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REVISIONS		
NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN  
NOT FOR CONSTRUCTION**  
THESE PLANS ARE NOT FULLY PERMITTED  
AND ARE SUBJECT TO REVISIONS MADE  
DURING THE PERMITTING PROCESS.  
RESPONSIBILITY FOR THE USE OF THESE  
PLANS PRIOR TO OBTAINING PERMITS FROM  
ALL AGENCIES HAVING JURISDICTION OVER  
THE PROJECT WILL FALL SOLELY UPON THE  
USER.

ISSUE DATE:	03/11/2026
DESIGNED BY:	CA
DRAWN BY:	BN
CHECKED BY:	CA
BID-CONTRACT:	

CHRISTOPHER T. ANDREONI, P.E.  
FLORIDA REG. NO. 84184  
(FOR THE FIRM)

CLIENT  
**RP  
POMPANO  
LLC**

PROJECT  
**POMPANO BEACH  
CITY HALL &  
PARKING DECK**

SHEET TITLE  
**SITE PLAN**

**PZB**

SHEET NUMBER  
PZ26-120000002  
05/27/2026

SP-100  
15083.00

SITE DATA TABLE			
PROJECT ADDRESS: NW CORNER OF ATLANTIC BLVD. AND DIXIE HWY.			
FOLIO No. 484235200050, 484235200051, 484235200010, 484235200020, 484235200030, 484235200042, 484235200208, 484235080310, 484235080312, 484235200070, 484235200207, 484235001160			
PROJECT INFORMATION:			
LAND USE DESIGNATION:	DPTOD - (DOWNTOWN POMPANO TRANSIT ORIENTED DEVELOPMENT)		
ZONING DESIGNATION:	TO-DPOD - (TRANSIT ORIENTED DOWNTOWN POMPANO OVERLAY DISTRICT)		
USE AREA:	MUR (MIXED-USE RESIDENTIAL), MO (MIXED-USE OPTIONAL)		
SUB AREA:	CORE		
	SQ. FT.	ACREAGE	
GROSS SITE AREA	149,664	3.44	
GROSS BUILDING AREA (SF)	346,811		
GARAGE BUILDING TOTAL (SF)	229,138		
CITY HALL TOTAL (SF)	116,772		
CHAMBER	4,629		
GOVERNMENT OFFICES	112,143		
NOTES:			
1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA			
SERVICE PROVIDERS:			
POTABLE WATER	CITY OF POMPANO BEACH		
SANITARY SEWER	CITY OF POMPANO BEACH		
SOLID WASTE	COASTAL WASTE AND RECYCLING		
ZONING DISTRICT REQUIREMENTS: TO-DPOD	REQUIRED	PROVIDED	
CITY HALL BUILDING HEIGHT (MAX.)	105'-0"	62'-0"	
PARKING GARAGE HEIGHT (MAX.)	105'-0"	64'-0"	
LOT COVERAGE (MAX.)	90%	52.8%	
PERVIOUS AREA (MIN.)	10%	28.3%	
SETBACK REQUIREMENTS:	REQUIRED (MIN./MAX.)	PROVIDED	
CITY HALL/ GARAGE:			
FRONT YARD (ATLANTIC BLVD )	0' TO 20'	30'-6"	EXEMPT PER PPA*
STREET SIDE YARD (WEST)	0' TO 20'	46'-0"	EXEMPT PER PPA*
STREET SIDE YARD (N. DIXIE HWY.)	6' TO 20'	25'-0"	EXEMPT PER PPA*
REAR YARD (NORTH)	0'	10'-0"	
*PUBLIC PURPOSE ADJUSTMENT REQUESTED			
SITE AREA CALCULATIONS:			
	SQ. FT.	%	ACREAGE
NET SITE AREA:	149,664	100%	3.44
		PROVIDED	
	SQ. FT.	%	ACREAGE
IMPERVIOUS AREA			
BUILDING FOOTPRINT (INCL. OVERHANG)	78,951	52.8%	1.81
VEHICULAR USE AREA/PAVEMENT	4,176	2.8%	0.10
SIDEWALKS/CONCRETE	24,225	16.2%	0.56
PERVIOUS AREA (10% MINIMUM)	42,312	28.3%	0.97
TOTAL	149,664	100%	3.44
PARKING CALCULATIONS:			
	REQUIRED	PROVIDED	
USE			
GOVERNMENT ADMINISTRATIVE OFFICES (1 PER 300 SQF)	376		
COMMUNITY/MEETING CENTER SPACE (1 PER 300 SQF)	15		
TOTAL PARKING	391	616	
STANDARD SPACES		464	STD. SPACES (9X18)
COMPACT SPACES (MAX. OF PROVIDED)	20%	123	COMPACT SPACES (8.5X16)
ELECTRIC VEHICLE SPACES (MAX. OF PROVIDED)	10%	12	
ADA SPACES	11	13	ADA SPACES (12X18)
ADA VAN SPACES	4	4	

Plotted by: candreon On 4/10/2026 3:47 PM

Drawing name: Keith-h011415083.00 - Downtown Pompano - RP Development LLC-Engineering-CaddPhase I (City Hall)5083.00-SP-1XX-CityHall.dwg

STATUS: PRELIMINARY