


SITE DATA TABLE				
PROJECT ADDRESS: 777 ISLE OF CAPRI CIRCLE, POMPANO BEACH FL 33069				
FOLIO No. 494203410030				
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 (SF) (PER SURVEY)		556,880	12.78	
GROSS RESIDENTIAL BUILDING AREA (SF)		524,979		
UNIT MIX BREAKDOWN		STUDIO	30	
		ONE-BED	192	
		TWO-BED	151	
		THREE-BED	50	
TOTAL # OF RESIDENTIAL UNITS		UNITS	423	
DENSITY		ALLOWED	PROVIDED	
	GROSS	17.67 UNITS/AC	1.90 UNITS / AC	
	NET	18.50 UNITS/AC	PER APPROVED PCD (2019-226)	
NOTES:				
1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA				
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		100-200' MAX	47'-6"	
LOT COVERAGE		85% MAX	22.2%	
PERVIOUS AREA		15% MIN	27.3%	
VUA PERVIOUS AREA (% OF VUA)		15% MIN	20.0%	
SETBACK REQUIREMENTS:		REQUIRED (MIN)	PROVIDED	
FRONT YARD (POWERLINE RD)		10.00'	24.40'	
STREET SIDE YARD (NORTH)		0.00'	19.03'	
STREET SIDE YARD (SOUTH)		0.00'	16.35'	
REAR/STREET SIDE YARD (EAST)		0.00'	18.36'	
SITE AREA CALCULATIONS:				
		SQ. FT.	%	ACREAGE
NET SITE AREA:		556,880	100%	12.78
			PROVIDED	
		SQ. FT.	%	ACREAGE
IMPERVIOUS AREA				
BUILDING FOOTPRINT (INCL. OVERHANG)		123,615	22.2%	2.84
VEHICULAR USE AREA/PAVEMENT		206,766	37.1%	4.75
SIDEWALKS/CONCRETE		71,366	12.8%	1.64
VEHICLE OVERHANG		3,076	0.6%	0.07
PERVIOUS AREA (15% MINIMUM)		152,057	27.3%	3.49
TOTAL		556,880	100%	12.78
PARKING CALCULATIONS:				
		REQUIRED	PROVIDED	
MULTI-FAMILY RESIDENTIAL				
1 SPACE PER STUDIO (30 UNITS)		30		
1.5 SPACES PER ONE-BEDROOM (192 UNITS)		288		
1.5 SPACES PER TWO-BEDROOM (151 UNITS)		227		
2 SPACES PER THREE-BEDROOM (50 UNITS)		100		
TOTAL PARKING		645	591	392 SURFACE SPACES (9'X18') 42 GARAGE SPACES (9'X18')** 157 COMPACT SPACES (8'X16')*
ADA SPACES (2% OF TOTAL PROVIDED PARKING)		12	12 ADA SPACES (12X18)	
NOTES:				
* PCD DEVIATIONS (EXHIBIT P) ALLOW FOR MAXIMUM 25% OF REQUIRED PARKING TO BE COMPACT				
**42 EXTERIOR GARAGE SPACES (TANDEM) NOT INCLUDED IN TOTAL PARKING SPACE COUNT				
BICYCLE PARKING				
		REQUIRED	PROVIDED	
4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)		20	20	



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PH: (954) 788-3400

Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS		
NO.	DESCRIPTION	DATE
1	DRC SUBMITTAL	09/27/2023
2	DRC RESUBMITTAL	11/28/2023

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**

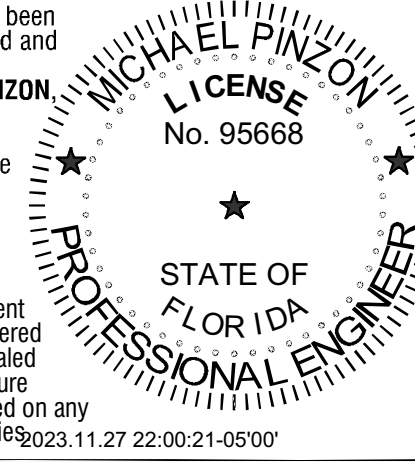
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

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: 11/28/23
DESIGNED BY: MA, MP
DRAWN BY: MA, MP, JP
CHECKED BY: MV, MP

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 2023.11.27 22:00:21-05'00'

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

CLIENT

ATLANTIC RESIDENTIAL

PROJECT

Live!

INDIGO POMPANO BEACH RESIDENTIAL

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER	SP-100
PROJECT NUMBER	10230.19

AAC

P223-12000039
02/06/2024

Plotted by: mamodio On 11/27/2023 9:22 PM

Drawing name: Q:\10230.19 - Atlantic Realty Residential - Isle Casino\Engineering\Cadd\10230.19-SP-100-OVERALL SITE PLAN.dwg

STATUS: DRC SUBMITTAL