Building & Townhouses; The minimum Setback should be 10 feet and maximum 20 feet.	POMPANO BEACH ZONING CODE SEC.155.3708.G.1.2.b	FLEX NW 7TH AVE MIN. 10 FEET MAX. 20 FEET NW 3RD ST MIN. 6 FEET	FLEX NW 7TH AVE 13'-5" NW 3RD ST N/A
	There is a Specific Streets Seback on DR. MARTIN LUTHER KING (MLK) JR BLVD. = 6 FEET			
INTERIOR SIDE & REAR SETBACKS	The interior side setbacks and the rear setbacks are determined by the building typology and placement regulating diagram.	POMPANO BEACH ZONING CODE SEC.155.3501.O	FLEX SIDE 0' - 0" / 30'-0" WHEN ABUTTING SINGLE FAMILY DEVELOPMENT REAR 0' - 0"	FLEX SIDE 24'-6" 30'-0" REAR 78' - 0"
	The shortest horizontal distance from the side (or rear) lot line of a lot to the nearest point of a principal structure on the lot.			
PARKING SPACE DIMENSIONS	When provided in a parking garage, the dimensions of up to 20% of the required off-street parking spaces may be reduced to a width of 8 feet and 6 inches and a depth/length of 16 feet. The spaces shall be marked as Compact Parking Spaces.	POMPANO BEACH ZONING CODE SEC.155.5102.I.1	Parking Space Dimensions 9' x 18'	Parking Space Dimensions 9' x 18'
PARKING COUNT	Except as expressly exempted by other sections within this Code, new development shall provide the minimum number of off-street parking spaces in accordance with Table 155.5102.D.1, Minimum Number of Off-Street Parking Spaces, based on the principal use(s) involved and the extent of development.	POMPANO BEACH ZONING CODE SEC.155.5102.D.	RETAIL 1 PS / 300 SF = 1,800 SF / 300 SF = 6 PS MULTI-FAMILY 1 PS / DU = 6 PS	RETAIL 6 PS MULTI-FAMILY 7 PS
PARKING AISLES	For 2-WAY traffic = Aisle width 23'-0"	POMPANO BEACH ZONING CODE SEC.155.5102.D.1	Two-Way Traffic 23'-0" One-Way Traffic 23'-0"	23'-0"
	For ONE-WAY Traffic, Aisles shall be at least 23'-0" especially if there is 90 degrees parking spaces located next to the aisles. The Service director may approve an aisles width less than the minimum if there is enough maneuver through the parking area			
LOADING AREA DIMENSIONS	The minimum loading berth size that presumptively satisfies loading berth needs is at least 12 feet wide and 55 feet long. The Development Services Director may require a larger loading berth or allow a smaller loading berth on determining that the characteristics of the particular development warrant such increase or reduction and the general standard is met.	POMPANO BEACH ZONING CODE SEC.155.5102.M.2	12' X 55' X 14' (HEIGHT)	N/A
LOADING AREA COUNT	Any new development involving the routine vehicular delivery or shipping of goods, supplies, or equipment to or from the development shall provide a sufficient number of off-street loading berths to accommodate the delivery and shipping operations of the development's uses in a safe and convenient manner.	POMPANO BEACH ZONING CODE SEC.155.5102.M.1.	MULTI-FAMILY Not Required RETAIL N/A	N/A

EAST PARCEL - GFA TABLE						
	RETAIL	SELLABLE UNITS	COMMON AREAS	VERTICAL CIRCULATION	MECHANICAL ROOMS	TOTAL
ROOF	-	-	-	-	-	-
LEVEL 03	-	1,835	-	160	-	1,995
LEVEL 02	-	1,835	-	160	-	1,995
LEVEL 01	1,800	-	-	170	175	2,145
TOTAL	1,800	3,670	0	490	175	6,135
	29.34%	59.82%	0.00%	7.99%	2.85%	100.00%

EAST PARCEL PARKING COUNT	
AVERAGE UNIT SIZE	611.67
RETAIL	
1 PS / 300 SF	
1800 SF / 300 SF	6 PS
RESIDENTIAL	
6 UNITS X 1 PS/UNIT	6 PS
TOTAL REQUIRED	12 PS
TOTAL PROVIDED	13 PS

Professionals

CLIENT

ICG CGP 58, LLC

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SUITE 914, AVENTURA, FL 33180

ARCHITECT

IDEA ARCHITECT

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LANDSCAPE

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<div><div>PATAGONIA</div><div>NW 7TH AVENUE & NW 3RD STREET, POMPANO BEACH, FLORIDA 33060</div></div>	
Title	
ZONING CODE ANALYSIS	
Drawn Daniel Dussan Verified Nicolas Tremblay Approved Jean Francois Gervais	Field Architecture Scale Date 07-17-24
Project Manager Jacob Wu Project 23-805	Dwg. no. Page A-006