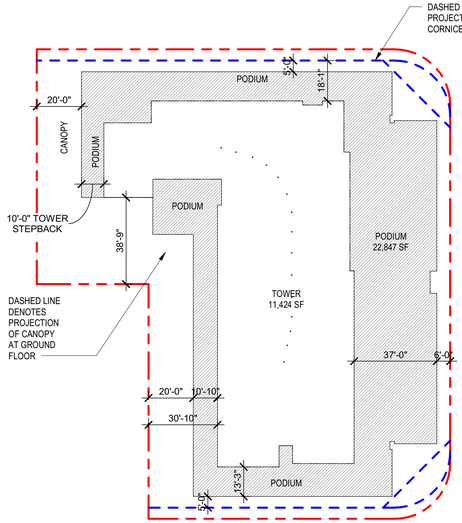
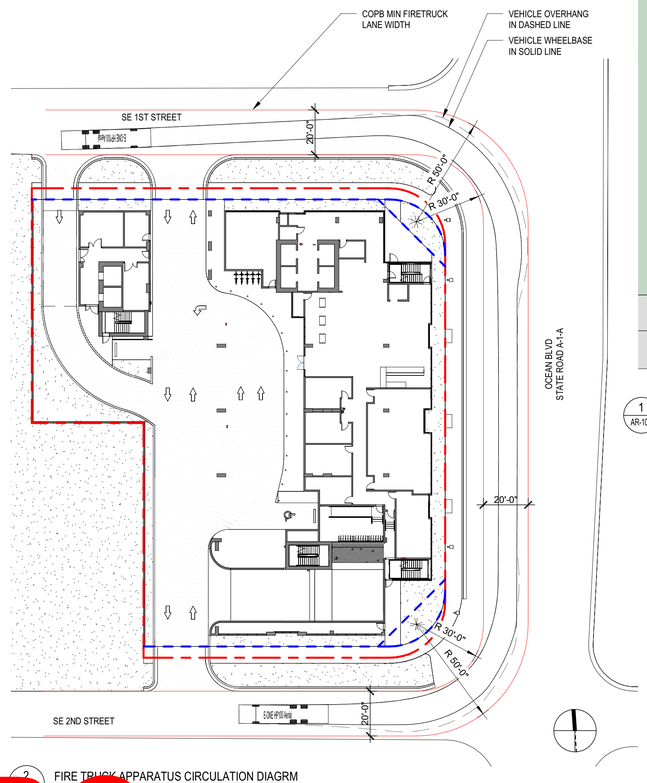
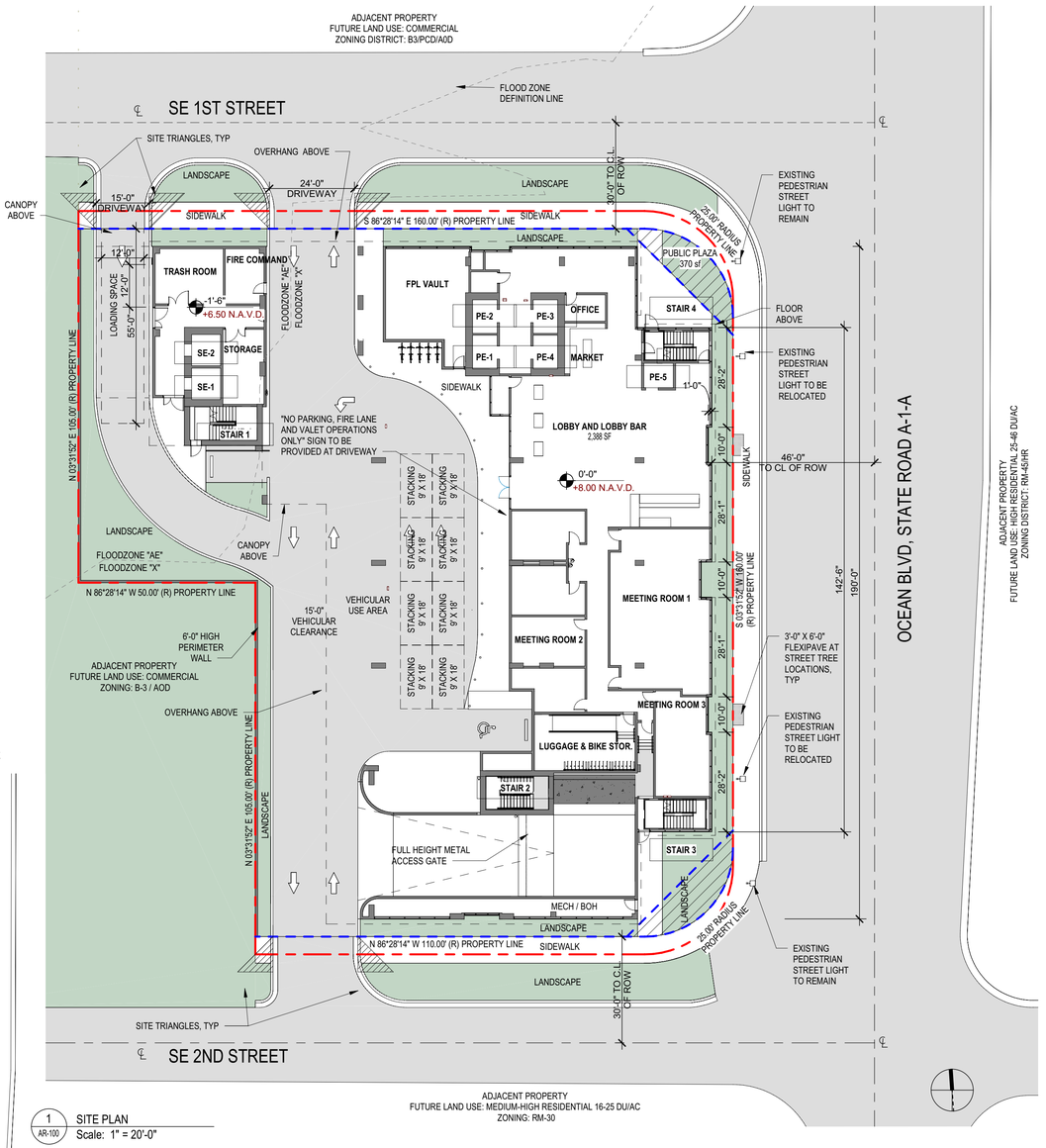


3 AR-100 SETBACK DIAGRAM
Scale: 1/32" = 1'-0"



2 AR-100 FIRE TRUCK APPARATUS CIRCULATION DIAGRM
Scale: 1/32" = 1'-0"



1 AR-100 SITE PLAN
Scale: 1" = 20'-0"

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, BLOCK 8 OF POMPANO BEACH BLOUNT BRO'S REALTY CO'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET OF SAID LOTS 1, 2, AND LESS THAT PORTION OF THE NORTHEAST COMER OF THE AFORESAID LOT 1, LYING OUTSIDE A CIRCLE, SAID CIRCLE HAVING A RADIUS OF 25 FEET AND BEING TANGENT TO THE NORTH BOUNDARY OF SAID LOT 1 AND A LINE 15 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SAID LOT 1 AND LESS THAT PORTION OF THE SOUTHEAST COMER OF THE AFORESAID SAID LOT 4 BLOCK 8 LYING OUTSIDE A CIRCLE, SAID CIRCLE HAVING A RADIUS OF 25 FEET AND BEING TANGENT TO THE SOUTH BOUNDARY OF SAID LOT 4 AND A LINE 15 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF LOT 4.

AND

LOT 14 BLOCK & OF POMPANO BEACH BLOUNT BRA'S REALTY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE PLAN DATA

A. LAND USE DESIGNATION	C - COMMERCIAL
B. EXISTING ZONING DESIGNATION	B-2 / AOD
C. PROPOSED ZONING DESIGNATION	B-3 / AOD
D SITE AREA - GROSS	33,332 SF (0.77 - ACRES)
- NET	33,332 SF - 1,600 SF = 31,732 SF
E WATER/WASTE WATER SERVICE PROVIDER	CITY OF POMPANO BEACH
F. CONSTRUCTION TYPE	1B
G. HOTEL UNITS	252 UNITS

G. FLOOR AREAS

HOTEL ROOMS	99,888 SQ FT
AMENITIES - INTERIOR	
BALLROOM & MEETING ROOMS & OFFICES	9,784 SQ FT
FITNESS CENTER	2,456 SQ FT
RESTAURANT	1,919 SQ FT
AMENITIES - EXTERIOR TERRACE	5,219 SQ FT
MAIN LOBBY	3,275 SQ FT
HOTEL CORRIDORS	18,702 SQ FT
B.O.H. / MECHANICAL	43,972 SQ FT
PORTE OF COCHERE	10,262 SQ FT
PARKING GARAGE	50,267 SQ FT
GROSS SQUARE FOOTAGE	245,744 SQ FT

H. PARKING DATA

PARKING REQUIRED
HOTEL USE: NO OFF-STREET PARKING REQ'D FOR NEW STRUCTURE ON PROPERTY OF ONE ACRE OR LESS.

155.5102 D-3B - NON-DWELLING PRINCIPLE OR ACCESORY USES OVER 20% OF TOTAL GROSS FLOOR AREAS SHALL PROVIDE 50% OF PARKING REQUIREMENT APPLICABLE PER INDIVIDUAL USE. 245,744*20% = 49,149 SF MAX.

PROPOSED AREAS COMPLY, < 49,149 SF

PARKING PROVIDED:			
	GROUND LEVEL		1 STANDARD SPACE 1 ADA SPACE
	LEVEL 2	34 DBL LIFTS	68 STANDARD SPACES
		3 DBL LIFTS	6 COMPACT SPACES
	LEVEL 3	34 DBL LIFTS	68 STANDARD SPACES
		3 DBL LIFTS	6 COMPACT SPACES
	LEVEL 4	29 DBL LIFTS	58 STANDARD SPACES
		3 DBL LIFTS	6 COMPACT SPACES
			12 STANDARD SPACES
TOTAL ONSITE PARKING PROVIDED			226 SPACES
			252 UNITS TOTAL @ 0.90 SPACES / UNIT

ACCESSIBLE PARKING

REQUIRED: 0 SPACES (ALL PARKING WILL BE 100% VALET)	0 SPACES REQUIRED
PROVIDED:	1 SPACES PROVIDED AT GROUND FLOOR

BICYCLE PARKING REQUIRED

4 SPACES FOR EVERY 10 VEHICLE PARKING	20 SPACES REQUIRED
SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	20 SPACES PROVIDED

LOADING ZONES

LOADING REQUIRED	1 SPACE (12' X 55' X 14' CLEAR)
LOADING PROVIDED	1 SPACE (12' X 55' X 14' CLEAR)

I. SITE AREA CALCULATIONS

LOT COVRAGE

60% OF SITE AREA MAXIMUM PERMITTED	60% * 31,732 SF = 19,039.2 SF
INCREASE OF 20% PERMITTED W/PUBLIC PLAZA PROVIDED, 60% * 20% = 12%	12% * 31,732 SF = 3,807.8 SF
MAXIMUM PERMITTED, 60% + 12% = 72%,	72% * 31,732 SF = 22,847.0 SF
LOT COVERAGE PROVIDED	22,847 SF

K. BUILDING CALCULATIONS

	REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT (HOTEL ON COMMERICIAL LOT EAST OF THE INTRACOASTAL)	210'-0"	210'-0"
MAXIMUM PODIUM HEIGHT (SLENDERNESS PROVISIONS FOR HOTELS, DESIGNED AS A TOWER ATOP A BASE FACADE OF BASE IS UNDER 50'-0")		
EAST FRONTAGE (SOUTH OCEAN BLVD)	50'-0"	46'-10"
NORTH FRONTAGE (SE 1ST STREET)	50'-0"	54'-10"
SOUTH FRONTAGE (SE 2ND STREET)	50'-0"	54'-10"
HEIGHT TO HIGHEST ARCHITECTURAL ELEMENT		
MAX TOWER AREA 50% OF MAX LOT AREA PERMITTED: 23,847 SF * 50% =		11,424 SF MAX PERMITTED 11,424 SF PROVIDED

BUSINESS-RELATED ACCESSORY USE CALCULATION
GROSS BUILDING: 245,744 SF
BALLROOM/PRE-FUNCTION, MEETING ROOMS, OFFICES: 9,784 SF
9,784 SF / 245,744 SF = 4% OF GROSS FLOOR AREA
4% < 15% MAX ALLOWABLE

M. NUMBER OF STORIES

N. BUILDING YARDS	REQUIRED	PROVIDED
STREET SIDE (EAST, S.OCEAN BLVD, A1A) SETBACK	0' MIN, 20' MAX	6'-0" TO EXTERIOR ENVELOPE 5'-0" TO CORNICE
FRONT (SOUTH, SE 2ND STREET) SETBACK	5' MIN, 15' MAX	5'-0" TO EXTERIOR ENVELOPE 3'-7" TO CORNICE
FRONT (NORTH, SE 1ST STREET) SETBACK	5' MIN, 15' MAX	5'-0" TO EXTERIOR ENVELOPE 3'-7" TO CORNICE
INTERIOR SIDE (WEST) SETBACK	5' MIN, 15' MAX	20'-0" TO EXTERIOR ENVELOPE 18'-7" TO CORNICE

O. LANDSCAPE

SEE LANDSCAPE DRAWINGS FOR THE REQUIRED AND PROVIDED LANDSCAPE.

SEE LANDSCAPE DRAWINGS FOR PERVIOUS AREAS AND VUA CALCULATIONS

FSMY
ARCHITECTS + PLANNERS
FALKANGER SNYDER MARTINEAU YATES
888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622
JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

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CA # AAC000447

DESIGNED	DRAWN	CHECKED
NH	NH	JY

REVISIONS

DATE:	COMM:
9.27.2023	23008

POMPANO HOTEL

101 S. OCEAN BLVD
POMPANO BEACH, FL 33062

Digitally signed by Joshua D Bailey
Date: 2023.12.15 14:49:14-05'00'

SITE PLAN

DRC SET

AR-100

12/15/2023 2:13:29 PM

DRC
PZ23-12000042
02/07/2024