



UNIT MIX PER FLOOR					
FLOOR LEVEL	STUDIOS	1 BED UNITS	2 BED UNITS	3 BED UNITS	TOTAL UNITS
ROOF					
8	4	4	4	1	12
7	4	4	4	1	14
6	4	5	5	0	14
5	4	6	4	0	14
4	4	5	3	2	14
3	-	-	3	1	4
2	-	-	2	1	3
GROUND	-	-	-	-	-
TOTAL	20	24	25	6	75
* 12 STUDIO UNITS WILL BE RESERVED AS AFFORDABLE UNITS TO MEET THE REQUIRED 15% OF THE TOTAL RESIDENTIAL ENTITLEMENTS PER POLICY 2.16.4					

## PROJECT DATA

### 1. GENERAL LOT INFORMATION

ADDRESS	2217, 2219 AND 2233 E ATLANTIC BLVD, POMPANO BEACH, FLORIDA 33062	
JURISDICTION	CITY OF POMPANO BEACH	
OVERLAY DISTRICT	EAST OVERLAY DISTRICT	
ZONING CLASSIFICATION	TO-TRANSIT ORIENTED	
FEMA ZONE	X(0.2%)	
PROPERTY ID:	4842 36 01 2070/2061/2060	
LEGAL DESCRIPTION	LOT 23, LESS THE SOUTH 10 FEET, AND LOT 24, LESS THE SOUTH 10 FEET THEREOF, LOT 25, LESS THE SOUTH 10 FEET THEREOF, LOT 26, LESS THE SOUTH 10 FEET THEREOF, LOT 27, LESS THE SOUTH 8.13 FEET THEREOF, AND LOT 28, LESS THE SOUTH 8.13 FEET THEREOF, IN BLOCK 15, PINEHURST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	

### 2. LOT DISPOSITION

	REQUIRED	PROVIDED
1) LOT AREA	N/A	PER SURVEY 21,838.72 SQ FT (0.501 ACRES)
2) LOT WIDTH	MIN 200'-00"	155'-0" E ATLANTIC BLVD

### 3. DENSITY

BY RIGHT	90 Du/Ac = 45 UNITS	
BONUS #1 PUBLIC ARTWORK OR 1% FEE OR \$250,000 WHICHEVER IS LESS	20 Du/Ac = 10 UNITS	
BONUS #6 PROVIDE STRUCTURED PARKING FOR 100% OF THE REQUIRED PARKING NEEDS OF DEVELOPMENT	20 Du/Ac = 10 UNITS	75 UNITS
BONUS #7 PROPOSING 25% SMALL STUDIOS OR 1BR UNITS	20 Du/Ac = 10 UNITS	
TOTAL DENSITY	150 Du/Ac = 75 UNITS	

### 4. LOT COVERAGE

IMPERVIOUS AREA	MAX: 90%	90.0% (19,654.23 SF)
PERVIOUS AREA	MIN: 10%	10.0% (2,184.49 SF)
LOT COVERAGE	N/A	86.5% (18,895.00 SF)

### 5. BUILDING SETBACKS

#### FLEX SETBACKS APPLIED

STREET SIDE PRIMARY (SOUTH)	0'-0" MIN / 20'-0" MAX	4'-8" E. ATLANTIC BLVD
STREET SIDE SECONDARY (EAST)	0'-0" MIN / 20'-0" MAX	9'-0 1/2"
REAR (NORTH)	0'-0" MIN / 20'-0" MAX	6'-0"
INTERIOR SIDE BUFFER (WEST)	0'-0" MIN / 20'-0" MAX	0'-0"

### 6. BUILDING FRONTAGE ACTIVE USE

PRIMARY STREET (E. ATLANTIC BLVD)	90% MIN / 131.51'	100% / 146'-1 1/2"
SECONDARY STREET (NE 23RD AVENUE)	80% MIN / 81.85'	83.97% / 85.92'

### 7. BUILDING HEIGHT

BUILDING HEIGHT MEASURED TO EAVE LAST HABITABLE LEVEL ELEVATION	80' MAX HEIGHT	79'-11"
--	----------------	---------

### 8. BUILDING FOOTPRINT

AREA OF RESIDENTIAL BUILDING FOOTPRINT	N/A	15,168 SF
--	-----	-----------

### 9. PARKING ANALYSIS

PARKING RESIDENTIAL UNITS (1 SPACE PER UNIT=75 UNITS)	75 SPACES	
PARKING OFFICE/RETAIL OFFICE (1 SPACE/400 SF 757 SF/400=2) RETAIL (1 SPACE/300 SF 2,993 SF/300=10)	12 SPACES	87 SPACES PROVIDED
TOTAL REQUIRED	87 SPACES	

#### PARKING PROVIDED TABLE

DESCRIPTION	COUNT
STANDARD PARKING SPACE (9'-0" X 18'-0")	69
ADA PARKING SPACE (9'-0" X 18'-0")	4
PARALLEL PARKING SPACE (9'-0" X 23'-0")	0
20% COMPACT SPACE (8'-6" X 16'-0" PER SEC 155.5102.I.2)	14
TOTAL PROVIDED	87

(a) TABLE 155.5102.D.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES  
*Dwelling, mixed-use - 1 PER DU*

### 10. BICYCLE STORAGE

4 BICYCLE RACKS PER EVERY 10 PARKING SPACES, MAX. OF 20 SPACES	20 SPACES MAX	20 SPACES
---	---------------	-----------

ALL DESIGN AND DETAILS INDICATED BY AND REPRESENTED BY THIS DRAWING ARE FOR USE ON AND IN CONNECTION WITH THE SPECIFIC PROJECT. ALL DRAWINGS HEREIN ARE THE PROPERTY OF AUSTIN FOX ARCHITECTURE AND NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION AND CONSENT FROM AUSTIN FOX ARCHITECTURE. WRITTEN DIMENSIONS AND PRECEDENCE OVER SCALE DIMENSIONS TO THE BEST OF THE ARCHITECT OR ENGINEER'S KNOWLEDGE. THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AT THE TIME OF THEIR PREPARATION AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH SECTION 905.10.1.2 OF THE FLORIDA BUILDING CODE AND 603.01 OF THE FLORIDA STATUTES. NOTE: AUTHENTIC COPIES OF THIS DOCUMENT SHALL BEAR THE SIGNATURE IN ORIGINAL AND THE SEAL OF THE ATTESTING ARCHITECT OR ENGINEER OF THE STATE OF FLORIDA.

COPYRIGHT 2024 - 2028

## DRC SUBMISSION DESIGN DEVELOPMENT

#### PROJECT NAME:

## ATLANTICO

#### PROJECT ADDRESS:

2217, 2219 AND 2233 E ATLANTIC BLVD,  
POMPANO BEACH, FLORIDA 33062

#### OWNER NAME:

TBD

#### OWNER ADDRESS:

2217, 2219 AND 2233 E ATLANTIC BLVD,  
POMPANO BEACH, FLORIDA 33062

#### ARCHITECT

AUSTIN FOX ARCHITECTURE  
1754 E. Commercial Blvd  
FORT LAUDERDALE, FL 33334  
PH: 954-790-2702  
INFO@AF-ARCHITECT.COM  
AR101117

#### STRUCTURAL ENGINEER:

TBD

Name

PH:

email

#### MEP ENGINEERING

TBD

ADDRESS LINE

ADDRESS LINE

phone

email

#### CIVIL ENGINEER

HOWARD JABLON, P.E.

AJ HYDRO ENGINEERING, INC.  
55932 NW 73rd Court, Parkland, FL 33067  
PH: 954-847-3397  
ajhydro@bellsouth.net

#### LANDSCAPE ARCHITECT

RAHIM VEDAEE

EnviroScape  
4132 SW 51 Street, Dania Beach, FL 33314  
PH: 954-868-4763  
rvedaee1@yahoo.com

SEAL & SIGNATURE

#### REVISION LOG

No.	Description	Date
1	PRE-APP	06.10.25

## PROJECT DATA

Project number	AF2475
Date	09/09/2025
Drawn by	Author
Checked by	Checker

# A003

Scale

3/16" = 1'-0"