

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 1, 2, 3, 7, 8, 11 THROUGH 21, INCLUSIVE, BLOCK 19, A RESUBDIVISION OF BLOCK 19, PINEHURST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

LOTS 4, 5, 6, 9 AND 10, IN BLOCK 19, OF A RESUBDIVISION OF BLOCK 19, PINEHURST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SERVICE PROVIDERS:	POTABLE WATER SANITARY SEWER SOLID WASTE	CITY OF POMPANO BEACH CITY OF POMPANO BEACH COASTAL WASTE AND RECYCLING
TO-EOD BLOCK REQUIREMENTS:	ALLOWED	PROVIDED
BLOCK LENGTH (MAXIMUM)	500 FT	525.52 FT (EXISTING)
BLOCK PERIMETER (MAXIMUM)	1,560 FT	1,305.99 FT
OPEN SPACE CALCULATIONS	REQUIRED	PROVIDED (SF / %)
PUBLICLY ACCESSIBLE (SOUTH PLAZA)	4,800 SF	4,950 SF
PRIVATE (NORTH COURTYARD)		5,200 SF
PUBLIC PEDESTRIAN PASSAGE		2,000 SF
PERIMETER BUFFER		11,287 SF
TOTAL OPEN SPACE (AT GRADE)		23,437 SF
PRIVATE OPEN SPACE (10% MINIMUM)	13,677 SF	13,813 SF
NORTH COURTYARD 6TH FLOOR POOL DECK		5,200 SF 8,613 SF

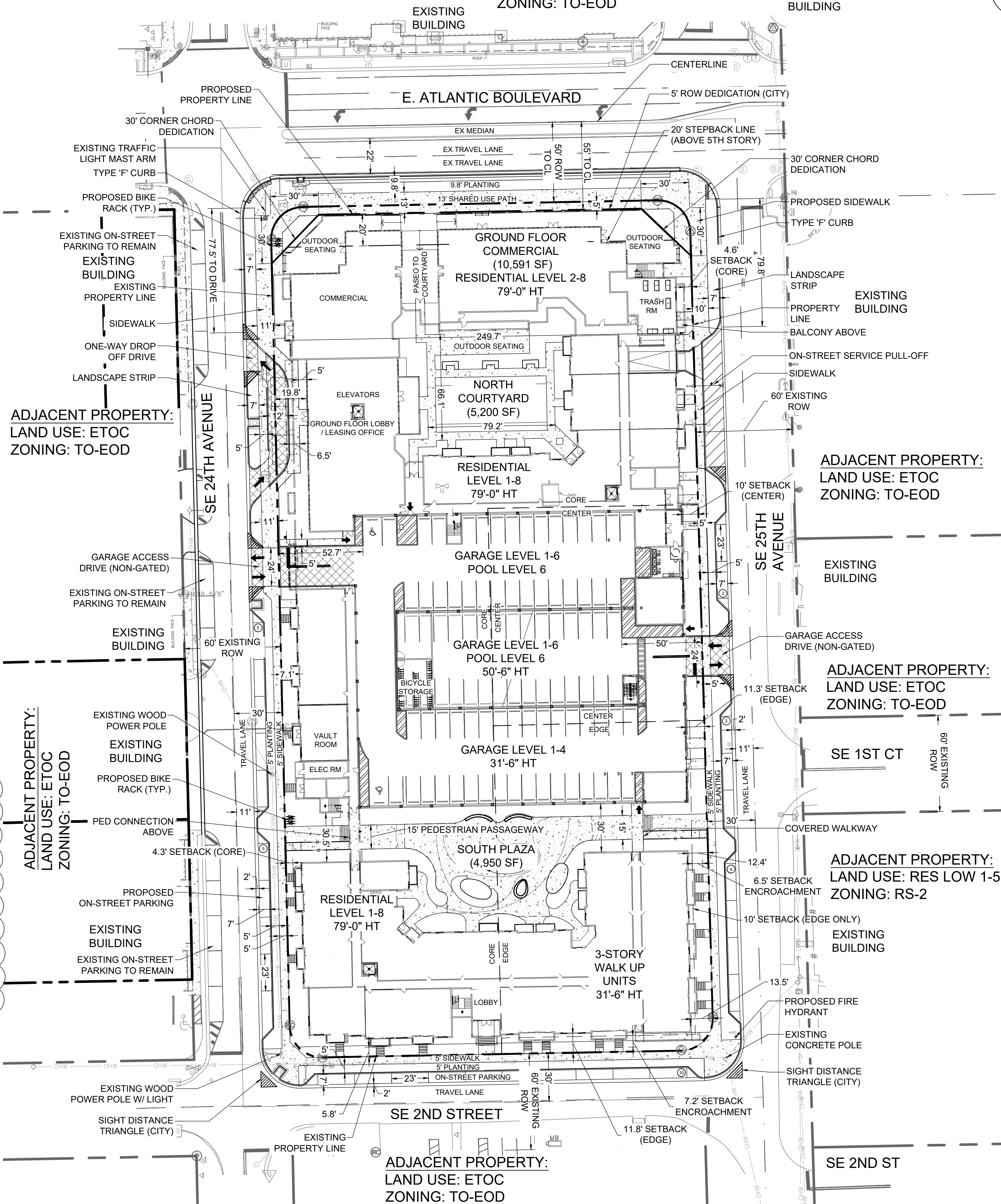
NOTES:

- REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
- AREAS INTENDED FOR COMMERCIAL USES ON THE GROUND FLOOR OF MIXED-USE BUILDINGS SHALL BE A MINIMUM OF 12 FEET IN HEIGHT.
- REFER TO FA-100 FOR FIRE ACCESS INFORMATION
- REFER TO SP-300 AND SP-301 FOR VEHICLE TURNING EXHIBITS

Sub-Area	DU/Acre	Acreage	Units
Permitted Density			
Core	90	2.14	192.6
Center	60	0.40	24
Edge	24	0.64	15.36
SubTotal			231.96
Max Density Allowed with Max Bonus	150	3.18	477
Proposed Density w/ Bonus			
Sub-Area	DU/Acre	Acreage	Units
Option #1 Core + Center	20	2.54	50.8
Option #2 Core + Center	20	2.54	50.8
Option #3 Core + Center	20	2.54	50.8
Option #6 Core	20	2.14	42.8
Total Allowable Density w/ Options			427.16
Total Proposed Density			397

ADJACENT PROPERTY:
LAND USE: ETOC
ZONING: TO-EOD

EXISTING BUILDING



GRAPHIC SCALE

0 40 80
SCALE: 1" = 40'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.