



Unit Designation	Bldg Types		Total # Units	% of Total
	Type I (4 ST)	Type II (4 ST)		
EFFICIENCY				
ST	4	4	32	9%
Sub-Total	4 units	4 units	32 units	9%
1BR				
A1	20	4	96	27%
A2	4	1	20	6%
A3	1	1	8	2%
A4	2	1	12	3%
Sub-Total	27 units	7 units	136 units	39%
2BR				
B1	6	15	84	24%
B2	3	3	24	7%
B3	0	3	12	3%
Sub-Total	9 units	21 units	120 units	34%
3BR				
C1	8	8	64	18%
Sub-Total	8 units	8 units	64 units	18%
# of Unit/Bldg	48 units	40 units	8	64
# of Bldgs	4 bldgs	4 bldgs	8 bldgs	
# Units Total	192 units	160 units	352 units	100.00%

SITE DATA	
Location:	Pompano Beach, FL.
Existing Zoning:	B-3/PCD Genera Business Planned Commercial Overlay
Proposed Zoning:	RM-30
Existing Type of Use:	Commercial
Proposed Type of Use:	Multi-Family Residence
Occupancy Classification:	R-2 Residential
Construction Type:	III-B

BUILDING DISPOSITION	Required	Provided	Remarks
A. Lot Area	8,800 min	12,144 acres	529,005 sf
B. Lot Width	75' min	935'-0"	
C. Lot Coverage	60% max	137,285 sf	26%
D. Open Space			
Pervious	25% min	158,394 sf	30%
Impervious		55,095 sf	10%
Total Open Space		213,489 sf	40%
E. Vehicular Use Area		178,231 sf	34%
F. Density	30 du's/ac	29 du's/ac	

BUILDING SETBACK			
A. North Setback			91'-6"
B. East Setback			23'-5"
C. South Setback			16'-4"
D. West Setback			15'-0"
BUILDING HEIGHT			
Max. Height	105' max	52'-0"	4 stories
BUILDING SQUARE FOOTAGE			
Building Type	Level 1	Level 2	Level 3
Type I (4 Bldgs.)	13,252 sf	13,069 sf	13,069 sf
Type II (4 Bldgs.)	12,607 sf	12,497 sf	12,497 sf
Total GSF for all Bldgs.			410,228 sf

PARKING			
CODE REQUIRED			
Per table 155.5102.D.1 - Dwelling Multifamily			
Type	# of Units / SF	Code Required	
ST @ 1 sp/du	32	32 sp	
1BD @ 1.5 sp/du	136	204 sp	
2BD @ 1.5 sp/du	120	180 sp	
3BD @ 2 sp/du	64	128 sp	
Grand Total Required		544 sp	
PROVIDED			
Type	Standard	HC	Total
Surface	480 sp	13 sp	493 sp
Detached Garages	42 sp	1 sp	43 sp
Ups parking	8 sp		8 sp
Subtotal	530 sp	14 sp	544 sp
Grand Total Provided			544 sp
			1.55 sp/du

BICYCLE PARKING			
REQUIRED			
20 sp.			
PROVIDED			
50 sp.			

Sustainable Table			
Hurricane Resistant Structures	The principal building is constructed to meet increased wind load	150 mph load minimum	4
Infill or Mixed	The developer constitutes infill development and/or mixed-used development		4
Other	EV charger stations and conduit for future stations		8

NOTE: All doors and windows will be impact resistant

SITE PLAN
 352 UNITS
 549 PARKING SPACES
 NORTH

1" = 60'

POMPANO CITI CENTRE
 FOR:
 MORGAN GROUP
 LOCATED AT:
 POMPANO BEACH, FLORIDA

JOSE I. SAUMELL
 AR0013085

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DRAWN 03/03/2020
 DATE
 SCALE AS SHOWN
 JOB NO. 1880.PRJ
 SHEET TITLE:

SITE PLAN
 SHEET NUMBER:
 P&Z
 P221-12000042
 06/28/2023