



UNIT MIX				
Unit Designation	Bldg Types		Total # Units	% of Total
	Type I (4 ST)	Type II (4 ST)		
EFFICIENCY				
ST	4	4	32	9%
Sub-Total	4 units	4 units	32 units	9%
1BR				
A1	20	4	96	27%
A2	4	1	20	6%
A3	1	1	8	2%
A4	2	1	12	3%
Sub-Total	27 units	7 units	136 units	39%
2BR				
B1	6	15	84	24%
B2	3	3	24	7%
B3	0	3	12	3%
Sub-Total	9 units	21 units	120 units	34%
3BR				
C1	8	8	64	18%
Sub-Total	8 units	8 units	64 units	18%
# of Unit/Bldg	48 units	40 units	8 bldgs	100.00%
# of Bldgs	4 bldgs	4 bldgs		
# Units Total	192 units	160 units		

SITE DATA					
Location:	Pompano Beach, FL.				
Existing Zoning:	B-3/PCD Genera Business Planned Commercial Overlay				
Proposed Zoning:	RM-30				
Existing Type of Use:	Commercial				
Proposed Type of Use:	Multi-Family Residence				
Occupancy Classification:	R-2 Residential				
Construction Type:	III-B				
BUILDING DISPOSITION	Required	Provided		Remarks	
A. Lot Area	8,800 min	12,144 acres	529,005 sf		
B. Lot Width	75' min	935'-0"			
C. Lot Coverage	60% max	137,285 sf	26%		
D. Open Space					
Pervious	25% min	158,394 sf	30%		
Impervious		55,095 sf	10%		
Total Open Space		213,489 sf	40%		
E. Vehicular Use Area		178,231 sf	34%		
F. Density	30 du's/ac	29 du's/ac			
BUILDING SETBACK					
A. North Setback		91'-6"			
B. East Setback		23'-5"			
C. South Setback		16'-4"			
D. West Setback		15'-0"			
BUILDING HEIGHT					
Max. Height	105' max	52'-0"	4 stories		
BUILDING SQUARE FOOTAGE					
Building Type	Level 1	Level 2	Level 3	Level 4	Total Bldg SF.
Type I (4 Bldgs.)	13,252 sf	13,069 sf	13,069 sf	13,069 sf	52,459 sf
Type II (4 Bldgs.)	12,607 sf	12,497 sf	12,497 sf	12,497 sf	50,098 sf
Total GSF for all Bldgs.					410,228 sf

PARKING			
CODE REQUIRED			
Per table 155.5102.D.1 - Dwelling Multifamily			
Type	# of Units / SF	Code Required	
ST @ 1 sp/du	32	32 sp	
1BD @ 1.5 sp/du	136	204 sp	
2BD @ 1.5 sp/du	120	180 sp	
3BD @ 2 sp/du	64	128 sp	
Grand Total Required			544 sp
PROVIDED			
Type	Standard	HC	Total
Surface	480 sp	13 sp	493 sp
Detached Garages	42 sp	1 sp	43 sp
Ups parking	8 sp		8 sp
Subtotal		14 sp	
Grand Total Provided			544 sp
			1.55 sp/du
BICYCLE PARKING			
REQUIRED			
			20 sp.
PROVIDED			
			50 sp.

Sustainable Table			
Hurricane Resistant Structures	The principal building is constructed to meet increased wind load	150 mph load minimum	4
Infill or Mixed	The developer constitutes infill development and/or mixed-used development		4
Other	EV charger stations and conduit for future stations		8

NOTE : All doors and windows will be impact resistant

SITE PLAN

352 UNITS
549 PARKING SPACES

1" = 60'

INITIAL SITE PLAN SUBMITTAL
12/17/2021

BY

POMpano CITI CENTRE

FOR:
MORGAN GROUP
LOCATED AT:
POMpano BEACH, FLORIDA

JOSE I. SAUMELL
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ARCHITECT'S BUILDING CODE STATEMENT 7 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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DRAWN
DATE 03/03/2020
SCALE AS SHOWN
JOB NO. 1880.PRJ
SHEET TITLE:

SITE PLAN
SHEET NUMBER:
P221-12000042
06/28/2023