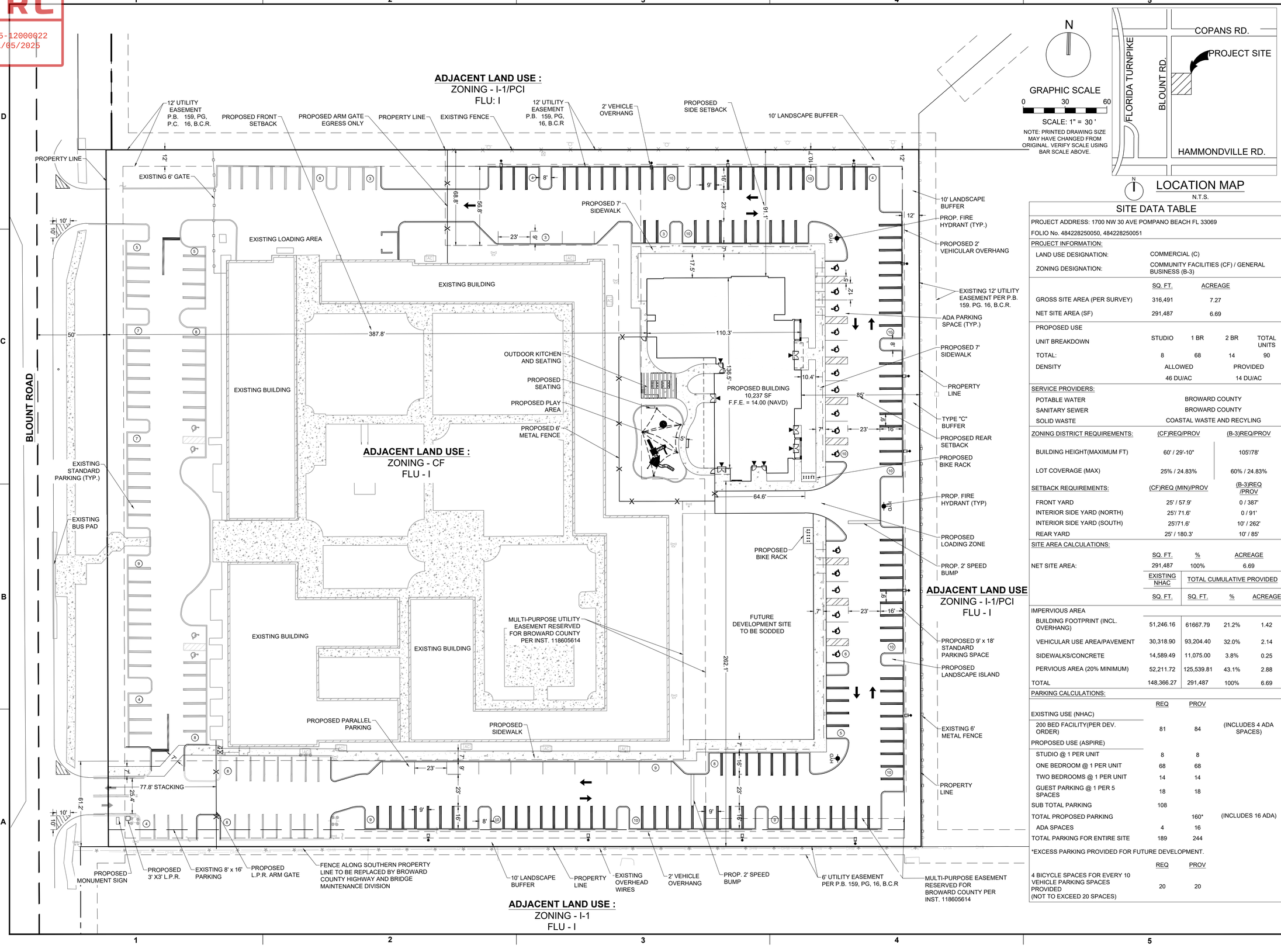
DRC
PZ25-12000022
11/05/2025



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)

	SQ. FT.	ACREAGE
GROSS SITE AREA (PER SURVEY)	316,491	7.27
NET SITE AREA (SF)	291,487	6.69

PROPOSED USE	STUDIO	1 BR	2 BR	TOTAL UNITS
UNIT BREAKDOWN				
TOTAL:	8	68	14	90
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% / 24.83%

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:	SQ. FT.	%	ACREAGE
	291,487	100%	6.69

	EXISTING NHAC	TOTAL CUMULATIVE PROVIDED		
	SQ. FT.	SQ. FT.	%	ACREAGE
IMPERVIOUS AREA				
BUILDING FOOTPRINT (INCL. OVERHANG)	51,246.16	61667.79	21.2%	1.42
VEHICULAR USE AREA/PAVEMENT	30,318.90	93,204.40	32.0%	2.14
SIDEWALKS/CONCRETE	14,589.49	11,075.00	3.8%	0.25
PERVIOUS AREA (20% MINIMUM)	52,211.72	125,539.81	43.1%	2.88
TOTAL	148,366.27	291,487	100%	6.69

PARKING CALCULATIONS:

	REQ	PROV	
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)
ADA SPACES	4	16	
TOTAL PARKING FOR ENTIRE SITE	189	244	

*EXCESS PARKING PROVIDED FOR FUTURE DEVELOPMENT.

	REQ	PROV
4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	20	20

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

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

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:	08/26/2025
DESIGNED BY:	BB
DRAWN BY:	DJE
CHECKED BY:	NW
BID-CONTRACT:	

This item has been digitally signed and sealed by **Thomas F. Donahue**, P.E. on the date adjacent to the seal.

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

Signature must be verified on any electronic copies.

2025.10.01 17:01:09-04'00'

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

STATUS: PRELIMINARY

Plotted by: jaldas On 10/1/2025 2:13 PM

Drawing name: H:\16500.00 - Aspire 1650 - Green Mills Group\Engineering\Cadd\16500.00-SP-1XX.dwg