

12				11				10				9			
GENERAL SITE INFORMATION															
PROPERTY ADDRESS				600 NW 31ST AVENUE POMPANO BEACH, FL   33069											
FOLIO #				4842 33 39 0010											
LEGAL DESCRIPTION:				PARCEL "A", 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:				45,442 SF = 1.04 ACRES											
GROSS NET AREA:				76,388 SF = 1.75 ACRES											
INTENSITY & DIMENTIONAL STANDARDS				REQUIRED				PROPOSED USE				VARIANCE			
LOT AREA, MINIMUM ( SQ. FT.)				10,000				45,442 SF							
LOT AREA, MAXIMUM ( ACRE)				5				1.04 ACRES							
LOT AREA, MAXIMUM ( ACRE) FOR NWCRA OR AOD				10											
LOT WIDTH, MINIMUM ( FT.)				100				195'-5"							
DENSITY, MAXIMUM (DU/AC)				46				14							
				*INDIVIDUAL TOWNHOUSE LOTS HAVE A MINIMUM AREA OF 1,800 SF AND WIDTH OF: 16'											
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% = 27,265.2 SF				30.3% = 13,781 SF							
PERVIOUS AREA, MINIMUM (% OF LOT AREA)				20% = 9,088.4 SF				42.1% = 19,175 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 2,225 - 2,420 SQ. FT. WIDTH: 19'-3" AND 19'-8"							
BUILDING SIZE (FOOTPRINT)				NOT EXCEED 20,000 SF OR 180 LINER FT				12,585 SF 2 UNIT BUILDING = 39'-5" 3 UNIT BUILDING = 58'-7"							
PARKING:															
				REQUIRED				PROVIDED							
DWELLING MULTIFAMILY				MINIMUM OFF-STREET PARKING:  1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA  22,228 SF /1000= 22.228 (23)				TYPE A (1,533 SF X 2) = 3,832 SF TYPE B (1,916 SF X 12) = 18,396 SF  22,228 SF (TOTAL WITHOUT GARAGE) 22,228/1000 = 22.228 (23)  23 PARKING SPACES							
VISITOR PARKING				1 PER 5 TOWNHOUSE UNITS = 3				VISITOR PARKING = 3 PARKING SPACES							
				26 PARKING SPACES TOTAL				14 GARAGE PARKING 12 ON-SITE PARKING SPACES 14 TANDEM PARKING  TOTAL PARKING = 40 PARKING SPACES 10 PARALLEL STREET PARKING							
BIKE RACKS				4 PER 10 PARKING SPACES  16 BIKE RACKS REQUIRED				INDIVIDUAL HANGING BIKE RACKS TO BE PROVIDED IN EACH GARAGE UNIT.  14 TOTAL							
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															

Exhibit "B": 600 NW 31st Ave  
Conceptual Plan 18-05000007

