LEGAL DESCRIPTION:

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.

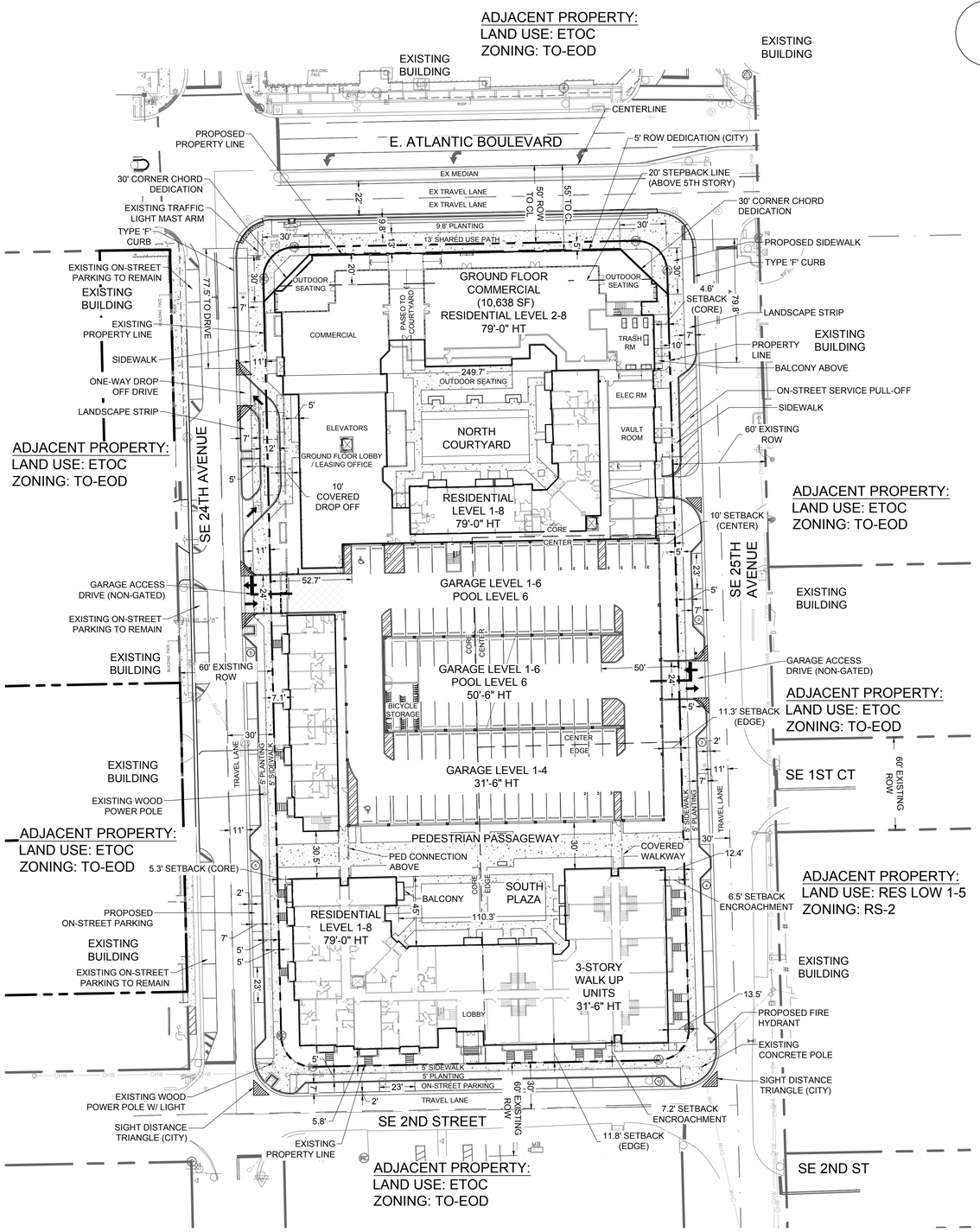
| | | |
|---|---|---|
| SERVICE PROVIDERS: | POTABLE WATER | CITY OF POMPANO BEACH |
| | SANITARY SEWER | CITY OF POMPANO BEACH |
| | SOLID WASTE | COASTAL WASTE AND RECYCLING |

| TO-EOD BLOCK REQUIREMENTS: | ALLOWED | PROVIDED |
|---|---|---|
| BLOCK LENGTH (MAXIMUM) | 500 FT | 525.52 FT (EXISTING) |
| BLOCK PERIMETER (MAXIMUM) | 1,560 FT | 1,305.99 FT |

| OPEN SPACE CALCULATIONS | REQUIRED | PROVIDED (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:

1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
2. AREAS INTENDED FOR COMMERCIAL USES ON THE GROUND FLOOR OF MIXED-USE BUILDINGS SHALL BE A MINIMUM OF 12 FEET IN HEIGHT.
3. REFER TO FA-100 FOR FIRE ACCESS INFORMATION
4. REFER TO SP-300 AND SP-301 FOR VEHICLE TURNING EXHIBITS



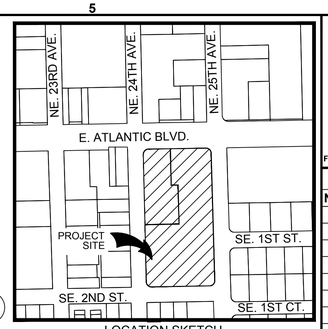

N

GRAPHIC SCALE

0 40 80

SCALE: 1" = 40 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.




LOCATION SKETCH
(NOT TO SCALE)

## SITE DATA TABLE

PROJECT ADDRESS: 2400 E ATLANTIC BLVD, POMPANO 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 | |
| NET | 477 UNITS (W/ DENSITY BONUS) | 397 UNITS (W/ DENSITY BONUS)* | *IMPLEMENTS BONUS OPTION #1, #2, #3, #6 PER TABLE 155.3709.E.3 |
| SERVICE PROVIDERS: | POTABLE WATER | CITY OF POMPANO BEACH | |
| | SANITARY SEWER | CITY OF POMPANO BEACH | |
| | SOLID WASTE | COASTAL WASTE AND RECYCLING | |

| ZONING DISTRICT REQUIREMENTS: (TO-EOD) | REQUIRED | PROVIDED | |
|---|---|---|---|
| BUILDING HEIGHT (MAXIMUM) | CORE: 80'<br>CENTER: 55'<br>EDGE: 35' | 79'-0"<br>50'-6"<br>31'-6" | COMMERCIAL HEIGHT MINIMUM 12' |
| LOT COVERAGE | 90% MAX | 76.8% | |
| PERVIOUS AREA | 10% MIN | 14.7% | |
| 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 | 0' TO 20' | 10' | |
| EDGE | 10' TO 30' | 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 | 10,492 | 7.7% | 0.24 |
| PERVIOUS AREA (AT GRADE) | 20,045 | 14.7% | 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 | 56.25 | | 29 ON-STREET (9'X23')<br>397 GARAGE (9'X18')<br>100 GARAGE COMPACT (9'X16')<br>11 GARAGE (12'X18') |
| TOTAL PARKING | 506 | 537 | |
| 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

DRC

PZ25-12000001

04/02/2025


KEITH

301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457


REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

Plotted by: mamodio On 2/25/2025 12:46 PM

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:

This item has been digitally signed and sealed by **NILES T. WARRICK, P.E.** on the date adjacent to the seal.

NILES T. WARRICK LICENSE No. 94320 STATE OF FLORIDA PROFESSIONAL ENGINEER

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

2025.02.26 13:44:51-05'00'

**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**

Drawing name: H:\14267.00 - 2400 E Atlantic - Portman Holdings\Engineering\Cadd\14267.00-SP-1XX-Site Plans.dwg

STATUS: DRC SET