



LOCATION SKETCH

(NOT TO SCALE)

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ , OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING SOUTHWEST OF DR. MARTIN LUTHER KING JR BOULEVARD/HAMMONDVILLE ROAD, LESS THE WEST 33 FEET FOR COUNTY ROAD AND LESS COUNTY ROAD RIGHT-OF-WAY PARCEL AND DESCRIBED IN OFFICIAL RECORDS BOOK 2502, PAGE 790, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

NOTES:

1. REFER TO ARCHITECTURE FOR INTERIOR LAYOUT
2. REFER TO CIVIL FOR GRADING DESIGN
3. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION

## SETBACKS AND BUILDING PLACEMENT PER SEC. 155.4202

<u>SETBACK REQUIREMENTS:</u>	<u>REQUIRED (MIN)</u>	<u>REQUIRED (MAX)</u>	<u>PROVIDED</u>
HAMMONDVILLE RD	0'	20'	20'
POWERLINE RD	0'	20'	33.8'
<u>BUILD-TO ZONE REQUIREMENTS:</u>	<u>REQUIRED (MIN)</u>		<u>PROVIDED</u>
HAMMONDVILLE RD + POWERLINE RD (740.8' + 442.9' = 1,183.70')			
BUILDING A			177.4'
BUILDING B			177.4'
BUILDING C			152.1'
BUILDING D			177.4'
PUBLIC PLAZA			26.0'
TOTAL	60% (710.22')		60% (710.30')

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**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: 07/12/2023

DESIGNED BY: NW

DRAWN BY: FA/BB

CHECKED BY:	TD
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BID-CONTRACT:

This item has been  
digitally

signed and sealed by Thomas F. Donahue, P.E. on the date below using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

STATE OF FLORIDA  
PROFESSIONAL ENGINEER

THOMAS F. DONAHUE, P.E.  
FLORIDA REG. NO. 60529  
(FOR THE FIRM)

CLIENT

**AUSTIN FOX  
ARCHITECTURE**

PROJECT	
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**2050 DR. MARTIN  
LUTHER KING JR. BLVD  
POMPANO BEACH, FL**

**SHEET TITLE**

## BUILD-TO ZONE EXHIBIT

SHEET  
NUMBER

PROJECT NUMBER	13100.00
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457

Drawing name: K:\1300.00 - 2050 Hammondville Rd, Pompano Beach - Austin Fox Architecture\Engineering\Cadd\13100.00-BUILD-TO-ZONE.dwg

	STATIS: DPEI IMINABV
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**DRC**  
PZ22-12000045  
08/16/2023

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08/16/2023