



**LEGAL DESCRIPTION:**  
 PARCEL "E" OF "BROWARD COUNTY PLAT No. 2" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SITE DATA TABLE			
<b>PROJECT ADDRESS:</b> 1700 NW 30 AVE POMPANO BEACH FL 33069			
<b>PURPOSE:</b> EXISTING 200 BED FACILITY AND PROPOSED 138 UNIT MID-RISE BUILDING			
<b>FOLIO No.</b> 484228250050			
<b>PROJECT INFORMATION:</b>			
LAND USE DESIGNATION:	I-INDUSTRIAL/PROPOSED COMMERCIAL		
ZONING DESIGNATION:	COMMUNITY FACILITIES (CF) AND GENERAL BUSINESS (B-3)		
	<u>SQ. FT.</u>	<u>ACREAGE</u>	
GROSS SITE AREA (PER SURVEY)	316,491	7.27	
NET SITE AREA (SF)	291,487	6.69	
<b>SERVICE PROVIDERS:</b>			
POTABLE WATER	CITY OF POMPANO BEACH		
SANITARY SEWER	CITY OF POMPANO BEACH		
SOLID WASTE	WASTE MANAGEMENT		
<b>ZONING DISTRICT REQUIREMENTS:</b>			
	(CF)REQ/PROV	(B-3)REQ/PROV	
BUILDING HEIGHT (MAXIMUM FT)	60' / 29'-10"	105'/98'	
LOT COVERAGE	25% / 24.83%	60% / 24.83%	
<b>SETBACK REQUIREMENTS:</b>			
	(CF)REQ (MIN)/PROV	(B-3)REQ /PROV	
FRONT YARD	25' / 57.9'	0 / 404.9'	
INTERIOR SIDE YARD (NORTH)	25' / 71.6'	0 / 73.8'	
INTERIOR SIDE YARD (SOUTH)	25' / 71.6'	0 / 79.1'	
REAR YARD	25' / 180.3'	30' / 35.8'	
<b>SITE AREA CALCULATIONS:</b>			
	<u>SQ. FT.</u>	<u>%</u>	<u>ACREAGE</u>
NET SITE AREA:	291,487	100%	6.69
		<u>PROVIDED</u>	
	<u>SQ. FT.</u>	<u>%</u>	<u>ACREAGE</u>
IMPERVIOUS AREA			
BUILDING FOOTPRINT (INCL. OVERHANG)	87347.00	30.0%	2.01
VEHICULAR USE AREA/PAVEMENT	89,528.00	30.7%	2.06
SIDEWALKS/CONCRETE	11075.00	3.8%	0.25
PERVIOUS AREA (20% MINIMUM)	103,537.00	35.5%	2.38
TOTAL	291,487	100%	6.69
<b>PARKING CALCULATIONS:</b>			
	<u>REQUIRED</u>	<u>PROVIDED</u>	
USE			
200 BED FACILITY(PER DEVELOPMENT ORDER)	81	81	
ADA SPACES	3	4	
ASSUMED 138 UNIT MID-RISE x 1 BEDROOM	207	213	
ADA SPACES	9	4	
TOTAL PARKING	300	302	

**KEITH**  
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Florida Engineering Business License: CA7928  
 Florida Surveyor and Mapper Business License: LB6860  
 Florida Landscape Architecture Business License: LC26000457

REVISIONS		
NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN  
 NOT FOR CONSTRUCTION**  
 THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.  
 RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

**ISSUE DATE:** 07/10/22  
**DESIGNED BY:** XXX  
**DRAWN BY:** JC  
**CHECKED BY:** XXX  
**BID-CONTRACT:**

**MICHAEL J. PHILLIPS, R.L.A.**  
 FLORIDA REG. NO. LA0001540  
 (FOR THE FIRM)

**CLIENT**

**PROJECT**

**NORTH HOMELESS ASSISTANCE CENTER RESIDENTIAL BUILDING**

**SHEET TITLE**

**SITE PLAN**

**SHEET NUMBER** SP-101  
**PROJECT NUMBER** 07699.M5

Plotted by: lady On 8/30/2022 2:16 PM  
 Drawing name: M:07 PROPOSALS OUTSTANDING07699.M5 - Affordable Housing #2 - In-Kind Services - BPHHEngineering/Cadd07699.M5-SP-101.dwg