GENERAL SITE INFORMATION

PROPERTY ADDRESS	500 NW 31ST AVENUE POMPANO BEACH, FL | 33069
FOLIO #	4842 33 39 0020
LEGAL DESCRIPTION	PARCEL "B", HORN PLAT NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, AT PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GOVERNING CODES:

FLORIDA BUILDING CODE 2020
NFPA 101 - LIFE SAFETY CODE 2018 EDITION
FLORIDA FIRE PREVENTION CODE 2020
NEC - 2020 EDITION
FBC - MECHANICAL 2020
FBC - PLUMBING 2020
FBC - ACCESSIBILITY 2020

SITE ZONING (EXISTING):

ZONING: B-3 (GENERAL BUSINESS)

TOTAL LOT AREA:

LOT AREA: 37,397 SF = 0.86 ACRES

GROSS NET AREA: 65,903 SF = 1.51 ACRES

INTENSITY & DIMENTIONAL STANDARDS	REQUIRED	PROPOSED USE	VARIANCE
LOT AREA, MINIMUM (SQ. FT.)	10,000	37,397 SF	
LOT AREA, MAXIMUM (ACRE)	5	0.86 ACRES	
LOT AREA, MAXIMUM (ACRE) FOR NWCRA OR AOD	10		
LOT WIDTH, MINIMUM (FT.)	100	193'-9"	
DENSITY, MAXIMUM (DU/AC)	46 *INDIVIDUAL TOWNHOUSE LOTS HAVE A MINIMUM AREA OF 1,800 SF AND WIDTH OF 18'	12	
FLOOR AREA PER DWELLING UNIT, MINIMUM (SQ. FT.)	EFFICIENCY UNITS: 500 1 BEDROOM: 650 HABITABLE SPACE ADDITIONAL BEDROOM: 100 HABITABLE SPACE	UNIT TYPE A = 1,782 SF 1,533 SF (NO GARAGE) UNIT TYPE B = 1,749 SF 1,500 SF (NO GARAGE)	
LOT COVERAGE, MAXIMUM (% OF LOT AREA)	60% = 22,438.2 SF	31.4% = 11,725 SF	
PERVIOUS AREA, MINIMUM (% OF LOT AREA)	20% = 7,479.4 SF	39.1% = 14,650 SF	
HEIGHT, MAXIMUM (FT)	105	31'-6"	
FRONT YARD SETBACK MINIMUM (FT)	0	12	
STREET SIDE YARD SETBACK MINIMUM (FT)	0	12	
SETBACK FROM A WATERWAY OR CANAL, MINIMUM (FT)	15	0	
SETBACK FROM A DUNE VEGETATION LINE, MINIMUM (FT)	25	0	
INTERIOR SIDE YARD SETBACK MINIMUM (FT)	10	12	
REAR YARD SETBACK MINIMUM (FT)	10	10	
DIMENSION STANDARDS FOR ACCESSORY STRUCTURES	SEE ACCESSORY, USE-SPECIFIC STANDARDS IN ARTICLE 4: PART 3	N/A	
INDIVIDUAL LOT SIZE	MINIMUM AREA OF 1,800 SQ. FT. AND MINIMUM WIDTH OF 18 FEET	LOTS RANGE FROM 1,800 - 2,030 SQ. FT. WIDTH: 19'-3" AND 19'-8"	
BUILDING SIZE (FOOTPRINT)	NOT EXCEED 20,000 SF OR 180 LINEAR FT	10,735 SF 2 UNIT BUILDING = 39'-5" 3 UNIT BUILDING = 58'-8" 4 UNIT BUILDING = 77'-10"	

PARKING:

	REQUIRED	PROVIDED
DWELLING MULTIFAMILY	MINIMUM OFF-STREET PARKING: 1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA 17,629 SF /1000= 17.629 (18)	TYPE A (1,533 SF X 9) = 13,797 SF TYPE B (1,916 SF X 2) = 3,832 SF 17,629 SF (TOTAL WITHOUT GARAGE) 17,629 SF /1000= 17.629 (18) 18 PARKING SPACES
VISITOR PARKING	1 PER 5 TOWNHOUSE UNITS = 3	VISITOR PARKING = 3 PARKING SPACES
	23 PARKING SPACES TOTAL	11 GARAGE PARKING 12 ON-SITE PARKING SPACES **TOTAL PARKING = 23 PARKING SPACES** 6 PARALLEL STREET PARKING
BIKE RACKS	4 PER 10 PARKING SPACES 10 BIKE RACKS REQUIRED	INDIVIDUAL HANGING BIKE RACKS TO BE PROVIDED IN EACH GARAGE UNIT. **12 TOTAL**

OCCUPANCY CLASSIFICATION:

OCCUPANCY CLASSIFICATIION: R-2
CONSTRUCTION TYPE: TYPE III (B)

SCOPE OF WORK:

NEW CONSTRUCTION OF MULTI FAMILY RESIDENTIAL DEVELOPMENT

FLOOD ZONE / BASE FLOOD ELEVATION:

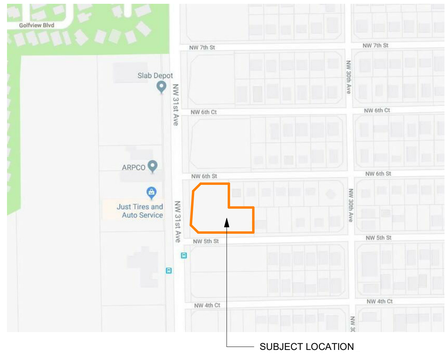
FLOOD ZONE = ZONE X
BASE FLOOD ELEVATION = 10.17' NAVD1988

UNIT PERMIT NUMBERS:

UNITS	UNIT ADDRESS	UNIT PERMIT NUMBER
500 / UNIT 09	UNIT 500 NW 30 TE	BP22-00000106
504 / UNIT 10	UNIT 504 NW 30 TE	BP22-00000107
508 /UNIT 11	UNIT 508 NW 30 TE	BP22-00000108
511 / UNIT 06	UNIT 511 NW 30 TE	BP22-00000105
515 / UNIT 07	UNIT 515 NW 30 TE	BP22-00000104
521 / UNIT 06	UNIT 521 NW 30 TE	BP22-00000103
525 / UNIT 05	UNIT 525 NW 30 TE	BP22-00000102
529 / UNIT 04	UNIT 529 NW 30 TE	BP22-00000101
571 / UNIT 03	UNIT 571 NW 30 TE	BP22-00000100
575 / UNIT 02	UNIT 575 NW 30 TE	BP22-00000099
579 / UNIT 01	UNIT 579 NW 30 TE	BP22-00000098

SUBJECT LOCATION
500 NW 31ST AVENUE
POMPANO BEACH, FL | 33069

4 ZONING MAP
SCALE: 1" = 1'-0"



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3 LOCATION MAP
N.T.S

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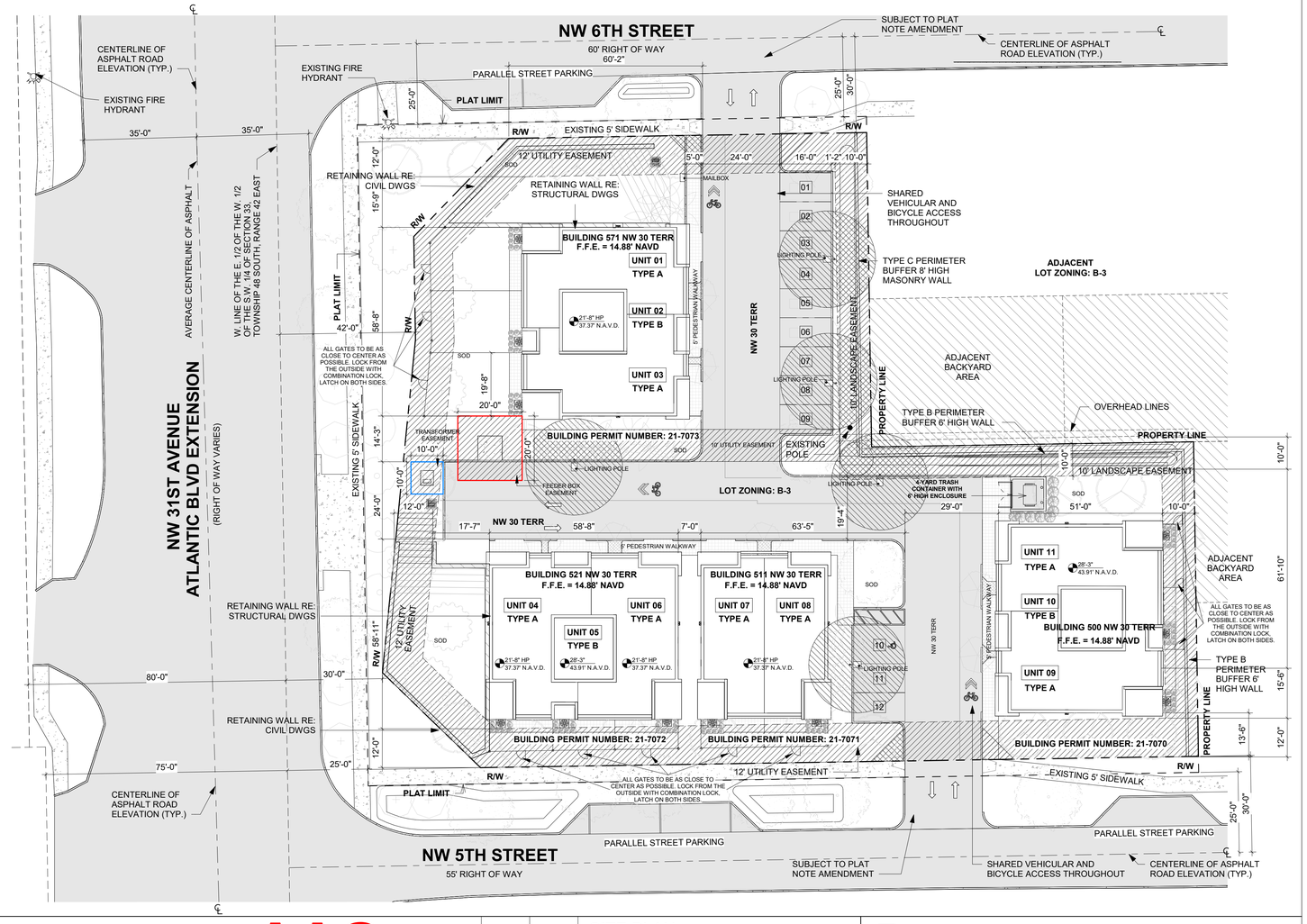
2 AERIAL VIEW
N.T.S



AAC

1 SITE PLAN
SCALE: 1" = 20'-0"

UTILITY EASEMENT
10'x10' TRANSFORMER EASEMENT
20'x20' FEEDER BOX EASEMENT

PZ18-12000021

8/4/2020

PROJECT, ADDRESS AND OWNER:

SPORTS RESIDENCE 500

500 NW 31ST AVENUE
POMPANO BEACH, FL | 33069

OWNER

ICG ABCD 52, LLC

20900 NE 30th Ave
Aventura, FL 33180

ARCHITECT:

G3aec
975 Arthur Godfrey rd. suite 401
miami beach florida 33140
t 305 763 8471 e admin@g3aec.com
w www.g3aec.com | #AA26003670

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:
DENIS K. SOLANO
950 N.W. 22 ND AVE.
MIAMI | FL | 33125
t.|305 643 8699

MEP:
BACH DESIGN
5130 N FEDERAL HWY, SUITE 1
FT. LAUDERDALE | FL | 33308
t.|954 461 4314

CIVIL ENGINEER:
KIMLEY-HORN
600 NORTH PINE ISLAND ROAD, SUITE 450
PLANTATION | FL | 33324
t.|954 535 5100

LEED CONSULTANT:
THOMAS WHITE, ASLA-ISA
2900 NE 27TH AVENUE
FORT LAUDERDALE | FL | 33306
t.|954 253 2265

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		/ /
Fire Prev.		/ /
Planning		/ /
Zoning		/ /
Building		/ /
Structural		/ /
Electrical		/ /
Plumbing		/ /
Mech.		/ /
S. Waste		/ /

REVISIONS:

3	10/20/21 DRC Comments	10/20/21
5	06/16/22 City comments	06/16/22
7	Revision 7	03/07/23
8	Revision 8	03/30/23
9	Revision FPL Coordination	04/25/24
10	Field Revision	10/14/24

PERMIT SET

PROJECT No.: 1805
ISSUE DATE: 05.11.23
REVISIONS:

ZONING, SITE PLAN & LOCATION DIAGRAMS

SCALE: As indicated

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL:

SIGNATURE:
ARTURO G. GRIEGO, AIA
AR94011

SHEET No.:

G-2

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.