

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, BLOCK 8 OF POMPANO BEACH BLOUNT BRO'S REALTY CO'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET OF SAID LOTS 1, 2, AND LESS THAT PORTION OF THE NORTHEAST CORNER OF THE AFORESAID LOT 1, LYING OUTSIDE A CIRCLE, SAID CIRCLE HAVING A RADIUS OF 25 FEET AND BEING TANGENT TO THE NORTH BOUNDARY OF SAID LOT 1 AND A LINE 15 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SAID LOT 1 AND LESS THAT PORTION OF THE SOUTHEAST CORNER OF THE AFORESAID SAID LOT 4 BLOCK 8 LYING OUTSIDE A CIRCLE, SAID CIRCLE HAVING A RADIUS OF 25 FEET AND BEING TANGENT TO THE SOUTH BOUNDARY OF SAID LOT 4 AND A LINE 15 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF LOT 4.

AND

LOT 14 BLOCK 8 OF POMPANO BEACH BLOUNT BRA'S REALTY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE PLAN DATA

A. LAND USE DESIGNATION	C - COMMERCIAL
B. EXISTING ZONING DESIGNATION	B-2 / AOD
C. PROPOSED ZONING DESIGNATION	B-3 / AOD
D SITE AREA - GROSS	33,332 SF (0.77 - ACRES)
- NET	33,332 SF - 1,600 SF = 31,732 SF
E WATER/WASTE WATER SERVICE PROVIDER	CITY OF POMPANO BEACH
F. CONSTRUCTION TYPE	1B
G. HOTEL UNITS	220 UNITS
G. FLOOR AREAS	
HOTEL ROOMS	85,840 SQ FT
AMENITIES - INTERIOR	
LOBBY MARKET	101 SQ FT
MEETING ROOM AREAS	5,945 SQ FT
FITNESS CENTER	2,234 SQ FT
GROUND FLOOR + ROOFTOP BAR	2,481 SQ FT
AMENITIES - EXTERIOR TERRACE	5,171 SQ FT
MAIN LOBBY	5,544 SQ FT
HOTEL CORRIDORS + ELEV. LOBBIES	16,175 SQ FT
B.O.H. / MECHANICAL	33,549 SQ FT
PORTE OF COCHERE	9,538 SQ FT
PARKING GARAGE	46,941 SQ FT
GROSS SQUARE FOOTAGE	213,519 SQ FT

H. PARKING DATA

PARKING REQUIRED

HOTEL USE: NO OFF-STREET PARKING REQ'D FOR NEW STRUCTURE ON PROPERTY OF ONE ACRE OR LESS.

155,5102 D-38 - NON-DWELLING PRINCIPLE OR ACCESSORY USES OVER 20% OF TOTAL GROSS FLOOR AREAS SHALL PROVIDE 50% OF PARKING REQUIREMENT APPLICABLE PER INDIVIDUAL USE.
213,519 SF * 20% = 42,704 SF MAX.

PROPOSED AREAS: LOBBY MARKET + MEETING ROOM AREAS + FITNESS CENTER + BAR = 10,761 SF
PROPOSED AREAS COMPLY, < 42,704 SF

PARKING PROVIDED:

GROUND LEVEL	1 STANDARD SPACE
LEVEL 2	32 DBL LIFTS
LEVEL 3	3 DBL LIFTS
LEVEL 4	22 DBL LIFTS
	3 DBL LIFTS
	31 DBL LIFTS
	3 DBL LIFTS
	10 STANDARD SPACES

TOTAL ONSITE PARKING PROVIDED

200 SPACES

220 UNITS TOTAL @ 0.91 SPACES / UNIT

ACCESSIBLE PARKING

REQUIRED: 0 SPACES (ALL PARKING WILL BE 100% VALET)
PROVIDED:

0 SPACES REQUIRED
1 SPACES PROVIDED AT GROUND FLOOR

BICYCLE PARKING REQUIRED

4 SPACES FOR EVERY 10 VEHICLE PARKING
SPACES PROVIDED (NOT TO EXCEED 20 SPACES)

20 SPACES REQUIRED
10 SPACES PROVIDED AT NORTH SIDEWALK
10 SPACES PROVIDED ON 4TH FLOOR

LOADING ZONES

LOADING REQUIRED
LOADING PROVIDED

1 SPACE (12' X 55' X 14' CLEAR)
1 SPACE (12' X 55' X 14' CLEAR)

I. SITE AREA CALCULATIONS

LOT COVERAGE

60% OF SITE AREA MAXIMUM PERMITTED	60% * 20% = 12%	60% * 31,732 SF = 19,039.2 SF
+ 20% W/PUBLIC PLAZA,	60% + 12% = 72%,	12% * 31,732 SF = 3,807.8 SF
72% OF SITE AREA MAXIMUM PERMITTED,		72% * 31,732 SF = 22,847.0 SF

LOT COVERAGE PROVIDED

22,783 SF

PERVIOUS AREA

PERVIOUS AREA SF / NET SITE AREA SF

REQUIRED PROVIDED

3.051 SF / 31,732 SF

N/A 9%

K. BUILDING CALCULATIONS

REQUIRED PROVIDED

MAXIMUM BUILDING HEIGHT
(HOTEL ON COMMERCIAL LOT EAST OF THE INTRACOASTAL)

210'-0" 177'-4"

MAXIMUM PODIUM HEIGHT
(SLENDERNESS PROVISIONS FOR HOTELS, DESIGNED AS A TOWER ATOP A BASE
FACADE OF BASE IS UNDER 50'-0")

EAST FRONTAGE (SOUTH OCEAN BLVD)
NORTH FRONTAGE (SE 1ST STREET)
SOUTH FRONTAGE (SE 2ND STREET)

50'-0" 50'-0"
50'-0" 50'-0"
50'-0" 50'-0"

HEIGHT TO HIGHEST ARCHITECTURAL ELEMENT

191'-8"

BUSINESS-RELATED ACCESSORY USE CALCULATION

GROSS BUILDING: 213,519 SF
BALLROOM/PRE-FUNCTION, MEETING ROOMS, OFFICES: 5,945 SF
5,945 SF / 213,519 SF = 2.7% OF GROSS FLOOR AREA
2.7% < 15% MAX ALLOWABLE

N. BUILDING SETBACKS

REQUIRED

STREET SIDE (EAST, S. OCEAN BLVD, A1A) SETBACK	0' MIN, 20' MAX	6'-0" TO EXTERIOR ENVELOPE 5'-0" TO CORNICE
FRONT (SOUTH, SE 2ND STREET) SETBACK	5' MIN, 15' MAX	5'-0" TO EXTERIOR ENVELOPE 4'-0" TO CORNICE 2'-0" TO SIGNAGE
FRONT (NORTH, SE 1ST STREET) SETBACK	5' MIN, 15' MAX	5'-0" TO EXTERIOR ENVELOPE 4'-0" TO CORNICE 2'-0" TO SIGNAGE
INTERIOR SIDE (WEST) SETBACK	5' MIN, N/A	20'-0" TO EXTERIOR ENVELOPE 19'-0" TO CORNICE

O. LANDSCAPE

SEE LANDSCAPE DRAWINGS FOR THE REQUIRED AND PROVIDED LANDSCAPE.

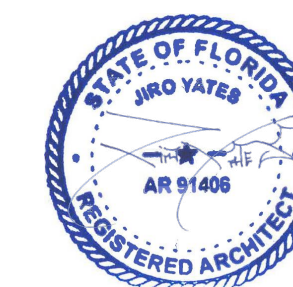
DESIGNED	DRAWN	CHECKED
NH	NH	JY

R E V I S I O N S

DATE:	COMM:
02.28.2024	23008

POMPANO HOTEL

101 S. OCEAN BLVD
POMPANO BEACH, FL 33062



Digitally signed
by Jiro Yates
Date:
02.28.2024
09:50:39-05'00'

SITE PLAN

DRC SET

AR-100