

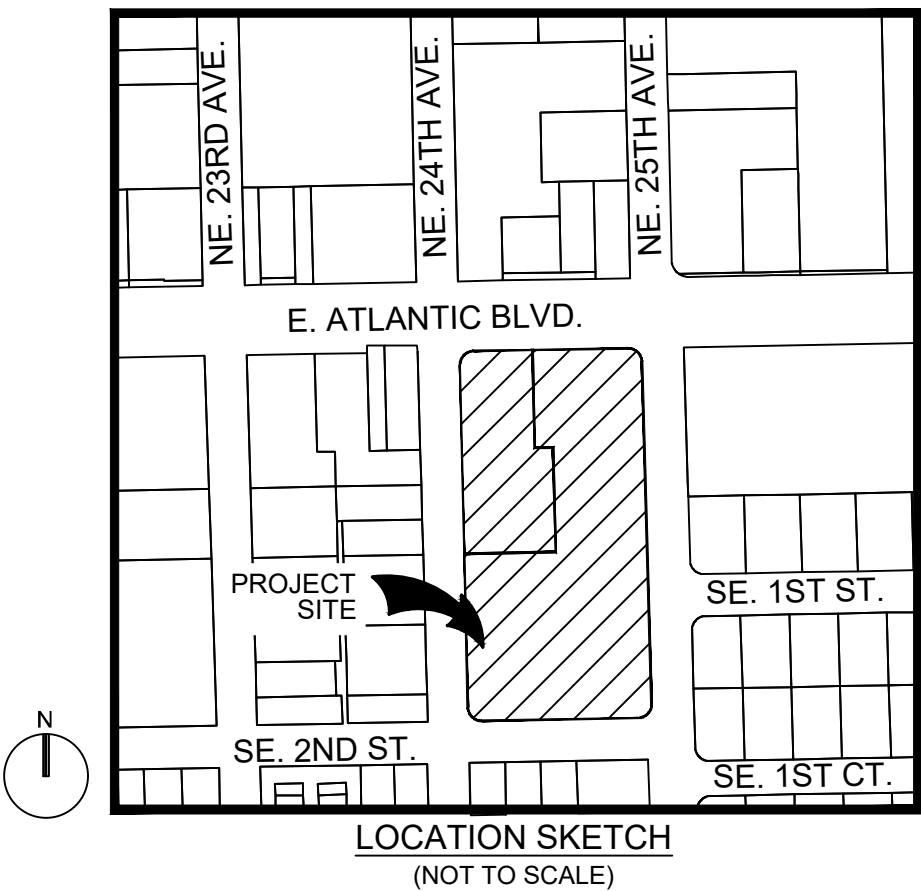
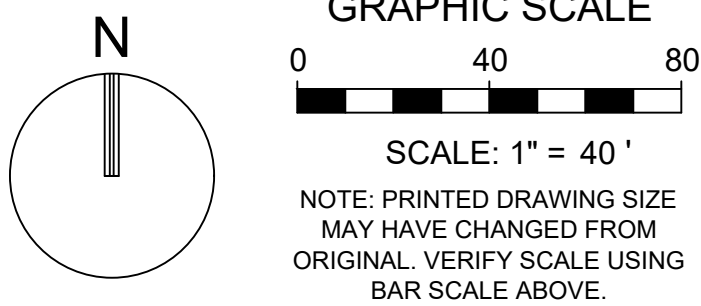
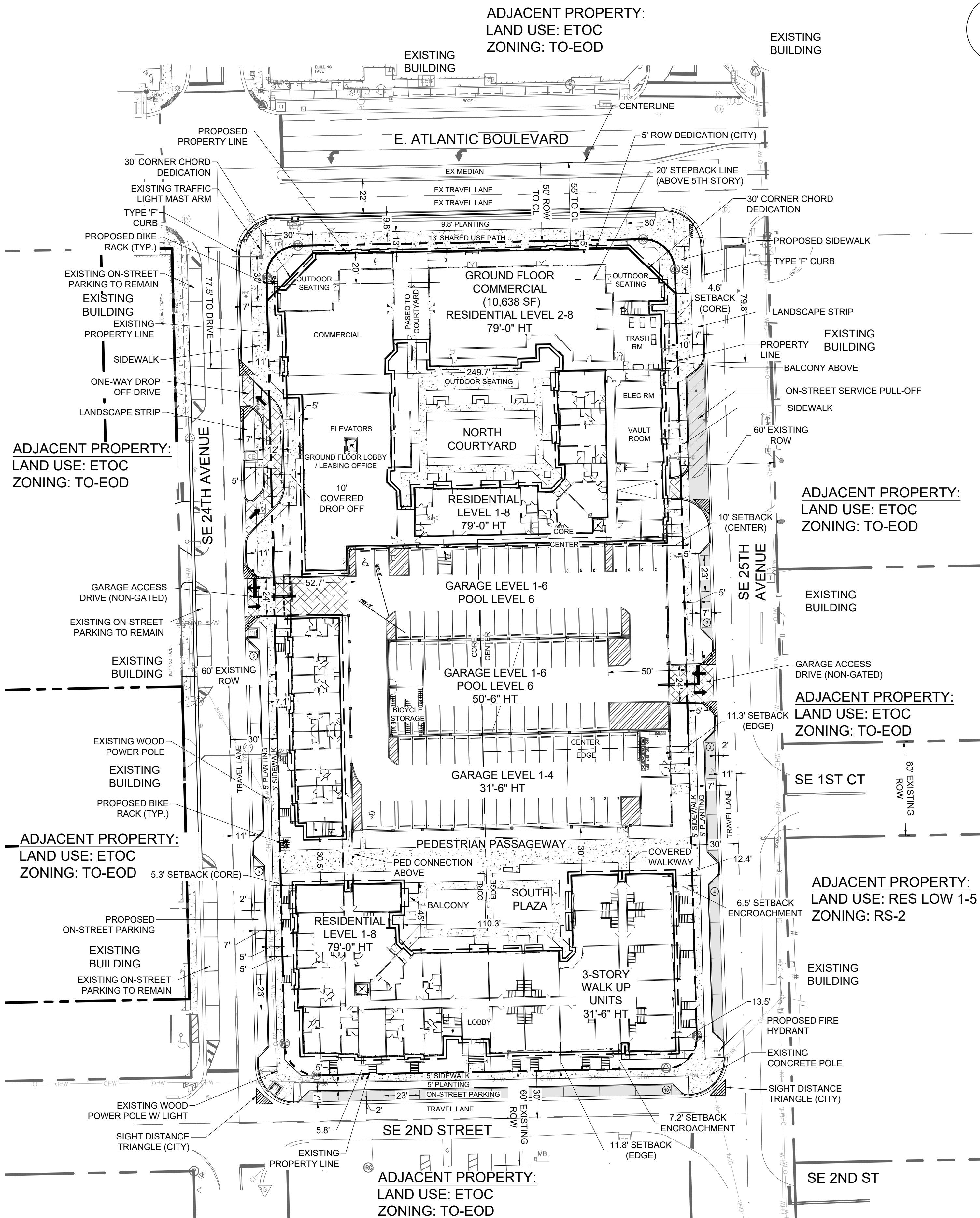
PARCEL 1:
LOTS 1, 2, 3, 7, 8, 11 THROUGH 21, INCLUSIVE, BLOCK 19, A
RESUBDIVISION OF BLOCK 19, PINEHURST, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 46, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
LOTS 4, 5, 6, 9 AND 10, IN BLOCK 19, OF A RESUBDIVISION OF BLOCK 19,
PINEHURST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 33, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

SERVICE PROVIDERS:	POTABLE WATER SANITARY SEWER SOLID WASTE	CITY OF POMPANO BEACH CITY OF POMPANO BEACH COASTAL WASTE AND RECYCLING
TO-EOD BLOCK REQUIREMENTS:	<u>ALLOWED</u>	<u>PROVIDED</u>
BLOCK LENGTH (MAXIMUM)	500 FT	525.52 FT (EXISTING)
BLOCK PERIMETER (MAXIMUM)	1,560 FT	1,305.99 FT
OPEN SPACE CALCULATIONS	<u>REQUIRED</u>	<u>PROVIDED</u> (SF / %)
PUBLICLY ACCESSIBLE (NORTH COURTYARD)	4,800 SF	6,500 SF
SEMI-PUBLIC (SOUTH PLAZA)		4,950 SF
PUBLIC PEDESTRIAN PASSAGE		7,800 SF
PERIMETER BUFFER		11,287 SF
TOTAL OPEN SPACE (AT GRADE)		30,537 SF
PRIVATE OPEN SPACE (10% MINIMUM)	13,677 SF	13,677 SF
5TH FLOOR TERRACE		4,530 SF
6TH FLOOR POOL DECK		8,737 SF

NOTES

- REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
- AREAS INTENDED FOR MIXED-USE BUILDINGS SHALL BE A MINIMUM OF 12 FEET IN HEIGHT.
- REFER TO FA-100 FOR FIRE ACCESS INFORMATION
- REFER TO SP-300 AND SP-301 FOR VEHICLE TURNING EXHIBITS



SITE DATA TABLE			
PROJECT ADDRESS: 2400 E ATLANTIC BLVD, POMPAÑO BEACH FL 33062			
FOLIO No. 484331050040, 484331050100			
PROJECT INFORMATION:		EXISTING	PROPOSED
CURRENT USE:		COMMERCIAL	MIXED USE
LAND USE DESIGNATION:		TO - TRANSIT ORIENTED	NO CHANGE
ZONING DESIGNATION:		TO-EOD (E. OVERLAY DISTRICT) (WITHIN EAST CRA LIMITS)	NO CHANGE
USE AREA / SUB-AREA:	MIXED USE MAIN STREET / CORE, CENTER, EDGE		
	SQ. FT.	ACREAGE	
SITE AREA (SF) (PER SURVEY)	138,903	3.189	
GROSS BUILDING AREA (SF)	613,979		
RESIDENTIAL (SF)	345,167		
COMMERCIAL (SF)	10,638		
NON-LEASABLE (INCLUDING GARAGE)	258,174		
UNIT MIX BREAKDOWN	STUDIO	51	
	ONE-BED	187	
	TWO-BED	145	
THREE-STORY WALK-UP UNITS	THREE-BED	14	
TOTAL # OF RESIDENTIAL UNITS		397	
DENSITY	MAX ALLOWED	PROVIDED	
	477 UNITS	397 UNITS	*IMPLEMENTS BONUS OPTION
NET	(W/ DENSITY BONUS)	(W/ DENSITY BONUS)*	#1, #2, #3, #6 PER TABLE 155.3709.E.3
SERVICE PROVIDERS:	POTABLE WATER	CITY OF POMPAÑO BEACH	
	SANITARY SEWER	CITY OF POMPAÑO BEACH	
	SOLID WASTE	COASTAL WASTE AND RECYCLING	
ZONING DISTRICT REQUIREMENTS: (TO-EOD)	REQUIRED	PROVIDED	
BUILDING HEIGHT (MAXIMUM)	CORE: 80' CENTER: 55' EDGE: 35'	79'-0" 50'-6" 31'-6"	COMMERCIAL HEIGHT MINIMUM 12'
LOT COVERAGE	90% MAX	76.8%	
PERVIOUS AREA	10% MIN	14.5%	
SETBACK REQUIREMENTS:	REQUIRED (MIN-MAX)	PROVIDED	
FRONT YARD (ATLANTIC BLVD) CORE	0' TO 20'	0'	20 FOOT BUILDING STEPBACK ABOVE 5TH FLOOR
STREET SIDE YARD (SE 24TH AVE) CORE	0' TO 20'	5.8'	
STREET SIDE YARD (SE 25TH AVE) CORE	0' TO 20'	4.6'	
CENTER EDGE	0' TO 20' 10' TO 30'	10' 11.3'	
SITE AREA CALCULATIONS:	SQ. FT.	%	ACREAGE
NET SITE AREA: (LESS ROW DEDICATION)	136,767	100%	3.14
		PROVIDED	
IMPERVIOUS AREA	SQ. FT.	%	ACREAGE
BUILDING FOOTPRINT (INCL. OVERHANG)	105,080	76.8%	2.41
VEHICULAR USE AREA/PAVEMENT	1,150	0.8%	0.03
SIDEWALKS/CONCRETE	10,638	7.8%	0.24
PERVIOUS AREA (AT GRADE)	19,899	14.5%	0.46
TOTAL	136,767	100%	3.14
PARKING CALCULATIONS:	REQUIRED	PROVIDED	
MULTI-FAMILY RESIDENTIAL			
1 SPACE PER UNIT (383 UNITS IN CORE/CENTER)	383.00		PER SECTION 155.3709.I.5.a.i.A
2 SPACES PER THREE-BED UNIT (14 UNITS IN EDGE)	28.00		PER TABLE 155.5102.D.1
GUEST PARKING: 1 PER 5 UNITS (EDGE ONLY)	3.00		PER TABLE 155.5102.D.1
COMMERCIAL RETAIL: 1 PER 300 SF (10,638 SF)	36.00		PER TABLE 155.5102.D.1
EATING / DRINKING ESTABLISHMENTS (1 PER 8 PERSONS OF MAX CAPACITY OF CUSTOMER SERVICE AREA) (450 MAX CAP) INCLUDES OUTDOOR SEATING	58.25		29 ON-STREET (9'X23') 391 GARAGE (9'X18') 100 GARAGE COMPACT (9'X16') 11 GARAGE (12'X18')
TOTAL PARKING	506	531	
ADA SPACES (2% OF TOTAL PROVIDED)	11	11 ADA SPACES (12'X18')	
NOTES: LOADING ZONE NOT REQUIRED FOR COMMERCIAL SF UNDER 20,000 SF PER TABLE 155.5102.M.1			

[illegible]

**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:	02/25/25
DESIGNED BY:	BB
DRAWN BY:	BB/FA
CHECKED BY:	NW
BID-CONTRACT:	

NILES T. WARRICK, P.E.
FLORIDA REG. NO. 94320
(FOR THE FIRM)

CLIENT

PORTMAN HOLDINGS

PROJECT

2400 E ATLANTIC
2400 East Atlantic Blvd.
Pompano Beach, FL

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER	SP-100
PROJECT NUMBER	14267.00

STATUS: DRC SET

DRC