


SITE DATA TABLE				
PROJECT ADDRESS: 1700 NW 30 AVE POMPANO BEACH FL 33069				
FOLIO No. 484228250050, 484228250051				
PROJECT INFORMATION:				
LAND USE DESIGNATION:		COMMERCIAL (C)		
ZONING DESIGNATION:		COMMUNITY FACILITIES (CF) / GENERAL BUSINESS (B-3)		
		<u>SQ. FT.</u>	<u>ACREAGE</u>	
GROSS SITE AREA (PER SURVEY)		316,491	7.27	
NET SITE AREA (SF)		291,487	6.69	
PROPOSED USE				
UNIT BREAKDOWN		STUDIO	1 BR	2 BR
TOTAL:		8	68	14
DENSITY		ALLOWED	PROVIDED	
		46 DU/AC	14 DU/AC	
SERVICE PROVIDERS:				
POTABLE WATER		BROWARD COUNTY		
SANITARY SEWER		BROWARD COUNTY		
SOLID WASTE		COASTAL WASTE AND RECYLING		
ZONING DISTRICT REQUIREMENTS:		(CF)REQ/PROV		(B-3)REQ/PROV
BUILDING HEIGHT(MAXIMUM FT)		60' / 29'-10"		105'/78"
LOT COVERAGE (MAX)		25% / 24.83%		60% / 7.97%
SETBACK REQUIREMENTS:		(CF)REQ (MIN)/PROV		(B-3)REQ /PROV
FRONT YARD		25' / 57.9'		0 / 387"
INTERIOR SIDE YARD (NORTH)		25' / 71.6'		0 / 91"
INTERIOR SIDE YARD (SOUTH)		25'/71.6'		10' / 262'
REAR YARD		25' / 180.3'		10' / 85'
SITE AREA CALCULATIONS:				
NET SITE AREA:		<u>SQ. FT.</u>	<u>%</u>	<u>ACREAGE</u>
		291,487	100%	6.69
		<u>EXISTING NHAC</u>	<u>TOTAL CUMULATIVE PROVIDED</u>	
		<u>SQ. FT.</u>	<u>SQ. FT.</u>	<u>%</u>
				<u>ACREAGE</u>
IMPERVIOUS AREA				
BUILDING FOOTPRINT (INCL. OVERHANG)		51,246.16	61667.79	21.2%
VEHICULAR USE AREA/PAVEMENT		30,318.90	93,204.40	32.0%
SIDEWALKS/CONCRETE		14,589.49	11,075.00	3.8%
PERVIOUS AREA (20% MINIMUM)		52,211.72	125,539.81	43.1%
TOTAL		148,366.27	291,487	100%
PARKING CALCULATIONS:				
		<u>REQ</u>	<u>PROV</u>	
EXISTING USE (NHAC)				
200 BED FACILITY(PER DEV. ORDER)		81	84	(INCLUDES 4 ADA SPACES)
PROPOSED USE (ASPIRE)				
STUDIO @ 1 PER UNIT		8	8	
ONE BEDROOM @ 1 PER UNIT		68	68	
TWO BEDROOMS @ 1 PER UNIT		14	14	
GUEST PARKING @ 1 PER 5 SPACES		18	18	
SUB TOTAL PARKING		108		
TOTAL PROPOSED PARKING			160*	(INCLUDES 16 ADA SPACES)
ADA SPACES		4	16	
TOTAL PARKING FOR ENTIRE SITE		189	244	
*EXCESS PARKING PROVIDED FOR FUTURE DEVELOPMENT.				
		<u>REQ</u>	<u>PROV</u>	
4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)		20	20	

 <div>301 East Atlantic Blvd. Pompano Beach, FL 33060 PH: (954) 788-3400</div>		
Florida Engineering Business License: CA7928 Florida Surveyor and Mapper Business License: LB6860 Florida Landscape Architecture Business License: LC26000457		
REVISIONS		
NO.	DESCRIPTION	DATE
<div><div>PRELIMINARY PLAN</div><div>NOT FOR CONSTRUCTION</div><div>THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.</div><div>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.</div></div>		
ISSUE DATE:		08/26/2025
DESIGNED BY:		BB
DRAWN BY:		DJE
CHECKED BY:		NW
BID-CONTRACT:		
THOMAS F. DONAHUE, P.E. FLORIDA REG. NO. 60529 (FOR THE FIRM)		
CLIENT		
GREEN MILLS GROUP		
PROJECT		
ASPIRE 1650		
SHEET TITLE		
OVERALL SITE PLAN		
SHEET NUMBER	SP-100	
PROJECT NUMBER	16500.00	