SITE DATA TABLE

PROJECT ADDRESS: 1508 NORTH OCEAN BOULEVARD, POMPANO BEACH FL 33062				
FOLIO No. 484329010070				
PROJECT INFORMATION:				
	EXISTING	**PROPOSED**		
LAND USE DESIGNATION:	RESIDENTIAL HIGH 25-46 DU/AC	RESIDENTIAL HIGH 25-46 DU/AC		
ZONING DESIGNATION:	PD-I	PD-I		
	SQ. FT.	ACREAGE		
GROSS SITE AREA (PER SURVEY)	27,049	0.62		
FDOT ROW DEDICATION:	1,499			
NET SITE AREA (SF)	25,550	0.59		
GROSS BUILDING AREA (SF)	155,995			
PROPOSED DEVELOPMENT		19-STORY MIXED USE BUILDING 28 RESIDENTIAL UNITS GROUND FLOOR COMMERCIAL		
NOTES:				
1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT AND UNIT MIX				

SERVICE PROVIDERS:			
POTABLE WATER	CITY OF POMPANO BEACH		
SANITARY SEWER	CITY OF POMPANO BEACH		
SOLID WASTE	WASTE MANAGEMENT		
ZONING DISTRICT REQUIREMENTS: PD-I	REQUIRED	PROVIDED	
BUILDING HEIGHT (MAX)	205'-6"	205'-6"	TO ROOF SLAB (SEE ARCH ELEVATIONS)
LOT COVERAGE (MAX)	65%	66.8%	PER APPROVED PD-I (SEE SHEET SP-102)
PERVIOUS AREA (MIN)	5%	9.4%	PER APPROVED PD-I (SEE SHEET SP-102)
VUA PERVIOUS AREA (% OF VUA)	N/A	N/A	0% REQUIRED PER APPROVED PD-I

SETBACK REQUIREMENTS: PD-I	REQUIRED (MIN)	PROVIDED	
FRONT YARD (SR A1A)	15'	19.0	PER APPROVED PD-I (SEE SHEET SP-102)
INTERIOR SIDE YARD (SOUTH)	10'	10.0	PER APPROVED PD-I (SEE SHEET SP-102)
STREET SIDE YARD (NE 16TH STREET)	10'	13.8	PER APPROVED PD-I (SEE SHEET SP-102)
REAR YARD (EAST)	7'	11.5	PER APPROVED PD-I (SEE SHEET SP-102)

NOTES:
1. REFER TO PD TABLES IN APPROVED REZONING ORDINANCE 2019-81

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
RESIDENTIAL		
2 SPACE PER RESIDENTIAL UNIT (@ 28 UNITS)	56	56
COMMERCIAL RETAIL		
1 SPACE PER 300 SF (@ 986 SF)	3	3
RESTAURANT/BAR (2,058 SF)		
1 SPACE PER 4 OCCUPANTS SF (56 SEAT)	14	14
HANDICAP PARKING		
3 SPACES REQUIRED	3	3
TOTAL REQUIRED (3 HDCP SPACES INCLUDED)	73	73
TOTAL PROVIDED	73	73 OFF STREET PARKING SPACES 12 ON STREET PARKING SPACES (3 HDCP SPACES INCLUDED IN TOTAL)

SITE AREA CALCULATIONS			
	SQ. FT.	%	ACREAGE
NET SITE AREA: (POST DEDICATION)	25,550	100%	0.59
	PROVIDED		
IMPERVIOUS AREA	SQ. FT.	%	ACREAGE
BUILDING FOOTPRINT (EXCLUDES AWNINGS)	17,068	66.8%	0.39
BUILDING AWNING OVERHANG	2,297	9.0%	0.05
VEHICULAR USE AREA/PAVEMENT	260	1.0%	0.01
SIDEWALKS / CONCRETE	3,065	12.0%	0.07
OVERALL PERVIOUS AREA (PDI - MINIMUM 5%)	2,860	11.2%	0.07
TOTAL	25,550	100%	0.59

LOADING ZONE NOT REQUIRED PER TABLE 155.5102

BICYCLE PARKING 4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	REQUIRED 20 (MAX)	PROVIDED 52	40 INSIDE 12 OUTSIDE

LEGAL DESCRIPTION:

The West 300 feet of Lot 20 of the East Coast Finance Corporation's Subdivision of Government Lot 3, according to the plat thereof, as recorded in Plat Book 1, Page 25, of the Public records of Broward County, Florida, in the Southwest quarter of Section 29, Township 48 South, Range 41 East.

NOTES:

1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
2. REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT, BICYCLE STORAGE, AND UNIT FLOOR LAYOUT

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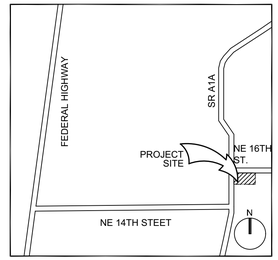
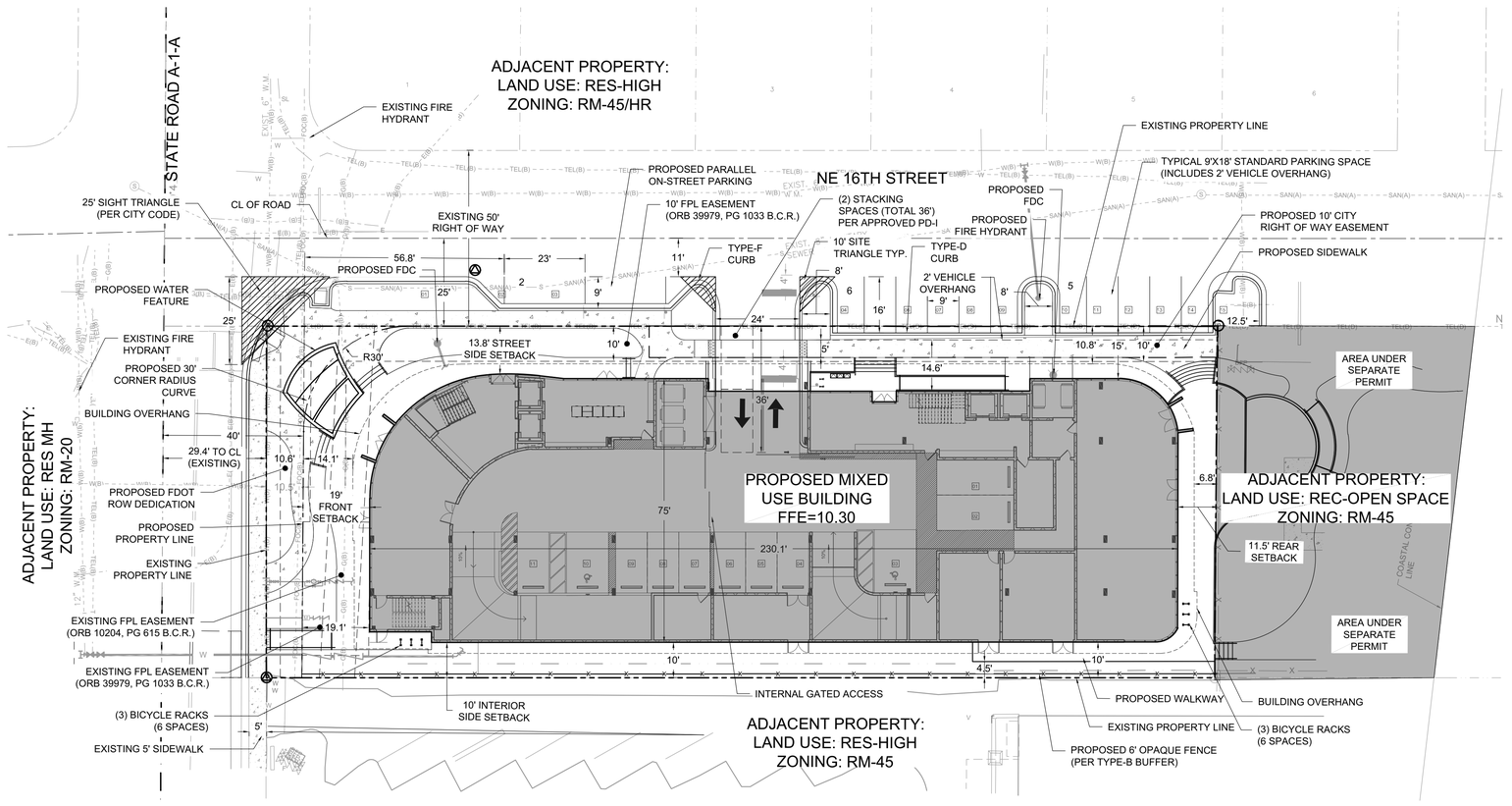
GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '

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



LOCATION SKETCH
(NOT TO SCALE)



KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
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:	
DESIGNED BY:	MG
DRAWN BY:	KC
CHECKED BY:	TD
BID-CONTRACT:	

This item had been digitally signed and sealed by Thomas F. Donahue. P.E. on the date adjacent to the seal

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

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

2021.12.16 15:30:08-05'00'

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

CLIENT

MOUNT VERNON PROPERTY HOLDINGS, LLC

PROJECT

OCEAN PARK
1508 N. OCEAN BLVD
POMPANO BEACH, FL 33062

SHEET TITLE

SITE PLAN

SHEET NUMBER SP-101

PROJECT NUMBER 109520.02

P&Z
PZ21-14000021
1/26/2022

Plotted by: jrinaldi On 12/16/2021 3:13 PM

Drawing name: P:\09520.02 - Ocean Park Pompano Beach - Mount Vernon Property Holdings,LLC\Engineering\Cadd\09520.02-SP-101.dwg