

Exhibit "B": 300 NW 31st Ave  
Conceptual Plan 18-05000004

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GENERAL SITE INFORMATION

PROPERTY ADDRESS

300 NW 31ST AVENUE  
POMPANO BEACH, FL | 33069

FOLIO #

4842 33 39 0030

LEGAL DESCRIPTION

PARCEL "C", 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 2017  
NFPA 101 - LIFE SAFETY CODE 2012 EDITION  
FLORIDA FIRE PREVENTION CODE 2017  
NEC - 2011 EDITION  
FBC - MECHANICAL 2017  
FBC - PLUMBING 2017  
FBC - ACCESSIBILITY 2017

SITE ZONING (EXISTING):

ZONING:

B-3 (GENERAL BUSINESS)

TOTAL LOT AREA:

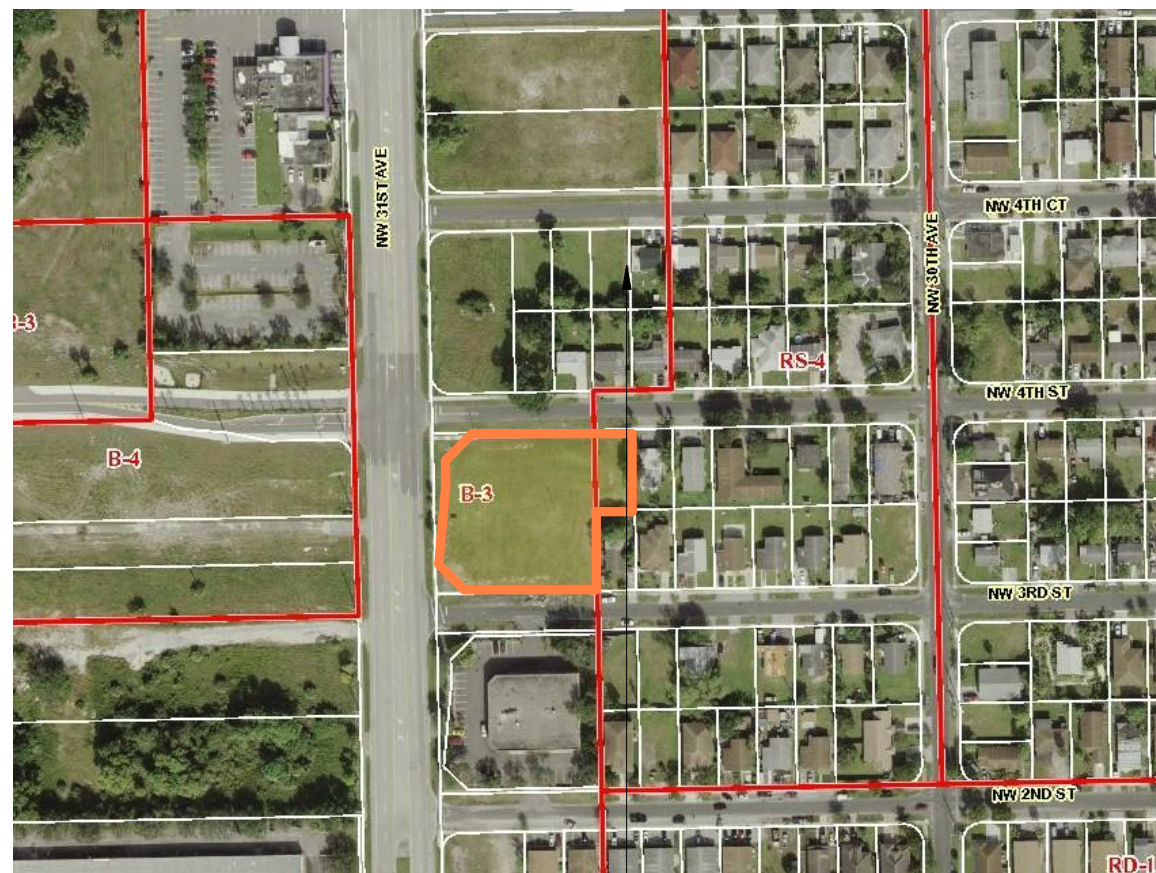
LOT AREA:

42,066 SF = 0.97 ACRES

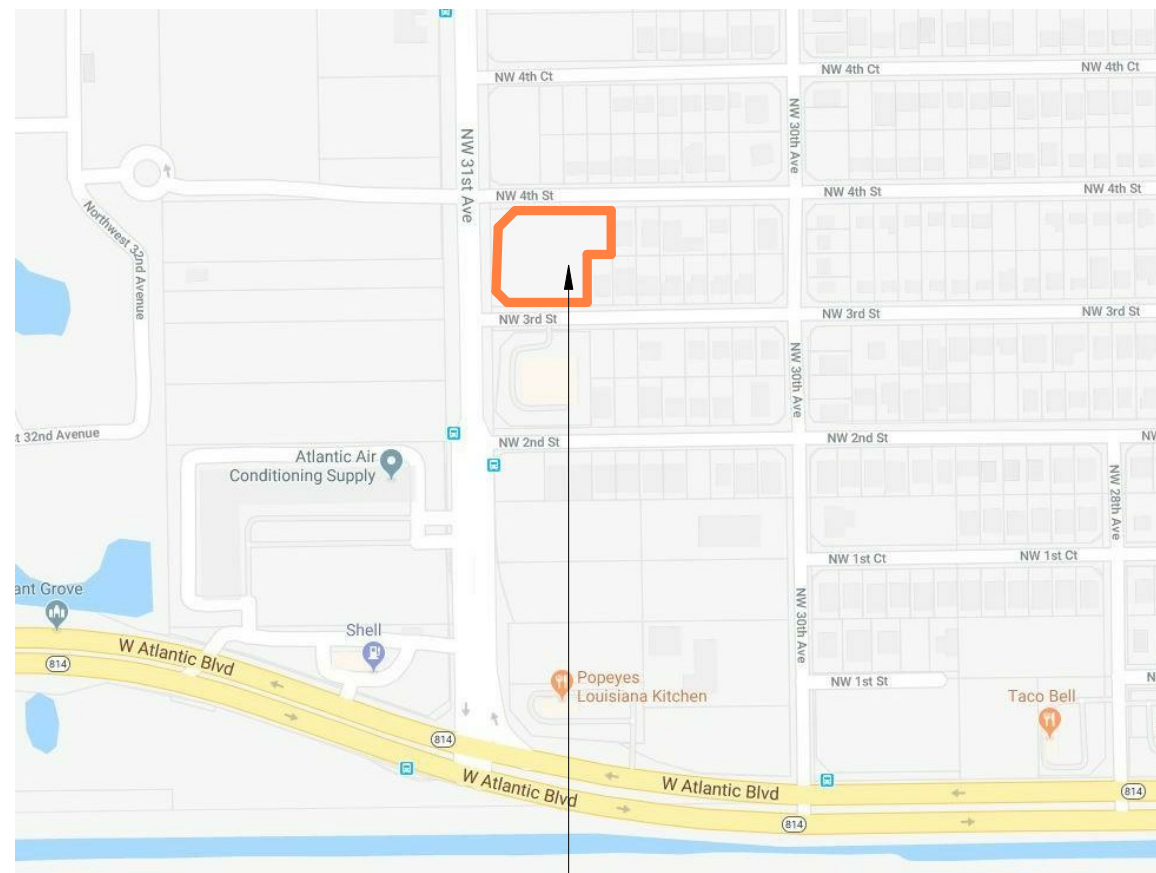
GROSS NET AREA:

71,990 SF = 1.65 ACRES

INTENSITY & DIMENTIONAL STANDARDS	REQUIRED	PROPOSED USE	VARIANCE		
LOT AREA, MINIMUM ( SQ. FT.)	10,000	42,066 SF			
LOT AREA, MAXIMUM ( ACRE)	5	0.97 ACRES			
LOT AREA, MAXIMUM ( ACRE) FOR NWCRA OR AOD	10				
LOT WIDTH, MINIMUM ( FT.)	100	195'-5"			
DENSITY, MAXIMUM (DU/AC)	46 <small>*INDIVIDUAL TOWNHOUSE LOTS HAVE A MINIMUM AREA OF 1,800 SF AND WIDTH OF 18'</small>	14			
FLOOR AREA PER DWELLING UNIT, MINIMUM (SQ. FT.)	EFFICIENCY UNITS: 500	UNIT TYPE A = 1,782 SF 1,533 SF (NO GARAGE)			
	1 BEDROOM: 650 HABITABLE SPACE				
	ADDITIONAL BEDROOM: 100 HABITABLE SPACE	UNIT TYPE B = 1,749 SF 1,500 SF (NO GARAGE)			
LOT COVERAGE, MAXIMUM (% OF LOT AREA)	60% = 25,239.6 SF	32.5% = 13,690 SF			
PERVIOUS AREA, MINIMUM (% OF LOT AREA)	20% = 8,413.2 SF	32.9% = 13,870 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 1,828 -1,986 SQ. FT. WIDTH: 19'-3" AND 19'-8"			
BUILDING SIZE (FOOTPRINT)	NOT EXCEED 20,000 SF OR 180 LINEAR FT	12,545 SF 2 UNIT BUILDING = 39'-5" 3 UNIT BUILDING = 58'-8"			
PARKING:					
	REQUIRED	PROVIDED			
DWELLING MULTIFAMILY	MINIMUM OFF-STREET PARKING:  1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA  22,994 SF /1000= 22.994 (23)	TYPE A (1,533 SF X 10) = 15,330 SF TYPE B (1,916 SF X 4) = 7,664 SF  22,994 SF (TOTAL WITHOUT GARAGE) 22,994 SF /1000= 22.994 (23)  23 PARKING SPACES			
VISITOR PARKING	1 PER 5 TOWNHOUSE UNITS = 3	VISITOR PARKING = 3 PARKING SPACES			
	26 PARKING SPACES TOTAL	14 GARAGE PARKING 08 ON-SITE PARKING SPACES 06 TANDEM PARKING  <b>TOTAL PARKING = 28 PARKING SPACES</b> 9 PARALLEL STREET PARKING			
BIKE RACKS	4 PER 10 PARKING SPACES  12 BIKE RACKS REQUIRED	INDIVIDUAL HANGING BIKE RACKS TO BE PROVIDED IN EACH GARAGE UNIT.  <b>14 TOTAL</b>			
OCCUPANCY CLASSIFICATION:					
OCCUPANCY CLASSIFICATION: 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					



SUBJECT LOCATION  
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POMPANO BEACH, FL | 33069



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PROJECT AND OWNER:

## SPORTS RESIDENCE 300

300 NW 31ST AVENUE  
POMPAÑO BEACH, FL | 33069

HADAR HOMES, LLC  
300 S. PINE ISLAND ROAD, SUITE 309  
PLANTATION | FL | 33324

ARCHITECT:

**itedesign**  
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● ● ● ●  
● ● ● ●  
architecture + design

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Miami, FL 33138  
t | 305 673 2121  
f | 305 673 4640  
w | www.itedesign.net  
#AA0003394

CONSULTING ENGINEERS

MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

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

LANDSCAPE ARCHITECT:

THOMAS WHITE, ASLA - ISA

2600 NE 27TH AVE  
FORT LAUDERDALE | FL | 33306  
t | 954 253 2265

## KEY PLAN

## AAC SET

PERMIT APPLICATION DATE: 11-06-19

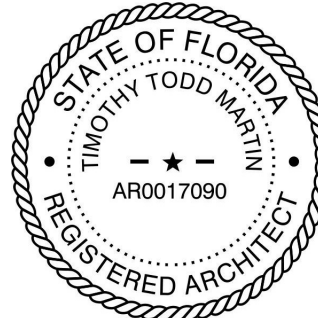
**PROJECT NO.: 1805**

**DRAWN BY:** BJ      **APPROVED BY:** TM

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

SEAL:



SIGNATURE:

T. TODD MARTIN RA,  
LIC# AR0017090

SHEET TITLE:

## ZONING, SITE PLAN & LOCATION DIAGRAMS

SCALE:  
N.T.S.

SHEET NO:

# G-2

itec design in  
2010