

7

NOT USED

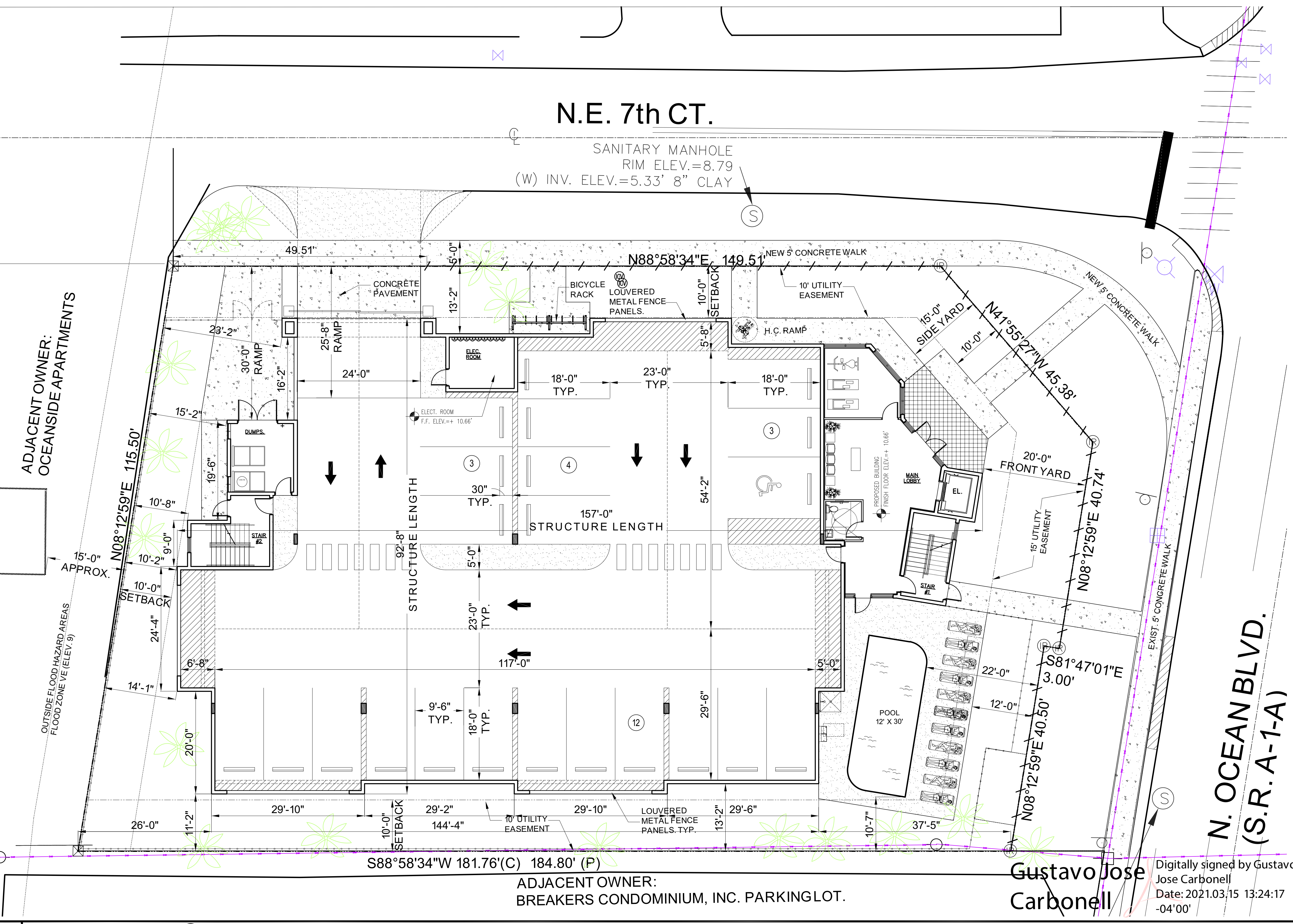
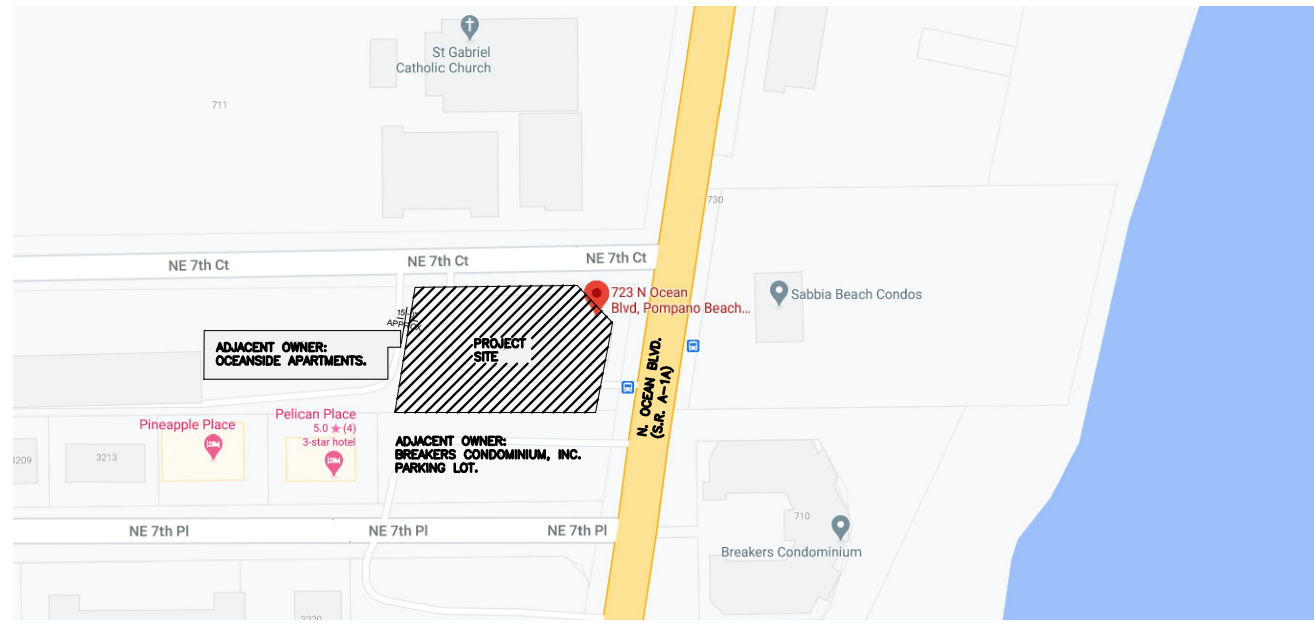
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NOTES

5

ADJACENT OWNERS

NOTE:  
1- ALL OVERHEAD UTILITIES ON THE SOUTH SIDE WILL BE BURIED FOR THIS PROJECT AS PER 155.5509 IF POSSIBLE.  
2- BUILDING FOUNDATION IS STEM WALL TYPE. TOP OF THE FOOTING WILL BE 24" BELOW GRADE.



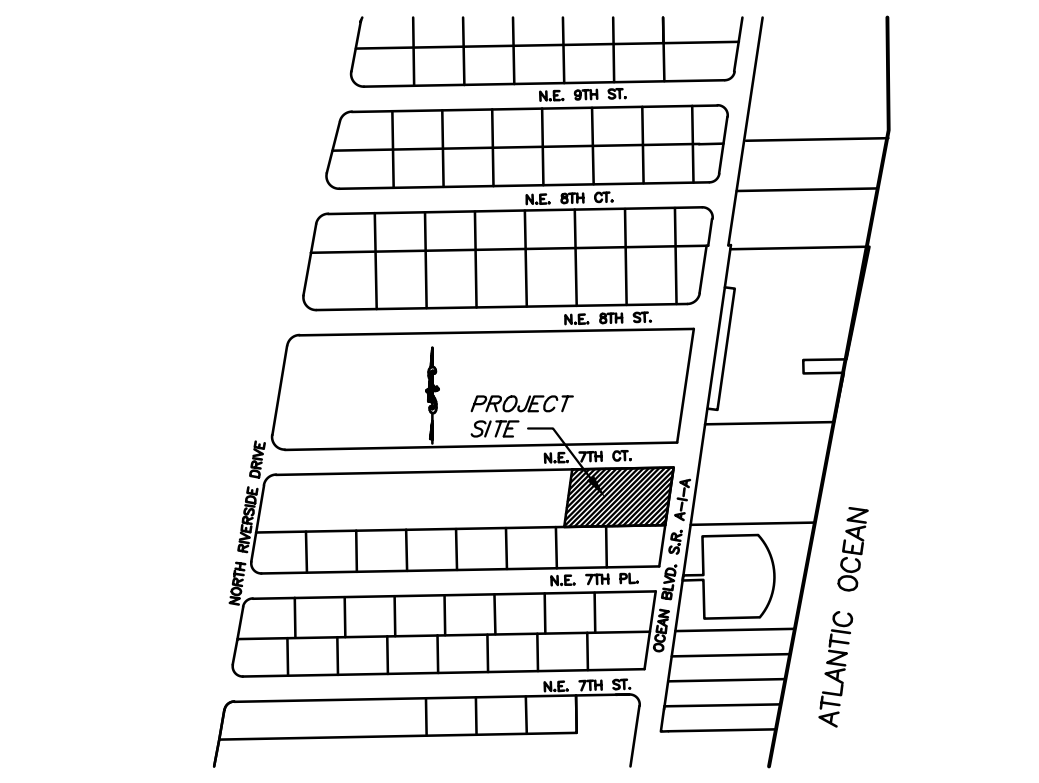
DRC SITE DATA TABLE

SITE INFORMATION :	
PROPERTY ADDRESS:	723 N OCEAN BOULEVARD, POMPANO BEACH, FL
DRC CASE #:	
BLDG PERMIT #:	
ZONING AND PROPERTY INFORMATION:	
EXISTING LAND USE DESIGNATION:	MH - MEDIUM HIGH 16-25 DU/AC
EXISTING ZONING DESIGNATION:	RM-20 MULTIPLE FAMILY RESIDENCE
PROPOSED ZONING DESIGNATION:	RPUD - RESIDENTIAL PLANNED UNIT DEVELOPMENT
CURRENT USE OF PROPERTY:	VACANT
PROPOSED USE OF PROPERTY:	(12) MULTIFAMILY APARTMENTS
FLOOD ZONE:	ZONE AE
BASE FLOOD ELEVATION:	7.0 FT. ELEV. NAVD
UTILITIES AND SERVICES:	
WATER PROVIDER:	CITY OF POMPANO BEACH
WASTE WATER PROVIDER:	CITY OF POMPANO BEACH
SOLID WASTE PROVIDER:	WASTE MANAGEMENT
RECYCLING PROVIDER:	WASTE MANAGEMENT
DEVELOPMENT DATA:	
NUMBER OF RESIDENTIAL UNITS:	TWELVE (2) BEDROOM APARTMENTS
UNIT TYPE:	MULTIFAMILY DEVELOPMENT
NUMBER OF STORIES:	THREE STORIES - 34' HEIGHT FROM GRADE
TOTAL BUILDING AREA:	35,307 SQ.FT.
NON-RESIDENTIAL DEVELOPMENT (USES / GROSS FLOOR AREA):	N/A

SITE AND BUILDING DATA:		
	SF	%
GROSS SITE (SF / ACREAGE):	31,321 SQ.FT. = 0.719 AC	100.00 %
NET LOT SIZE (SF / ACREAGE):	20,341 SQ.FT. = 0.467 AC	100.00 %
BUILDING FOOTPRINT:	12,104 SQ.FT.	59.50 %
VEHICULAR USE AREA (VUA):	243 SQ.FT.	1.19 %
PEDESTRIAN WALKS:	945 SQ.FT.	4.65 %
BIKE AREA:	146 SQ.FT.	0.72 %
POOL & POOL DECK AREA:	1,118 SQ.FT.	5.50 %
LANDSCAPE AREA:	5,785 SQ.FT.	28.44 %

SITE DATA:	REQUIRED	PROVIDED
GROSS DENSITY, MAX. (DU/AC):	12/0.719=16.68 DU/A	17 DU/AC (RPUD)
NET DENSITY, MAX. (DU/AC):	12/0.467=25.69 DU/A	26 DU/AC (RM-20)
BUILDING HEIGHT:	N/A	34' T.O. ROOF ABOVE FINISH GRADE
LOT WIDTH:	N/A	149.51'
STRUCTURE LENGTH:	N/A	158'-6"
LOT COVERAGE MAX.:	N/A	12,104 SQ.FT. = 59.5%
OPEN SPACE:	N/A	7,994 SQ.FT.
PERVIOUS AREA:	N/A	5,785 SQ.FT. = 28.44%
IMPERVIOUS AREA:	N/A	14,556 SQ.FT. = 71.56%
PARKING SPACES:	1.5 SPACE/UNIT=1.5x12=18	22 SPACES

4 SITE DATA



3 LOCATION MAP

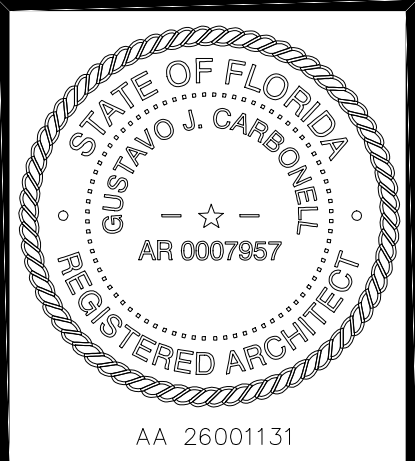
LEGAL DESCRIPTION:  
PARCEL B POMPANO BEACH RESIDENCES PLAT BOOK 176 PAGES  
166-167 BROWARD COUNTY PUBLIC RECORDS.

2 LEGAL DESCRIPTION

REVISION	BY:
03-11-2021	M.J.G.

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**PROPOSED MULTIFAMILY DEVELOPMENT FOR:**  
**SABBIA BEACH PARCEL B**  
**723 N. OCEAN BOULEVARD**  
**Pompano Beach, Florida**



DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	JUNE 2020
SCALE	AS NOTED
JOB. NO.	20-025

**SP-1**  
OF 1 P&Z SHEETS