

**Site Data**

APPLICATION NAME: BEACHWAY SHOPPING PLAZA  
 APPLICATION NUMBER:  
 EXISTING LAND USE: COMMERCIAL SHOPPING CENTER  
 PROPOSED LAND USE: COMMERCIAL SHOPPING CENTER/SPECIALTY MEDICAL  
 LOCATION: 800-898 NORTH FEDERAL HIGHWAY, POMPANO BEACH FL 33062  
 FUTURE LAND USE: C-COMMERCIAL  
 EXISTING ZONING DIST: B-3  
 FOLIO NUMBERS: 4843-31-23-0010  
 EXISTING USE: SHOPPING CENTER

	ACRES	S.F.	PERCENTAGE OF SITE
GROSS SITE AREA:	3.6536 ACRES	159,150 S.F.	100%
TOTAL IMPERVIOUS AREA:	3.34 ACRES	144,142.1 S.F.	90.5%
BUILDING COVERAGE:	1.24 ACRES	54,184 S.F.	34.0%
PAVEMENT AND SIDEWALK:	2.1 ACRES	89,958.1 S.F.	56.5%
TOTAL PVIOUS AREA:	.31 ACRES	15,007.9 S.F.	9.5%
GROSS FLOOR AREA:		54,184 S.F.	

PARKING:  
 COMMERCIAL SHOPPING CENTER: 47,184 S.F.  
 PARKING REQUIRED: 1 SPACE PER 300 S.F. = 158 SPACES

TOTAL PARKING PROVIDED: 149 REGULAR STRIPED SPACES  
 TOTAL HANDICAP SPACES PROVIDED: 6 SPACES  
 TOTAL PARKING SPACES PROVIDED: 155 SPACES

NOTE: PARKING VESTED PER DRC: 24  
 11 SPACES OUTSIDE PROPERTY LINE ON NORTH SIDE  
 13 SPACES OUTSIDE THE PROPERTY LINE ON SOUTH SIDE  
 TOTAL PARKING PROVIDED: 179 SPACES

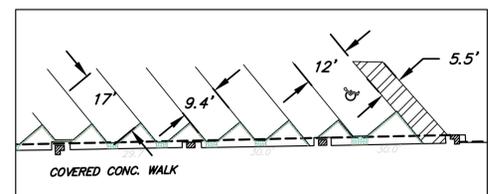
MAXIMUM BUILDING HEIGHT: 55'

**Variance**

Separation from Residential Uses. The facility shall be at least 500 feet from a Single Family (RS) or Two-Family (RD) Zoning District.

Code Section	Required	Provided	Variance	Resolution #
155.4209.B.3				
Specialty Medical	500 Feet	120 Feet from RD District	380 Feet	

**Parking Detail**



NOTE: PARKING IS NOT TYPICAL IN DIMENSION AS NOTED ON THE SURVEY

**NOTES:**

OVERNIGHT TREATMENT IS PROHIBITED.  
 HOURS OF OPERATION: THE FACILITY SHALL NOT OFFER TREATMENT OR SIMILAR SERVICES BETWEEN THE HOURS OF 10 PM AND 7 AM

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**BEACHWAY PLAZA**  
**800-898 FEDERAL HIGHWAY**  
**Preliminary Site Plan**  
**CITY OF POMPANO**

Job Name:	BEACHWAY PLAZA
CADD File:	BEACHWAY PLAZA SP.DWG
Date:	12/19/21
Drawn By:	DLN
Comments:	Preliminary Site Plan
Date:	02/14/22
Drawn By:	DLN
Comments:	Preliminary Site Plan

Prepared by:  
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 Landscape Architect  
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Scale: 1"=50'-0"  
 0' 25' 50' 100'

**PRELIMINARY**