

PROJECT DATA			
PROJECT LOCATION	199 EAST MCNAB ROAD, POMPAÑO BEACH		
ZONING DISTRICT	RM-20		
BUILDING REQUIRED SETBACKS:	CRITERIA CODE	REQUIRED	PROPOSED
FRONT (SOUTH)	155.3210	25'	33.2'
REAR (NORTH)	155.3210	10'	8.7'*
SIDE INTERIOR (WEST)	155.3210	10'	93.3'
WATERWAY/CANAL (EAST)	155.3210	25'	24.5'*
LANDSCAPE BUFFER	PER TABLE 155.5203.F.3	10'	10'

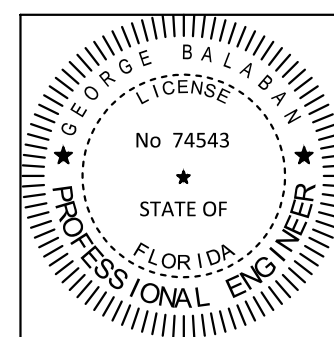
* EXISTING BUILDING

PARKING CALCULATIONS	
EXISTING BUILDING*	
EXISTING PARKING SPACES	39 PARKING SPACES
REQUIRED PARKING SPACES PER TABLE 155.5102.D.1	
17 UNITS (2 BED/ 1 BATH)	1.5 SPACES PER DU = 26 SPACES
7 UNITS (1 BED/ 1 BATH)	1.5 SPACES PER DU = 10.5 SPACES
	36 REQUIRED (INCLUDED ADA SPACES)
PROPOSED TOTAL PARKING SPACES	39 PROPOSED (INCLUDED ADA SPACES)

* INFORMATION OBTAINED FROM BROWARD COUNTY PROPERTY APPRAISER

PLANS ARE IN NAVD 1988 DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.58' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.



THE ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
GEORGE BALABAN ON THE DATE ADJACENT TO THE SEAL.

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04/16/2025

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