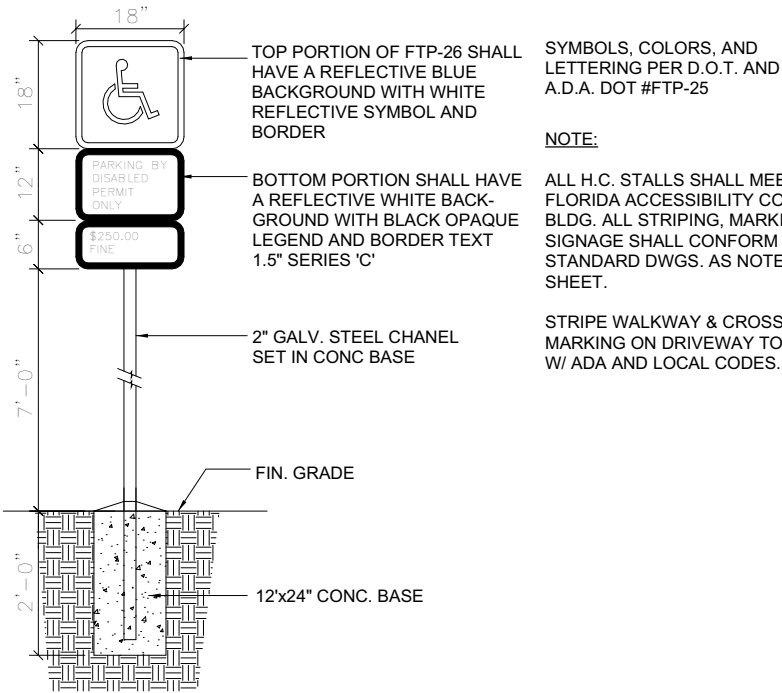
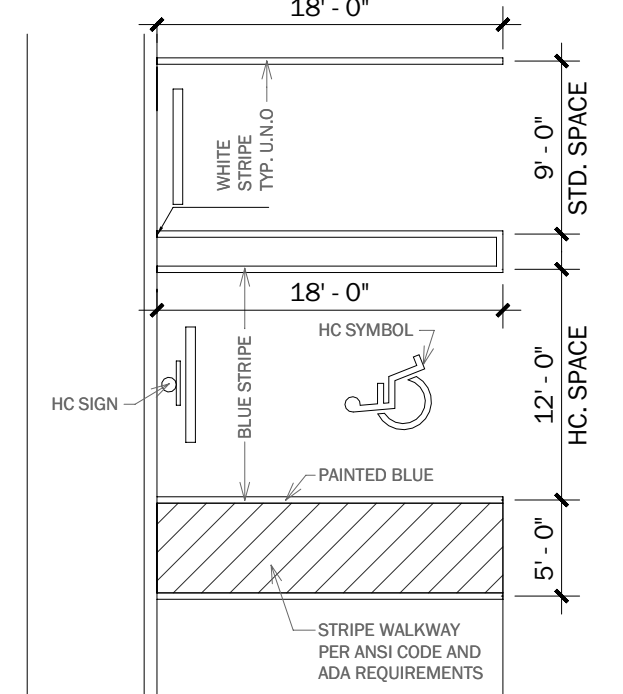


PARKING DETAILS

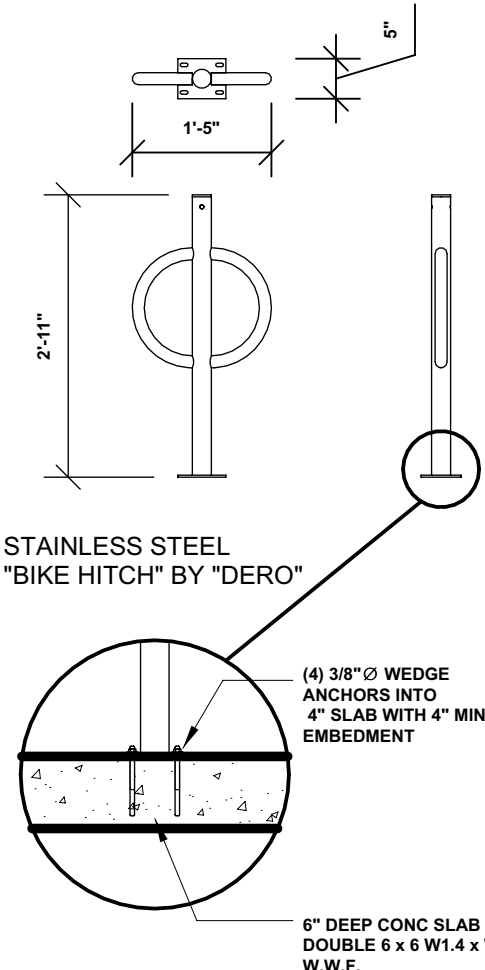


ADA PARKING SIGN DETAIL
3/8" = 1'-0"

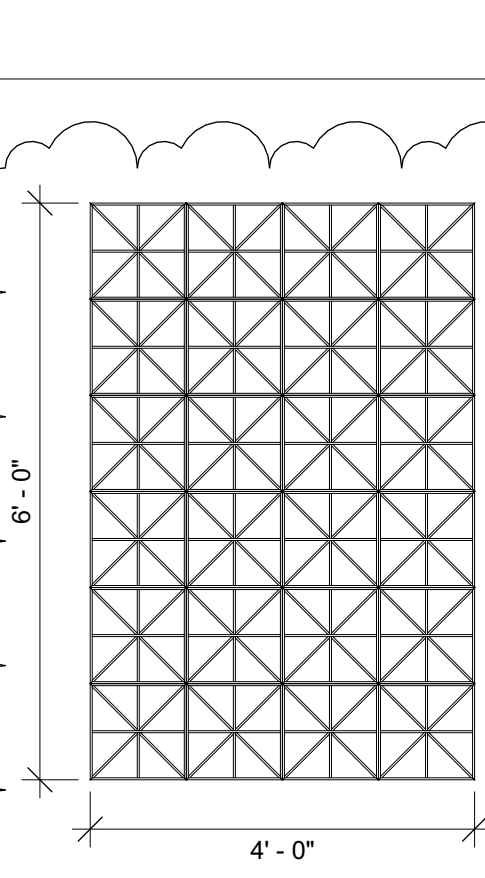


PARKING DETAIL
1" = 10'-0"

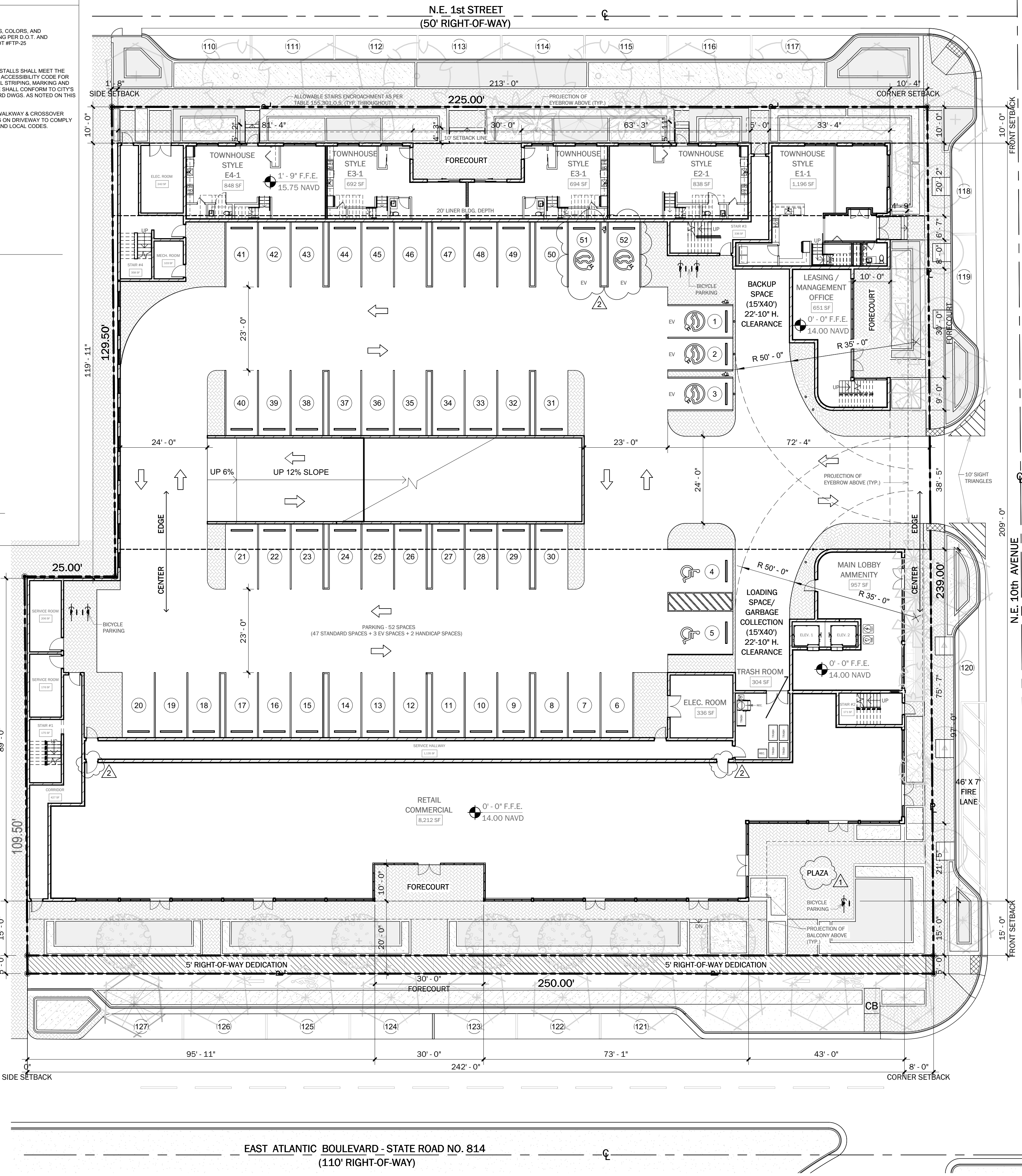
SITE DETAILS



BIKE RACK DETAIL
1/2" = 1'-0"



ALUMINUM DECORATIVE GRILLE
1/2" = 1'-0"



ADDRESS

911 E ATLANTIC BLVD., POMPANO BEACH, FL 33060
FOLIO NUMBER: 484236050960

LEGAL DESCRIPTION

PINE CREST FIRST ADD 7-34 B LOTS 1 THRU 8 INCL.LOTS 15 THRU 24 INCL LESS S 20FOR ST BLK 10

SITE DATA

LAND USE DESIGNATION	EAST TRANSIT ORIENTED CORRIDOR (ETOC)
ZONING DESIGNATION	TRANSIT ORIENTED (TO) WITHIN EAST OVERLAY DISTRICT (EOD)
PROPOSED PROJECT DESCRIPTION	MIXED-USE WITH RESIDENTIAL COMPONENT, OVER COMMERCIAL USE AT GROUND FLOOR AND INTEGRATED PARKING GARAGE.

SITE AREA	AREA	ACREAGE
EXISTING SITE AREA	56,513 S.F.	1.297 ACRES
SITE AREA POST 5'-0" RIGHT OF WAY DEDICATION	55,263 S.F.	1.269 ACRES
RESIDENTIAL DENSITY BREAKDOWN	AREA	UNITS PROVIDED

PARCEL #1	MM (0-60) - MIXED-USE MAIN STREET / CENTER SUB-AREA	27,813 S.F. (0.638)	-	38.28 UNITS
MM (0-24) - MIXED-USE MAIN STREET / EDGE SUB-AREA	27,450 S.F. (0.630)	-	-	15.42 UNITS
SUBTOTAL		27,813 S.F. (0.638)	-	53.4 UNITS

DENSITY BONUS OPTION #1 & #3 - "CENTER" PORTIONS AT (40) UNITS PER ACRE	27,813 S.F. (0.638)	-	-	25.52 UNITS
TOTAL APARTMENTS UNITS (CENTER SUB-AREA)			63 UNITS	
TOTAL APARTMENTS UNITS (EDGE SUB-AREA)			10 UNITS	
TOTAL TOWNHOUSE STYLE UNITS (EDGE SUB-AREA)			5 UNITS	
GRAND TOTAL			78 UNITS	78.92 UNITS

RETAIL / AMENITIES BREAKDOWN	AREA PROVIDED	AREA REQUIRED
MM (0-60) - MIXED-USE MAIN STREET / CENTER SUB-AREA	12,551 S.F. (RETAIL + AMENITIES)	-
MM (0-24) - MIXED-USE MAIN STREET / EDGE SUB-AREA	16,973 S.F. (AMENITIES)	-
TOTAL RETAIL + AMENITIES	29,524 S.F.	-

LOT COVERAGE	% COVERAGE (PROVIDED)	% COVERAGE (REQUIRED)
BUILDING LOT COVERAGE	49,334 S.F. (89.27%)	49,737 S.F. (90% MAX)
PERVIOUS AREA	5,536 S.F. (10.02%)	5,526 S.F. (10% MIN)
IMPERVIOUS AREA	2,904 S.F. (6.41%)	-
RIGHT OF WAY AREA	1,250 S.F.	-

BUILDING HEIGHTS AND SETBACKS	CENTER	EDGE
BUILDING HEIGHT	53'-6" MAX	33'-6" MAX
FRONT SETBACK (SOUTH - E ATLANTIC BLVD)	15'-0" MIN - 20'-0" MAX	N/A
FRONT SETBACK (NORTH - NE 1ST ST)	N/A	10'-0" MIN - 30'-0" MAX
CORNER SETBACK (EAST - NE 10TH AVE)	8'-0" MIN - 20'-0" MAX	10'-4" MIN - 30'-0" MAX
SIDE SETBACK (WEST)	0'-0" MIN - 20'-0" MAX	1'-8" MIN - 0'-0" MIN
NUMBER OF STORIES	5 STORIES	3 STORIES

VEHICULAR PARKING DATA	PROVIDED	REQUIRED
CENTER		
COMMERCIAL/RETAIL - 8,212 S.F. AT 1 SPACE PER 300 S.F.	-	27.37 SPACES
RESIDENTIAL (APARTMENTS) - (20) STUDIO UNITS AT 1.0 SPACES PER UNIT	-	20.00 SPACES
RESIDENTIAL (APARTMENTS) - (33) 1-BEDROOM UNITS AT 1.0 SPACES PER UNIT	-	33.00 SPACES
RESIDENTIAL (APARTMENTS) - (10) 2-BEDROOM UNITS AT 1.0 SPACES PER UNIT	-	10.00 SPACES
CENTER TOTAL PARKING	-	90.37 SPACES

EDGE	PROVIDED	REQUIRED
COMMERCIAL/RETAIL - 895 S.F. AT 1 SPACE PER 300 S.F.	-	2.98 SPACES
RESIDENTIAL (TOWNHOUSE STYLE) - (5) UNITS AT 1.0 SPACES PER UNIT	-	5.00 SPACES
RESIDENTIAL (APARTMENTS) - (5) 1-BEDROOM UNITS AT 1.5 SPACES PER UNIT	-	7.50 SPACES
RESIDENTIAL (APARTMENTS) - (4) 2-BEDROOM UNITS AT 1.5 SPACES PER UNIT	-	6.00 SPACES
RESIDENTIAL (APARTMENTS) - (1) 3-BEDROOM UNITS AT 2.0 SPACES PER UNIT	-	2.00 SPACES
EDGE TOTAL PARKING	-	23.48 SPACES
GARAGE PARKING	109 SPACES	-
ON-STREET PARALLEL PARKING	18 SPACES	-
GRAND TOTAL PARKING	127 SPACES	113.85 SPACES (113)
SUPPLEMENTAL PARKING DATA	PROVIDED	REQUIRED
BICYCLE RACK PARKING	20 SPACES (10 RACKS)	20 SPACES (MAX PER 155.5102.1.1)

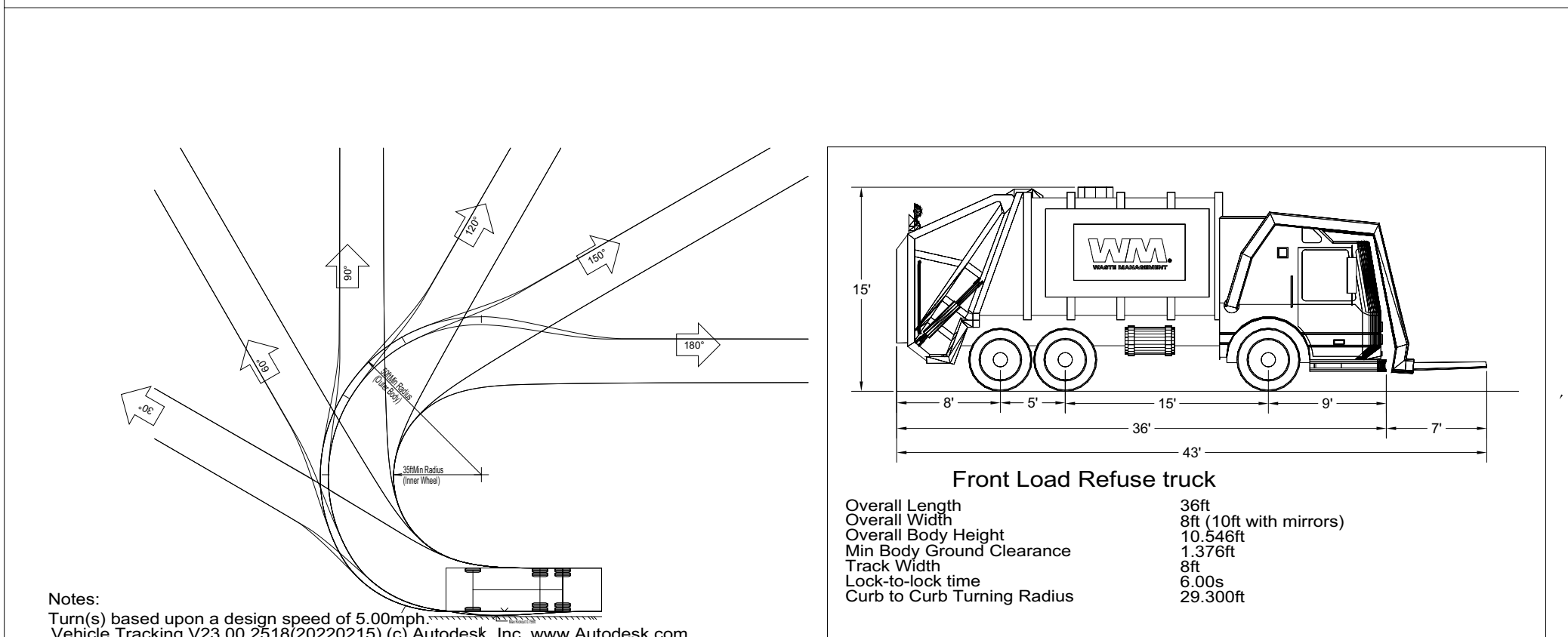
OPEN SPACE REQUIREMENTS

PUBLIC OPEN SPACE (OVERALL SITE)	PROVIDED	REQUIRED
PRIVATE OPEN SPACE (OVERALL SITE) 10% (MIN.)	7,198.5 SF	-
	18.90% (24.2%)	10% MIN. (5,526.3 SF)

RESIDENTIAL UNIT BREAKDOWN

	PROVIDED	REQUIRED 15% AFFORDABLE HOUSING	RESERVED FOR AFFORDABLE HOUSING
TOWNHOUSE STYLE APARTMENT UNITS	5	0.75	1
STUDIO UNITS	20	3	3
1-BEDROOM APARTMENT UNITS	38	5.7	6
2-BEDROOM APARTMENT UNITS	14	2.1	2
3-BEDROOM APARTMENT UNITS	1	0.15	0
TOTAL UNIT COUNT	78	11.7	12

TRASH VEHICLE DETAILS



Notes:
Turn(s) based upon a design speed of 5.00mph.
Vehicle Tracking V23.00.2518(20220215) (c) Autodesk, Inc. www.autodesk.com

Digitally signed by
Steven L. Cohen
Date: 2024.03.05
16:51:01 -05'00'

STEVEN L. COHEN AND ASSOCIATES, P.A.
LICENSE NO. 0829

Steven L. Cohen
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Architects - Interior Designers
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PROJECT ADDRESS:
911 EAST ATLANTIC BLVD., POMPANO BEACH, FL 33060

PROPOSED SITE PLAN

Principal: SLC
Project Manager: SDY
Drawn by: JQ/VB

REVISIONS

No	DATE	DESCRIPTION
1	11.15.23	DRC COMMENTS
2	02.21.24	DRC COMMENTS

Project No: 12622

Issue Date: 03/05/2024

Drawing No: A1.0

AAC

PZ23-12000043
04/02/2024