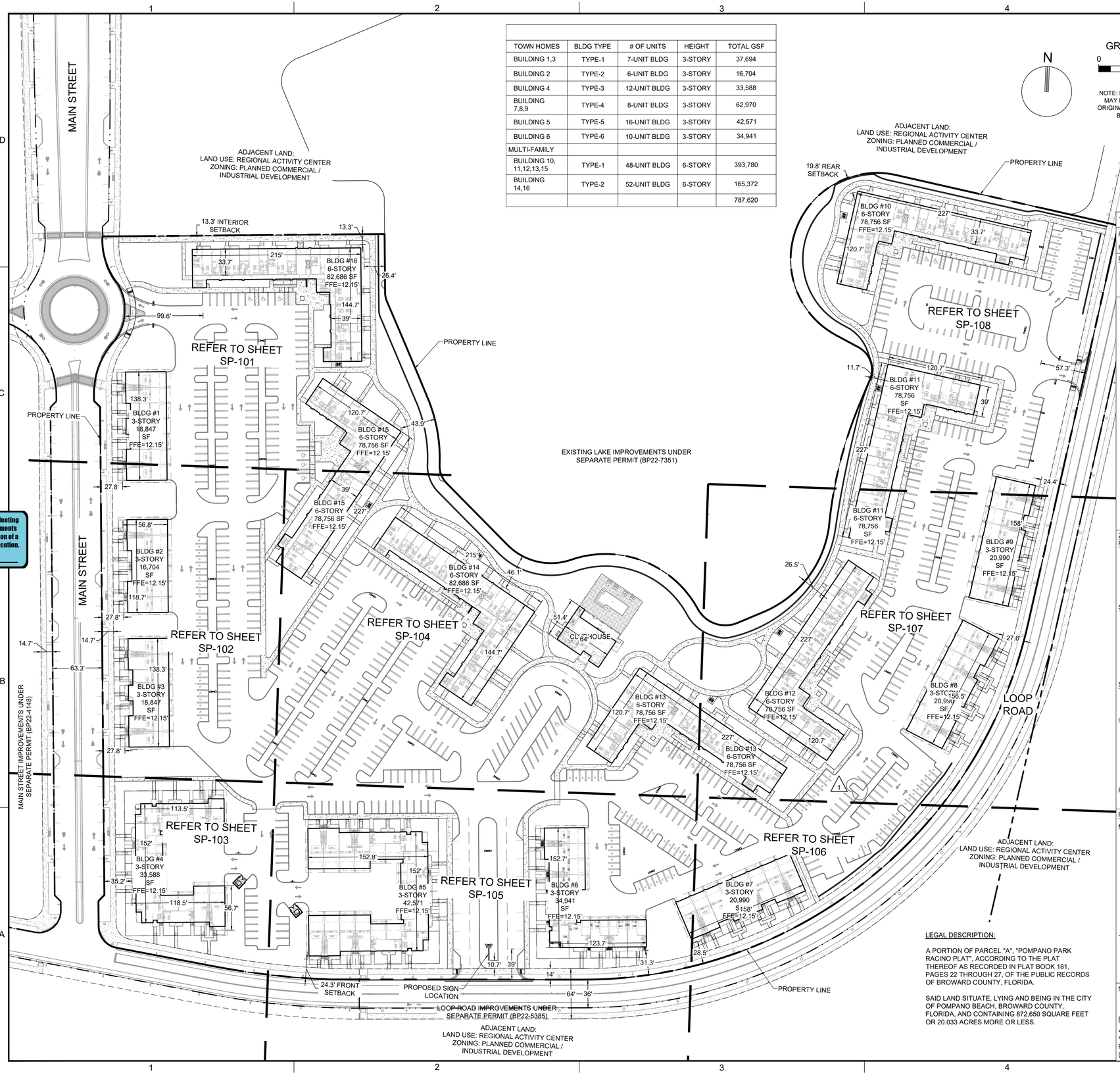
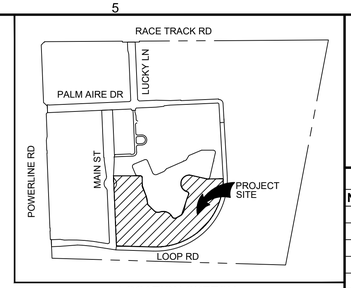
TOWN HOMES	BLDG TYPE	# OF UNITS	HEIGHT	TOTAL GSF
BUILDING 1,3	TYPE-1	7-UNIT BLDG	3-STORY	37,694
BUILDING 2	TYPE-2	6-UNIT BLDG	3-STORY	16,704
BUILDING 4	TYPE-3	12-UNIT BLDG	3-STORY	33,588
BUILDING 7,8,9	TYPE-4	8-UNIT BLDG	3-STORY	62,970
BUILDING 5	TYPE-5	16-UNIT BLDG	3-STORY	42,571
BUILDING 6	TYPE-6	10-UNIT BLDG	3-STORY	34,941
MULTI-FAMILY				
BUILDING 10, 11,12,13,15	TYPE-1	48-UNIT BLDG	6-STORY	393,780
BUILDING 14,16	TYPE-2	52-UNIT BLDG	6-STORY	165,372
				787,620



N

GRAPHIC SCALE
0 60 120
SCALE: 1" = 60 '

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



LOCATION SKETCH
(NOT TO SCALE)

SITE DATA TABLE

PROJECT ADDRESS: 777 ISLE OF CAPRI CIRCLE, POMPANO BEACH FL 33069

FOLIO No. 494203410040

PROJECT INFORMATION:

LAND USE DESIGNATION:	REGIONAL ACTIVITY CENTER (RAC)		
ZONING DESIGNATION:	PLANNED COMMERCIAL / INDUSTRIAL DISTRICT (PCD)		
	SQ. FT.	ACREAGE	
GROSS SITE AREA (PER PCD)	9,654,898	221.60	
NET SITE AREA (PER SURVEY)	872,640	20.03	
GROSS RESIDENTIAL BUILDING AREA (SF)	787,620		
UNIT MIX BREAKDOWN	ONE-BED	35	SEE NOTE #1
	TWO-BED	122	
	THREE-BED	262	
	FOUR-BED	7	
TOTAL # OF RESIDENTIAL UNITS	UNITS	426	
DENSITY	ALLOWED	PROVIDED	
PCD	18.50 UNITS/AC	3.83 UNITS / AC	SEE NOTE #2
SITE	N/A	21.26 UNITS / AC	SEE NOTE #3

NOTES:
1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA
2. DENSITY CALCULATED ON OVERALL PCD ACREAGE OUTLINED IN ORDINANCE 2021-02
3. PCD NET DENSITY INCLUDES NEIGHBORING RESIDENTIAL DEVELOPMENT PER PZ23-1200039

SERVICE PROVIDERS:	POTABLE WATER	CITY OF POMPANO BEACH
	SANITARY SEWER	CITY OF POMPANO BEACH
	SOLID WASTE	COASTAL WASTE AND RECYCLING

ZONING DISTRICT REQUIREMENTS: PCD	REQUIRED	PROVIDED
BUILDING HEIGHT	400' MAX	63'-2"
LOT COVERAGE	85% MAX	19.7%
PERVIOUS AREA	15% MIN	34.1%
VUA PERVIOUS AREA (% OF VUA)	15% MIN	15.0%

SETBACK REQUIREMENTS:	REQUIRED (MIN)	PROVIDED
FRONT YARD (LOOP RD) SOUTH-EAST	0.00'	24.30'
STREET SIDE YARD (MAIN STREET)	0.00'	27.80'
INTERIOR SIDE (NORTH)	0.00'	13.30'
REAR YARD (LAKE)	0.00'	19.80'

SITE AREA CALCULATIONS:	SQ. FT.	%	ACREAGE
NET SITE AREA:	872,640	100%	20.03
	PROVIDED		
IMPERVIOUS AREA	SQ. FT.	%	ACREAGE
BUILDING FOOTPRINT (INCL. OVERHANG)	171,658	19.7%	3.94
VEHICULAR USE AREA/PAVEMENT	316,077	36.2%	7.26
SIDEWALKS/CONCRETE	83,852	9.6%	1.92
VEHICLE OVERHANG	3,076	0.4%	0.07
PERVIOUS AREA (15% MINIMUM)	297,977	34.1%	6.84
TOTAL	872,640	100%	20.03

PARKING CALCULATIONS:	REQUIRED	PROVIDED	
MULTI-FAMILY RESIDENTIAL			
1.5 SPACES PER ONE-BEDROOM (35 UNITS)	52.50		
1.5 SPACES PER TWO-BEDROOM (122 UNITS)	183.00		
2 SPACES PER THREE-BEDROOM OR MORE (269 UNITS)	538.00		
GUEST PARKING (1 SPACE PER 5 UNITS)	85.20		
TOTAL PARKING	859	876 (1)	586 SURFACE SPACES (9'X18') 116 COMPACT SPACES (8'X16')* 152 GARAGE SPACES (9'X18')
ADA SPACES (2% OF TOTAL SURFACE SPACES)	15		22 ADA SPACES (12X18)

NOTES:
* PCD DEVIATIONS (EXHIBIT P) ALLOW FOR MAXIMUM 25% OF REQUIRED PARKING TO BE COMPACT

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

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "POMPANO PARK RACINO PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 22 THROUGH 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 872,650 SQUARE FEET OR 20.033 ACRES MORE OR LESS.

Received after DRC Meeting to address DRC comments prior to the submission of a Building Permit Application.
02/19/2025

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE
1	PER DRC COMMENTS	02/19/2025
-	DRC RESUBMITTAL	01/15/2025
-	AAC SUBMITTAL	03/07/2025

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:	10/24/2024
DESIGNED BY:	DC,MP
DRAWN BY:	DC
CHECKED BY:	MP,CA
BID-CONTRACT:	

This item has been digitally signed and sealed by MICHAEL PINZON 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.
2025.04.01 16:21:22 -04'00'

MICHAEL PINZON, P.E.
FLORIDA REG. NO. 95668
(FOR THE FIRM)

CLIENT

LENNAR HOMES

PROJECT

POMPANO LIVE!

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER	SP-100
PROJECT NUMBER	10230.39

Plotted by: dczerwonka On 4/1/2025 2:46 PM

Drawing name: Q:\10230.39 - Lake Parcel -Pompano Beach - Lennar Homes\Engineering\Cadd\10230.39-SP-100-Overall Site Plan.dwg