

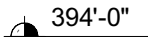





## SITE LEGEND

- 
- |   |                                   |
|---|-----------------------------------|
|    | PROPERTY LINE                     |
|  | BUILDING SETBACK                  |
|  | FINISHED FLOOR OR GRADE ELEVATION |
|  | TRANSFORMER                       |
|  | BUILDING ENTRANCE                 |
|  | ACCESSIBLE ROUTE                  |

## SITE DATA

- |                               |  |
|-------------------------------|--|
| <b>ADDRESS</b>                | 1736 E ATLANTIC BLVD<br>POMPANO BEACH, FLORIDA   |
| <b>2. SITE AREA</b>           |  |
| PARCEL 1:                     | - 2.08 ACRES (90,514 SF)   |
| PARCEL 2:                     | - 1.57 ACRES (69,454 SF)   |
| PARCEL 3:                     | - 1.29 ACRES (56,337 SF)   |
| TOTAL:                        | - 4.94 ACRES (215,305 SF)  |
| <b>3. ZONING</b>              |  |
| ZONING:                       | MM (G-60) - MIXED USE MAIN STREET<br>MUR (36-60) - MIXED USE RESIDENTIAL<br>RM24 (7-24) - MULTIFAMILY RESIDENTIAL<br>RM36 (12-36) - MULTIFAMILY RESIDENTIAL<br>POMPANO BEACH |
| ZONING JURISDICTION:          |  |
| <b>4. DENSITY SUMMARY</b>     |  |
| TOTAL MULTIFAMILY UNITS:      | 303 UNITS  |
| SITE FAMILY PROVIDED:         | 61.34 UNITS/ACRE   |
| <b>5. PROPERTY SETBACKS</b>   |  |
| PARCEL 1 (FLEX BUILDING TYPE) |  |
| FRONT YARD (NORTH) SETBACK:   | 0 FEET   |
| SIDE YARD (EAST) SETBACK:     | 0 FEET   |
| SIDE YARD (WEST) SETBACK:     | 10 FEET (AT EDGE ZONING ONLY)  |
| REAR YARD (SOUTH) SETBACK:    | 0 FEET   |
| PARCEL 2 (FLEX BUILDING TYPE) |  |
| FRONT YARD (NORTH) SETBACK:   | 0 FEET   |
| SIDE YARD (EAST) SETBACK:     | 30 FEET (ADJACENT TO SINGLE FAMILY)  |
| SIDE YARD (WEST) SETBACK:     | 0 FEET   |
| REAR YARD (SOUTH) SETBACK:    | 0 FEET   |
| PARCEL 3 (FLEX BUILDING TYPE) |  |
| FRONT YARD (NORTH) SETBACK:   | 10 FEET  |
| SIDE YARD (EAST) SETBACK:     | 10 FEET  |
| SIDE YARD (WEST) SETBACK:     | 10 FEET  |
| REAR YARD (SOUTH) SETBACK:    | 0 FEET   |
| <b>6. OTHER AREAS</b>         |  |
| RETAIL:                       | 5729 SF  |
| AMENITY:                      | 11403 SF   |

RESIDENTIAL DENSITY	AREA (SF)	UNITS ALLOWABLE	UNITS PROVIDED
<b>PARTICLE 1</b>			
MM (0-60) - MIXED USE MAIN STREET (CENTER)	23671	33	-
MJM (20-40) - MIXED USE RESIDENTIAL (CENTER)	54	3875	54
RM24 (7-24) - MULTIFAMILY RESIDENTIAL (EDGE)	27968	15	-
DENSITY BONUS OPTION #1 - PUBLIC OPEN SPACE (CENTER ZONES 20 UNITS/ACRE)	62546	29	-
TOTAL		131	131
<b>PARTICLE 2</b>			
MM (0-60) - MIXED USE MAIN STREET (CENTER)	14940	21	-
MJM (20-40) - MIXED USE RESIDENTIAL (CENTER)	54	5354	54
DENSITY BONUS OPTION #1 - PUBLIC OPEN SPACE (CENTER ZONES 20 UNITS/ACRE)	68454	31	-
TOTAL		126	126
<b>PARTICLE 3</b>			
RM36 (12-36) - MULTIFAMILY RESIDENTIAL (EDGE)	56337	47	-
TOTAL		47	46
<b>GRAND TOTAL</b>		304	303

PARKING BREAKDOWN		REQUIRED	PROVIDED
PARCEL 1			
1, 2, 3 BEDROOM UNITS AT 1.0 SPACES PER UNIT		131	-
RETAIL AT 1.0 SPACES PER 300 SF		9	-
TOTAL		140	90
PARCEL 2			
STUDIO, 1, 2, 3 BEDROOM UNITS AT 1.0 SPACES PER UNIT		126	-
RETAIL AT 1.0 SPACES PER 300 SF		11	-
TOTAL		137	104
PARCEL 3			
STUDIO UNITS AT 1.0 SPACES PER UNIT		8	-
1, 2 BEDROOM UNITS AT 1.5 SPACES PER UNIT		57	-
TOTAL		65	79
ON-STREET PARKING		-	72
GRAND TOTAL		342	345
ADDITIONAL PARKING DATA			
ACCESSIBLE PARKING FROM TOTAL (12' x 18' SPOTS)		7	7
ELECTRIC VEHICLE PARKING FROM TOTAL		8	8
BICYCLE PARKING (RACK WITH 4 SPOTS PER 10 VEHICLE PARKING SPOTS)		20 (MAX)	20

OPEN/GREEN SPACE REQUIREMENTS	REQUIRED	PROVIDED
PUBLIC GREEN SPACE FOR DENSITY BONUS OPTION #1	4800 SF	4800 SF
PRIVATE OPEN SPACE (10% OF TOTAL SITE AREA)	21531 SF	22144 SF

LOT COVERAGE	AREA (SF)	ALLOWED	PROVIDED
PARCEL 1 (IMPERVIOUS AREA)	73341	90% MAX	81%
PARCEL 2 (IMPERVIOUS AREA)	56874	90% MAX	83%
PARCEL 3 (IMPERVIOUS AREA)	39085	90% MAX	69%

## BUILDING DATA

## GROSS FLOOR AREA

<b>BUILDING 1000</b>	
LEVEL 01	20,326 SF
LEVEL 02	35,382 SF
LEVEL 03	35,382 SF
LEVEL 04	35,382 SF
LEVEL 05	35,382 SF
	161,854 SF
<b>BUILDING 2000</b>	
LEVEL 01	7,697 SF
LEVEL 02	17,309 SF
LEVEL 03	16,796 SF
LEVEL 04	17,309 SF
LEVEL 05	17,309 SF
	76,422 SF
<b>BUILDING 3000</b>	
LEVEL 01	5,607 SF
LEVEL 02	13,557 SF
LEVEL 03	13,557 SF
LEVEL 04	13,557 SF
LEVEL 05	13,557 SF
	59,834 SF
<b>BUILDING 4000</b>	
LEVEL 01	12,712 SF
LEVEL 02	19,292 SF
LEVEL 03	19,292 SF
	51,296 SF
<b>CLUBHOUSE</b>	
LEVEL 01	7,775 SF
	7,775 SF
<b>TOTAL GFA</b>	<b>357,182 SF</b>

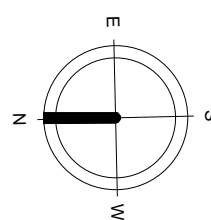
<b>BUILDING 2000</b>		<b>CONSTRUCTION TYPE(S):</b>		<b>IIB</b>
<b>STORIES:</b>	<b>05</b>	<b>BASEMENT:</b>	<b>NO</b>	
<b>USE GROUP(S):</b>		<b>A-3, M, R-2</b>	<b>GROSS AREA:</b>	<b>76,422 SF</b>
<b>SPRINKLERS:</b>		<b>NFPA 13</b>	<b>TOTAL UNITS:</b>	<b>70</b>

<b>BUILDING 3000</b>		<b>CONSTRUCTION TYPE(S):</b>		<b>IIB</b>
<b>STORIES:</b>	<b>05</b>	<b>BASEMENT:</b>	<b>NO</b>	
<b>USE GROUP(S):</b>		<b>R-2</b>	<b>GROSS AREA:</b>	<b>59,834 SF</b>
<b>SPRINKLERS:</b>		<b>NFPA 13</b>	<b>TOTAL UNITS:</b>	<b>56</b>

<b>BUILDING 4000</b>	<b>CONSTRUCTION TYPE(S):</b>	<b>IIB</b>
<b>STORIES:</b> 03	<b>BASEMENT:</b> NO	
<b>USE GROUP(S):</b> R-2	<b>GROSS AREA:</b>	<b>51,296 SF</b>
<b>SPRINKLERS:</b> NFPA 13R	<b>TOTAL UNITS:</b>	<b>46</b>

<b>BUILDING 1000</b>		<b>CONSTRUCTION TYPE(S):</b>		<b>IIB</b>
<b>STORIES:</b>	<b>05</b>	<b>BASEMENT:</b>	<b>NO</b>	
<b>USE GROUP(S):</b>		<b>A-3, M, R-2</b>	<b>GROSS AREA:</b>	<b>161,854 SF</b>
<b>SPRINKLERS:</b>		<b>NFPA 13</b>	<b>TOTAL UNITS:</b>	<b>131</b>

<b>CLUBHOUSE</b>	<b>CONSTRUCTION TYPE(S):</b>		<b>IIB</b>
<b>STORIES:</b>	<b>01</b>	<b>BASEMENT:</b>	<b>NO</b>
<b>USE GROUP(S):</b>	<b>A-3, B</b>	<b>GROSS AREA:</b>	<b>7,775 SF</b>
<b>SPRINKLERS:</b>	<b>NFPA 13</b>	<b>TOTAL UNITS:</b>	<b>0</b>



1 SITE PLAN - LEVEL 01  
SCALE: 1" = 40'-0"

**DYNAMIC**  
DESIGN

PZ24-12000011  
07/17/2024

5901 PEACHTREE DUNWOODY RD.  
BUILDING C, SUITE 250  
ATLANTA, GA 30328  
TELEPHONE: 678-506-8830  
DYNAMIKDESIGN.COM

CONSULTANT:

SEAL:

1736 E ATLANTIC BLVD  
POMPANO BEACH, FL 33060

PROJECT NUMBER: CLR2023-03

ATLANTIC ONE

CLIENT:

 THE COLLIER COMPANIES

△	DRAWING RELEASE	DATE
	PRE-APPLICATION	04/18/2024
	DRC	06/11/2024

**TITLE:**

# SITE PLAN

SHEET NUMBER:

# SP-01

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