



LOCATION MAP
NORTH
N.T.S.

SITE DATA				
Location:	2335 East Atlantic Blvd., Pompano Beach, FL 33062			
Zoning Designation:	Transit Oriented (TO)			
Overlay District:	East Overlay District (EOD) - Core Subarea			
Type of Use:	MM - Mixed Use Main Street - Multifamily			
	WEST LOT	EAST LOT	TOTAL LOTS	
Site Area:	70,023 sf	54,099 sf	1.24 ac	124,122 sf
Density:	90 du/ac	90 du/ac	90 du/ac	90 du/ac
Density Bonuses:	Option #1.6 - 40 du/ac	Option #1.6 - 40 du/ac	40 du/ac	
Total Density:	130 du/ac	129 du/ac	130 du/ac	124 du/ac
Total Units:	209 units	161 units	147 units	370 units
Building Typology:	Courtyard Building Type A	Courtyard Building Type A	Courtyard Building Type A	

UNIT MIX DEVELOPMENT SUMMARY				
Unit Type	Avg. Unit	# of Units	%	Leasable Area
WEST BLDG				
STUDIO	548 sf	23	11%	12,604 sf
1 BD	727 sf	99	48%	71,976 sf
2 BD	1,131 sf	73	35%	82,545 sf
3 BD	1,342 sf	13	6%	17,447 sf
Sub-Total		208 units	100%	184,572 sf
EAST BLDG				
STUDIO	547 sf	8	5%	4,376 sf
1 BD	695 sf	50	34%	34,731 sf
2 BD	1,060 sf	76	52%	80,596 sf
3 BD	1,344 sf	13	9%	17,475 sf
Sub-Total		147 units	100%	137,178 sf
Total # of Units		355 units		321,750 sf

DEVELOPMENT STANDARDS						
SETBACKS						
Street Designation	WEST BLDG		EAST BLDG			
	Required	Provided	Required	Provided		
SECONDARY STREET - T8						
24TH AVENUE	5'-0"	5'-0"	5'-0"	7'-1"		
TERTIARY STREET - T7						
23RD AVENUE	0'-0"	4'-6"	n/a	n/a		
25TH AVENUE	n/a	n/a	0'-0"	3'-11"		
INTERIOR SIDE - NORTH	15'-0"	15'-0"	0'-0"	10'-1"		
REAR - SOUTH	0'-0"	22'-1"	0'-0"	5'-9"		
OPEN SPACE						
Type	WEST BLDG		EAST BLDG		TOTAL	
	Required	Provided	Required	Provided	Required	Provided
Pervious - 10% min.	7,002 sf.	8,867 sf.	5,410 sf.	9,833 sf.	12,412 sf.	18,700 sf.
Impervious - 90% max.	63,021 sf.	61,156 sf.	48,689 sf.	44,266 sf.	111,710 sf.	105,422 sf.
Private Open Space - 10% m	7,002 sf.	18,292 sf.	5,410 sf.	10,577 sf.	12,412 sf.	28,869 sf.

GROSS FLOOR AREA			
Levels	WEST BLDG	EAST BLDG	TOTAL
Ground	29,327 sf	21,615 sf	50,942 sf
Level 2	29,917 sf	22,337 sf	52,254 sf
Level 3	29,917 sf	22,337 sf	52,254 sf
Level 4	29,917 sf	22,337 sf	52,254 sf
Levels 5 to 8	119,668 sf	89,348 sf	209,016 sf
Total:	238,746 sf	177,974 sf	416,720 sf

BUILDING HEIGHT						
Type	WEST BLDG			EAST BLDG		
	Max. Allowed	Provided	Max. Allowed	Provided	Max. Allowed	Provided
Mixed Use	80'-0"	79'-0"	78'-6"	80'-0"	79'-0"	78'-6"

ACTIVE USES				
STREET DESIGNATION	WEST BLDG		EAST BLDG	
	Required	Provided	Required	Provided
SECONDARY STREET - T8				
24TH AVENUE	80%	83%	80%	66%
TERTIARY STREET - T7				
23RD AVENUE	70%	66%		
25TH AVENUE			70%	63%
ALL ACTIVE USES INCLUDING PUBLIC PLAZA = 87%				

Refer to sheet A-0.1 for Site Diagram

PARKING REQUIRED BY CODE		
Type	# of Units / SF	Code Required
WEST BLDG		
Per section 155.3709.1.6		
Residential @ 1sp/du	208 units	208 sp.
or 1sp/1000 sf of GFA	238,746 sf	239 sp.
Existing Buildings		
Commercial @ 1sp/400 sf		
2335 E. Atlantic Blvd.	35,426 sf	89 sp.
Subtotal		327 sp.
Required Parking Space for the disabled		
7 sp.		

PARKING PROVIDED		
WEST BLDG		
Per section 155.3709.1.6		
Residential @ 1sp/du	147 units	147 sp.
or 1sp/1000 sf of GFA	177,974 sf	178 sp.
Existing Buildings		
Commercial @ 1sp/400 sf		
2401 E. Atlantic Blvd.	24,487 sf	61 sp.
2413 E. Atlantic Blvd.	3,381 sf	8 sp.
2431 E. Atlantic Blvd.	6,488 sf	16 sp.
Subtotal		264 sp.
Required Parking Space for the disabled		
6 sp.		
GRAND TOTAL REQUIRED		591 sp.

PROPOSED SHARED PARKING BASED ON PARKING STUDY		
Refer to Parking Study for details on all uses Shared Parking.		
WEST BLDG		
Parking Spaces Required (As per Parking Study)	298 sp.	
EAST BLDG		
Parking Spaces Required (As per Parking Study)	230 sp.	
GRAND TOTAL REQUIRED (As per Parking Study)	528 sp.	

PARKING PROVIDED				
WEST BLDG				
Parking Garage				
Level	Standard	HC	Total per FL	
Level 1	25	1	26 sp.	
Level 2	51	1	52 sp.	
Level 3	51	1	52 sp.	
Level 4	46	1	47 sp.	
Levels 5-7	153	3	156 sp.	
Level 8	22	1	23 sp.	
Sub-Total	348	8	356 sp.	
EAST BLDG				
Parking Garage				
Level	Standard	HC	Total per FL	
Level 1	24	1	25 sp.	
Level 2	50	1	51 sp.	
Level 3	50	1	51 sp.	
Level 4	45	1	46 sp.	
Level 5	50	1	51 sp.	
Level 6	53	1	54 sp.	
Sub-Total	272	6	278 sp.	
On Street Parking			22 sp.	
GRAND TOTAL PROVIDED			656 sp.	

DRG SUBMITTAL
02/28/20

POMPANO STATION
FOR:
GROVER CORLEW
LOCATED AT:
POMPANO BEACH, FL

Jose Saumell
Professional Engineer
No. 115239-98700
JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AACC000895
8850 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

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.
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SITE PLAN
WEST BLDG - 208 UNITS
EAST BLDG - 147 UNITS

SCALE: 1" = 30'
P&Z
PZ20-1650006-SP-1
12/16/2020

DRAWN: []
DATE: 10/28/19
SCALE: AS SHOWN
JOB NO.: 1861.PRJ
SHEET NO.: []

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DRAWN BY: []