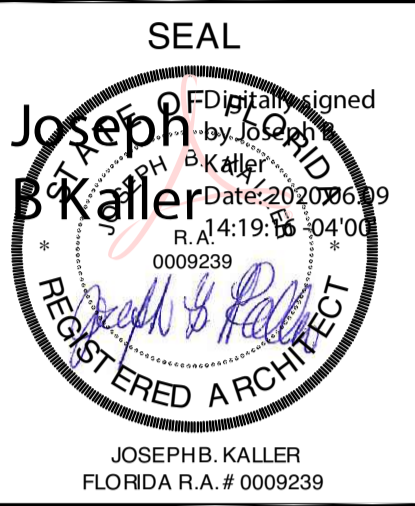


**KallerArchitecture**  
 A/E 26001212  
 2417 Hollywood Blvd.  
 Hollywood Florida 33020  
 954.920.5746  
 joseph@kallerarchitects.com  
 www.kallerarchitects.com



**PROJECT TITLE**  
 30 NE 5TH STREET  
 POMPANO BEACH  
 FLORIDA

**SHEET TITLE**  
 PROPOSED SITE PLAN &  
 PROJECT INFORMATION

**REVISIONS**

No.	DATE	DESCRIPTION
1	04/09/20	DRC COMMENT REV
2	05/22/20	DRC COMMENT REV

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PROJECT No.: 19153  
 DATE: 08.05.19  
 DRAWN BY: JGG  
 CHECKED BY: JBK

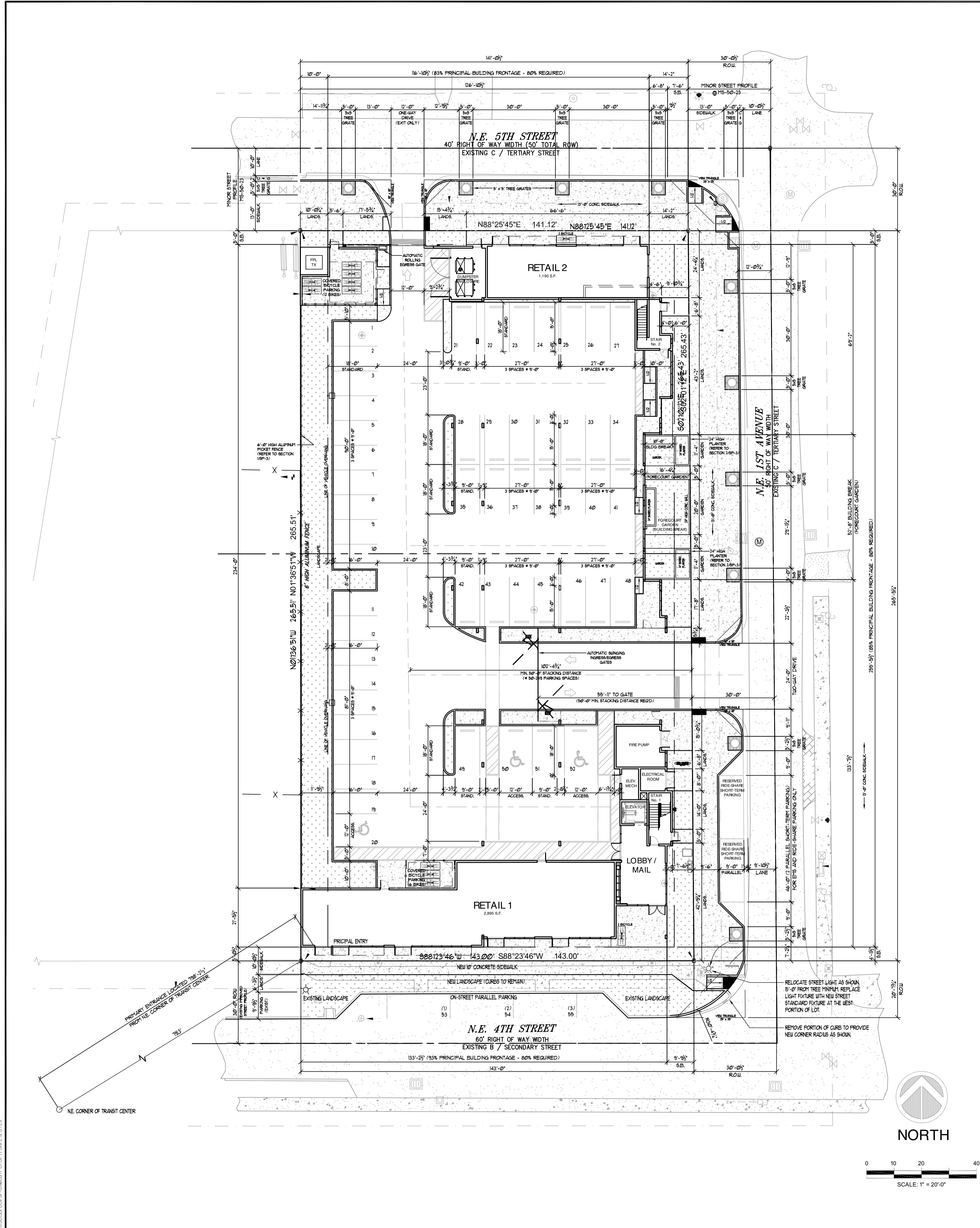
**AAC**  
 SR-1  
 PZ20-1200003  
 7/7/2020

**SITE DATA**

- PROPERTY ADDRESS  
30 NE 5TH STREET  
POMPANO BEACH, FLORIDA 33060
- PROPERTY ID  
4841 35 23 0330
- LEGAL DESCRIPTION  
ALL OF BLOCK 6, CORRECTED PLAT OF FERRY 4 WELLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE ABANDONED ALLEY LYING BETWEEN LOTS 1 THROUGH 15, AND LOTS 16 THROUGH 32;
- LESS AND EXCEPT THEREFROM THE FOLLOWING PROPERTY:  
THE WEST 10.00 FEET OF LOT 16;  
THE WEST 10.00 FEET OF LOT 15;  
THE NORTH 10.00 FEET OF LOTS 1 THROUGH 15, BLOCK 6;  
THE EAST 10.00 FEET OF LOT 1;  
THE EAST 10.00 FEET OF LOT 32;  
THE EAST 10.00 FEET OF THAT CERTAIN 10.00 FOOT ALLEY LYING BETWEEN LOTS 1 AND 32;  
THE SOUTH 10.00 FEET OF LOTS 16 THROUGH 32;  
THE WEST 10.00 FEET OF THAT CERTAIN 10.00 FOOT ALLEY LYING BETWEEN LOTS 15 ND 16;
- ALSO LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PROPERTY:  
COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 02°10'12" EAST, ALONG THE EAST LINE OF SAID BLOCK 6, A DISTANCE OF 10.00 FEET; THENCE SOUTH 88°25'45" WEST, A DISTANCE OF 1511.2 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°36'51" EAST, A DISTANCE OF 265.51 FEET; THENCE SOUTH 88°23'46" WEST, ALONG A NORTH LINE OF THE 10.00 FOOT WIDE RIGHT-OF-WAY PARCEL DESCRIBED IN OFFICIAL BOOK 42046, PAGE 165 OF SAID PUBLIC RECORDS, A DISTANCE OF 285.34 FEET; THENCE NORTH 19°51'06" EAST, ALONG THE WEST LINE OF A 10.00 FOOT WIDE RIGHT-OF-WAY EASEMENT FOR DRIVEWAY PURPOSES DESCRIBED IN DEED BOOK 283, PAGE 548 AND THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3015, PAGE 54, BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 215.13 FEET; THENCE NORTH 88°25'45" EAST, ALONG A SOUTH LINE OF THE 10.00 FOOT WIDE RIGHT-OF-WAY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 42046, PAGE 165 OF SAID PUBLIC RECORDS, A DISTANCE OF 21.95 FEET TO THE POINT OF BEGINNING.
- ALL LYING BLOCK 6, CORRECTED PLAT OF FERRY 4 WELL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.
- THE ABOVE PARCEL IS ALSO DESCRIBED AS FOLLOWS:  
A PORTION OF BLOCK 6, CORRECTED PLAT OF FERRY 4 WELLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 02°10'12" EAST, ALONG THE EAST LINE OF SAID BLOCK 6, A DISTANCE OF 10.00 FEET; THENCE SOUTH 88°25'45" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°10'12" EAST, ALONG THE WEST LINE OF THE 10.00 FOOT WIDE RIGHT-OF-WAY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 42046, PAGE 165 OF SAID PUBLIC RECORDS, A DISTANCE OF 265.43 FEET; THENCE SOUTH 88°23'46" WEST ALONG A NORTH LINE OF THE 10.00 FOOT WIDE RIGHT-OF-WAY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 42046, PAGE 165 OF THE SAID PUBLIC RECORDS, A DISTANCE OF 143.00 FEET; THENCE NORTH 01°36'51" WEST; A DISTANCE OF 265.51 FEET; THENCE NORTH 88°25'45" EAST, ALONG A SOUTH LINE OF THE 10.00 FOOT WIDE RIGHT-OF-WAY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 42046, PAGE 165 OF SAID PUBLIC RECORDS, A DISTANCE OF 141.12 FEET TO THE POINT OF BEGINNING.
- SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.  
CONTAINING IN ALL 37,113 SQUARE FEET / 0.81 ACRES, MORE OR LESS
- FLOOD ZONE  
FLOOD ZONE: X - BELOW 500-YR FLOOD PLAIN  
FLOOD PANEL: 1201C03164H
- CURRENT PROPERTY AND INTENSITY  
VACANT PARCELS
- LAND USE DESIGNATION  
EXISTING: MUR MIXED-USE RESIDENTIAL  
PROPOSED: MIXED-USE RESIDENTIAL
- ZONING DESIGNATION  
ZONING: TO-DPOD  
SUB-AREA: CENTER SUB-AREA
- BUILDING TYPOLOGY  
PROPOSED: FLEX BUILDING TYPOLOGY
- SITE AREA (NET)  
LOT AREA: 37,113 SF. (0.81 ACRES)
- LOT COVERAGE  
19,928.35 SF. (53.72% OF TOTAL SITE)
- BUILDING FOOTPRINT  
6,339.1 (16.8%)
- LANDSCAPE AREA REQUIREMENT  
REQUIRED: 37,113 SF. (10% OF SITE)  
PROVIDED: 5,461.1 SF. (14.5% OF SITE)
- TOTAL LANDSCAPE AREA  
TOTAL LANDSCAPE PROVIDED: 5,461.1 SF. (14.5%)
- TOTAL PARKING/DRIVES AREA  
2,181.5 SF. (5.78%)
- TOTAL MISC (WALKS, CURBS)  
4,124.5 SF. (10.9%)
- HEIGHT  
ALLOWED: 80'-0" MAX  
PROVIDED: 53'-0" TO ROOF
- SETBACK TABLE  
REQUIRED (MINIMUM)  
FRONT YARD (NE 1ST AVE) 0'-0" TO 20'-0"  
REAR YARD (WEST) N/A  
SIDE YARD (NE 4TH ST) 0'-0" TO 20'-0"  
SIDE YARD (NE 5TH ST) 0'-0" TO 20'-0"  
PROVIDED  
FRONT YARD (NE 1ST AVE) 5'-0"  
REAR YARD (WEST) 10'-0"  
SIDE YARD (NE 4TH ST) 5'-0"  
SIDE YARD (NE 5TH ST) 5'-0"

**GENERAL NOTES:**

- ALL OVERHEAD UTILITIES SHALL BE RELOCATED UNDERGROUND.
- POMPANO BEACH POLICE DEPARTMENT SHALL BE ISSUED ALL CODES TO BUILDING ACCESS SYSTEMS.
- KNOX BOXES FOR FIRE DEPARTMENT ACCESS SHALL BE PROVIDED AT BUILDING ENTRY/EXIT POINTS
- BUILDING FOOTINGS AND FOUNDATIONS SHALL NOT ENDOACH ONTO EXTERIOR LANDSCAPE AREAS FACING RIGHT-OF-WAYS.



**1** PROPOSED SITE PLAN  
SCALE: 1" = 20'-0"

**2** PROJECT INFORMATION