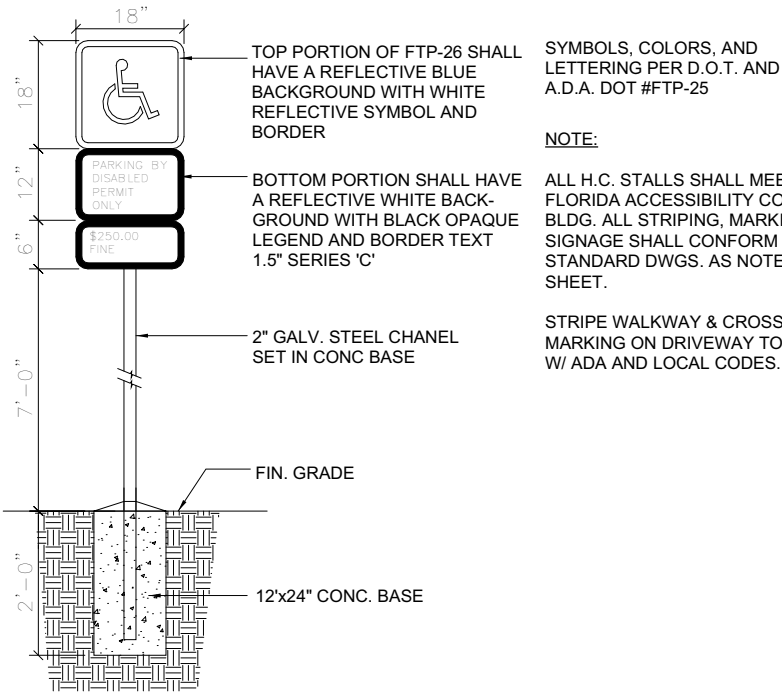
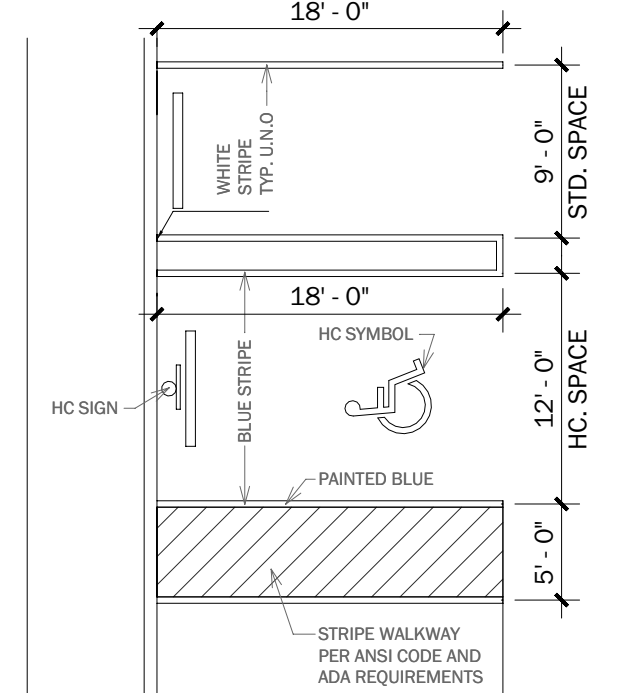


PARKING DETAILS

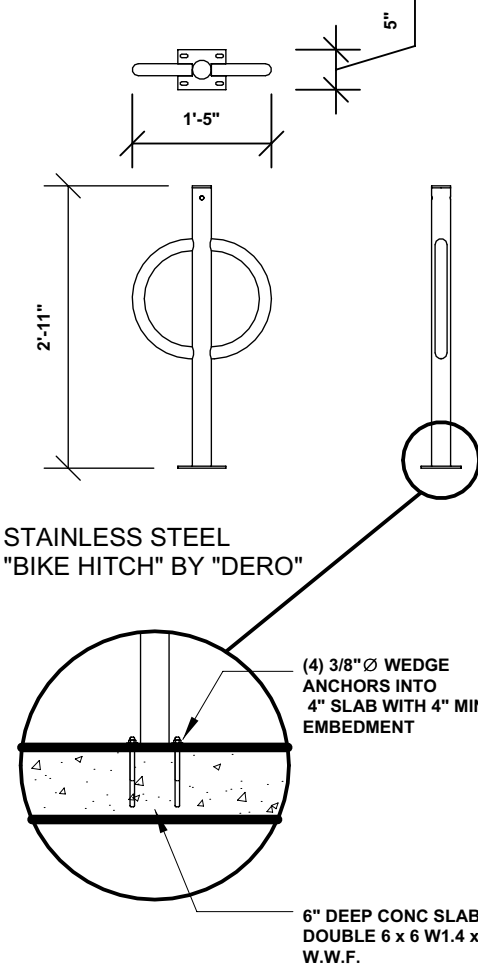


ADA PARKING SIGN DETAIL 3/8" = 1'-0"

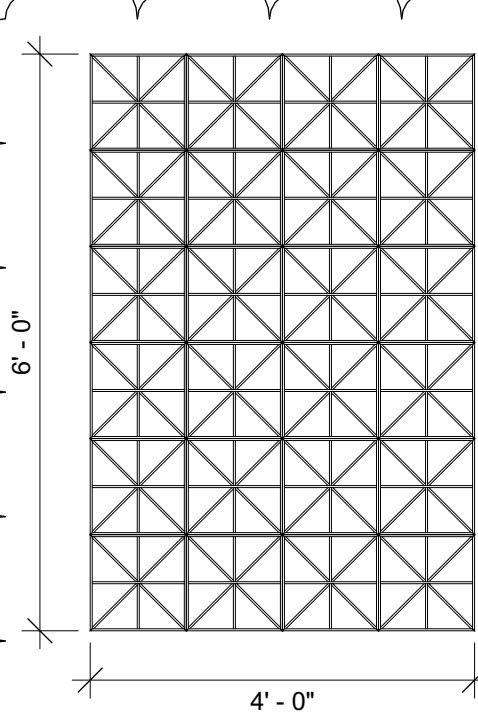


PARKING DETAIL 1" = 10'-0"

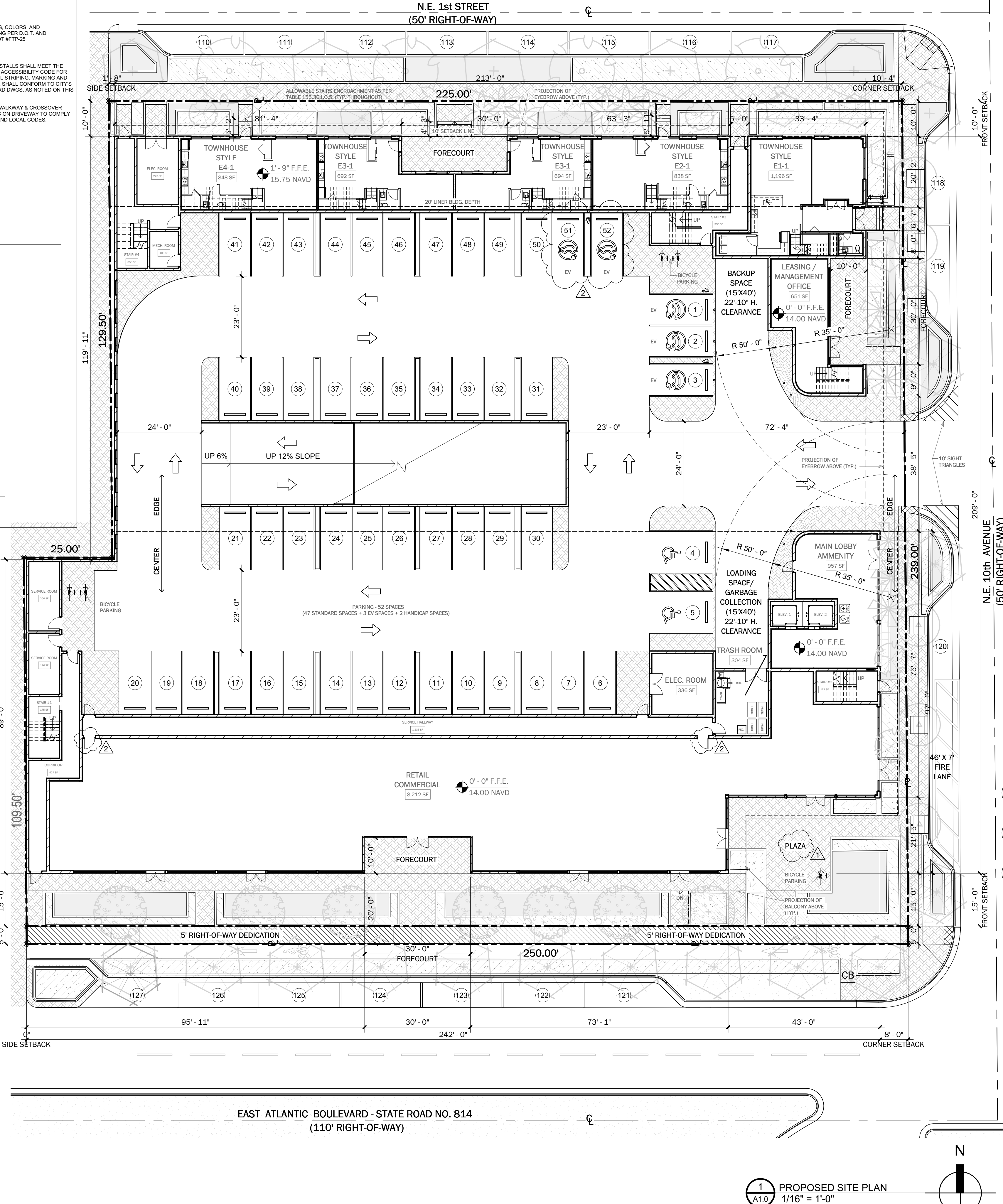
SITE DETAILS



BIKE RACK DETAIL 1/2" = 1'-0"



ALUMINUM DECORATIVE GRILLE 1/2" = 1'-0"



ADDRESS

911 E ATLANTIC BLVD., POMPANO BEACH, FL 33060
FOLIO NUMBER: 484236050960

LEGAL DESCRIPTION

PINE CREST FIRST ADD 7-34 B LOTS 1 THRU 8 INCL. LOTS 15 THRU 24 INCL. LESS S 20' FOR ST BLK 10

SITE DATA

LAND USE DESIGNATION	EAST TRANSIT ORIENTED CORRIDOR (ETOC)
ZONING DESIGNATION	TRANSIT ORIENTED (TO) WITHIN EAST OVERLAY DISTRICT (EOD)
PROPOSED PROJECT DESCRIPTION	MIXED-USE WITH RESIDENTIAL COMPONENT, OVER COMMERCIAL USE AT GROUND FLOOR AND INTEGRATED PARKING GARAGE.

SITE AREA		AREA	ACREAGE
EXISTING SITE AREA		56,513 S.F.	1.297 ACRES
SITE AREA POST 5'-0" RIGHT OF WAY DEDICATION		55,263 S.F.	1.269 ACRES
<u>RESIDENTIAL DENSITY BREAKDOWN</u>	<u>AREA</u>	<u>UNITS PROVIDED</u>	<u>UNITS ALLOWABLE</u>

PARCEL #1	MM (0-60) - MIXED-USE MAIN STREET / CENTER SUB-AREA	27,813 S.F. (0.638)	-	38.28 UNITS
MM (0-24) - MIXED-USE MAIN STREET / EDGE SUB-AREA	27,450 S.F. (0.630)	-	-	15.42 UNITS
SUBTOTAL		27,813 S.F. (0.638)	-	53.4 UNITS

DENSITY BONUS OPTION #1 & #3 - "CENTER" PORTIONS AT (40) UNITS PER ACRE				
TOTAL APARTMENTS UNITS (CENTER SUB-AREA)			63 UNITS	
TOTAL APARTMENTS UNITS (EDGE SUB-AREA)			10 UNITS	
TOTAL TOWNHOUSE STYLE UNITS (EDGE SUB-AREA)			5 UNITS	
GRAND TOTAL			78 UNITS	78.92 UNITS

RETAIL / AMENITIES BREAKDOWN	AREA PROVIDED	AREA REQUIRED
MM (0-60) - MIXED-USE MAIN STREET / CENTER SUB-AREA	12,551 S.F. (RETAIL + AMENITIES)	-
MM (0-24) - MIXED-USE MAIN STREET / EDGE SUB-AREA	16,973 S.F. (AMENITIES)	-
TOTAL RETAIL + AMENITIES	29,524 S.F.	-

LOT COVERAGE	% COVERAGE (PROVIDED)	% COVERAGE (REQUIRED)
BUILDING LOT COVERAGE	49,334 S.F. (89.27%)	49,737 S.F. (90% MAX)
PERVIOUS AREA	5,536 S.F. (10.02%)	5,526 S.F. (10% MIN)
IMPERVIOUS AREA	2,904 S.F. (6.41%)	-
RIGHT OF WAY AREA	1,250 S.F.	-

BUILDING HEIGHTS AND SETBACKS	PROVIDED	REQUIRED	PROVIDED	REQUIRED
BUILDING HEIGHT	53'-6"	55'-0" MAX	33'-6"	35'-0" MAX
FRONT SETBACK (SOUTH - E ATLANTIC BLVD)	15'-0"	0'-0" MIN - 20'-0" MAX	N/A	N/A
FRONT SETBACK (NORTH - NE 1ST ST)	N/A	N/A	10'-0"	10'-0" MIN - 30'-0" MAX
CORNER SETBACK (EAST - NE 10TH AVE)	8'-0"	0'-0" MIN - 20'-0" MAX	10'-4"	10'-0" MIN - 30'-0" MAX
SIDE SETBACK (WEST)	0'-0"	0'-0" MIN - 20'-0" MAX	1'-8"	0'-0" MIN.
NUMBER OF STORIES	5 STORIES	5 STORIES	3 STORIES	3 STORIES

VEHICULAR PARKING DATA	PROVIDED	REQUIRED
CENTER		
COMMERCIAL/RETAIL - 8,212 S.F. AT 1 SPACE PER 300 S.F.	-	27.37 SPACES
RESIDENTIAL (APARTMENTS) - (20) STUDIO UNITS AT 1.0 SPACES PER UNIT	-	20.00 SPACES
RESIDENTIAL (APARTMENTS) - (33) 1-BEDROOM UNITS AT 1.0 SPACES PER UNIT	-	33.00 SPACES
RESIDENTIAL (APARTMENTS) - (10) 2-BEDROOM UNITS AT 1.0 SPACES PER UNIT	-	10.00 SPACES
CENTER TOTAL PARKING	-	90.37 SPACES

EDGE	PROVIDED	REQUIRED
COMMERCIAL/RETAIL - 895 S.F. AT 1 SPACE PER 300 S.F.	-	2.98 SPACES
RESIDENTIAL (TOWNHOUSE STYLE) - (5) UNITS AT 1.0 SPACES PER UNIT	-	5.00 SPACES
RESIDENTIAL (APARTMENTS) - (5) 1-BEDROOM UNITS AT 1.5 SPACES PER UNIT	-	7.50 SPACES
RESIDENTIAL (APARTMENTS) - (4) 2-BEDROOM UNITS AT 1.5 SPACES PER UNIT	-	6.00 SPACES
RESIDENTIAL (APARTMENTS) - (1) 3-BEDROOM UNITS AT 2.0 SPACES PER UNIT	-	2.00 SPACES
EDGE TOTAL PARKING	-	23.48 SPACES
GARAGE PARKING	109 SPACES	-
ON-STREET PARALLEL PARKING	18 SPACES	-
GRAND TOTAL PARKING	127 SPACES	113.85 SPACES (113)
SUPPLEMENTAL PARKING DATA	PROVIDED	REQUIRED
BICYCLE RACK PARKING	20 SPACES (10 RACKS)	20 SPACES (MAX PER 155.5102(1.1))

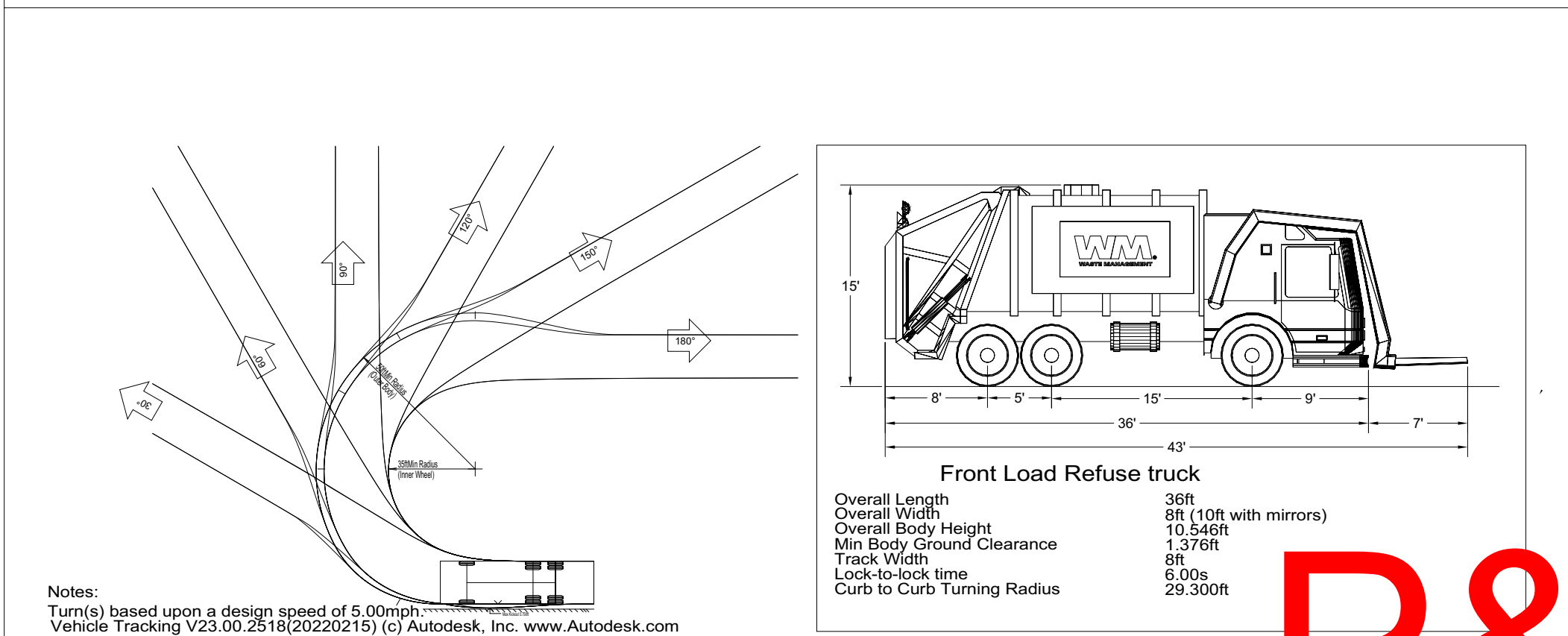
OPEN SPACE REQUIREMENTS

PUBLIC OPEN SPACE (OVERALL SITE)	PROVIDED	REQUIRED
PRIVATE OPEN SPACE (OVERALL SITE) 10% (MIN.)	7,198.5 SF 18.90% (24.2%)	- 10% MIN. (5,526.3 SF)

RESIDENTIAL UNIT BREAKDOWN

TOWNHOUSE STYLE APARTMENT UNITS	PROVIDED	REQUIRED 15% AFFORDABLE HOUSING	RESERVED FOR AFFORDABLE HOUSING
STUDIO UNITS	5	0.75	1
1-BEDROOM APARTMENT UNITS	20	3	3
2-BEDROOM APARTMENT UNITS	38	5.7	6
3-BEDROOM APARTMENT UNITS	14	2.1	2
TOTAL UNIT COUNT	77	11.7	12

TRASH VEHICLE DETAILS



Notes:
Turn(s) based upon a design speed of 5.00mph.
Vehicle Tracking V23.00.2518(20220215) (c) Autodesk, Inc. www.autodesk.com

Digitally signed by
Steven L. Cohen
Date: 2024.03.05
16:51:01 -05'00'

STEVEN L. COHEN AND ASSOCIATES, P.A.
LICENSE NO. 0829

Steven L. Cohen
and Associates, P.A.
Architects - Interior Designers
5295 TOWN CENTER ROAD, SUITE 202
BOCA RATON, FLORIDA 33486
(954) 971-1010
info@slcarchitects.com

PROJECT NAME:
911 EAST ATLANTIC
MIXED-USE PROJECT
PROJECT ADDRESS:
911 EAST ATLANTIC BLVD., POMPANO BEACH, FL 33060

DRAWING NAME:
PROPOSED SITE PLAN
ALL LEGAL, FINANCIAL AND PLANNING INFORMATION IS REPRESENTED BY THIS DRAWING AND IS THE PROPERTY OF THE CLIENT. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT AND DOES NOT INCLUDE THE DESIGN OF ANY STRUCTURAL, MECHANICAL, ELECTRICAL, OR OTHER SPECIALTY SYSTEMS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT AND DOES NOT INCLUDE THE DESIGN OF ANY STRUCTURAL, MECHANICAL, ELECTRICAL, OR OTHER SPECIALTY SYSTEMS.

Principal: SLC
Project Manager: SDY
Drawn by: JQ/VB

REVISIONS	No	DATE	DESCRIPTION
1	11.15.23	DRC COMMENTS	
2	02.21.24	DRC COMMENTS	

Project No:	12622
Issue:	03/05/2024
Drawing No:	41.0

CONSTRUCTION DOCUMENTS - BID/PROGRESS SET

P&Z
PZ23-12000043
05/22/2024