

Exhibit B



SITE INFORMATION		
Property location	3151-3251 N. Federal Highway, Pompano Beach, FL 33064	
Gross Lot Area	6.2 ac (270,280 sf)	
Density		
Allowed	46 du/ac (285 dus)	
Provided	46 du/ac (285 dus)	
Gross square footage (GSF)		
Leaseable (net rentable)	261,333 sf	
Non Leaseable	48,731 sf	
Garage	102,454 sf	
Grand total	412,518 sf	
Land use designation	Mixed-Use Neighborhood Corridor (MU/NC)	
Zoning district	Mixed-Use Neighborhood Corridor (MU/NC)	
Sub-Area	Core	
Current use of property	Retail outlet/Office Building/Parking lot	
Water service provider	North Miami Beach Water Service Are	
Wastewater service provider	Miami-Dade Water and sewer service area	
Building grade	+ 7'-0" NGVD	
Building footprint coverage (Based on Net area)	60.8 % (74,839 sf)	
Vehicular use area (Based on Net area)	13.9 % (17,097 sf)	
Landscape area (Based on Net area)	9.08 % (11,164 sf)	
REGULATORY GUIDELINES		
Setbacks	Allowed	Provided
Front yard (East) - Federal highway	0'	10'
Rear yard (West) - N.E. 17th avenue	10'	16'
Interior side yard (North and South) - Min ft.	10'	10'
Open Space	20% min	22% (59,461 sf)
Unit mix	Area (avg/sf)	# of units
Studio	585 avg sf/du	28 units
1 Bedroom	789 avg sf/du	98 units
2 Bedrooms	1,034 avg sf/du	145 units
3 Bedrooms	1,263 avg sf/du	14 units
Total		285 units
Parking requirements	# of units/square footage	
Residential		
Studio @ 1 sp/du	28 units	28 sp
1bd @ 1.5 sp/du	98 units	147 sp
2bd @ 1.5 sp/du	145 units	218 sp
3bd @ 2 sp/du	14 units	28 sp
Subtotal	285 units	421 sp
Commercial		
1 sp x 300 sf	4,356 sf	15 sp
GRAND TOTAL REQUIRED		435 sp
PROVIDED		
Deck		282 sp
Surface		170 sp
Detached garage		7 sp
GRAND TOTAL PROVIDED		459 sp
Bicycle racks/bicycle storage	Required	Provided
Residential @ 4/10sp (20 max on each parking area)	25	25
Notes:		
1 - ADA spaces provided (included in Total Provided)		
2- Provided ADA spaces meet ADA Standards for Accessible design 4.1.2 (5)		

POMPAÑO BEACH
 FOR:
 ENCORE CAPITAL MANAGEMENT
 LOCATED AT:
 POMPAÑO BEACH, FLORIDA

MSA ARCHITECTS, INC.
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 SUITE 1513
 MIAMI, FLORIDA 33156
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DRAWN: 01/13/2021
 DATE: 01/13/2021
 SCALE: AS SHOWN
 JOB NO.: 2008.PRJ
 SHEET TITLE:

SITE PLAN
 SHEET NUMBER:
 SP-1



SITE PLAN

SCALE: 1"=30'-0"

PROGRESS 09.29.2021

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.