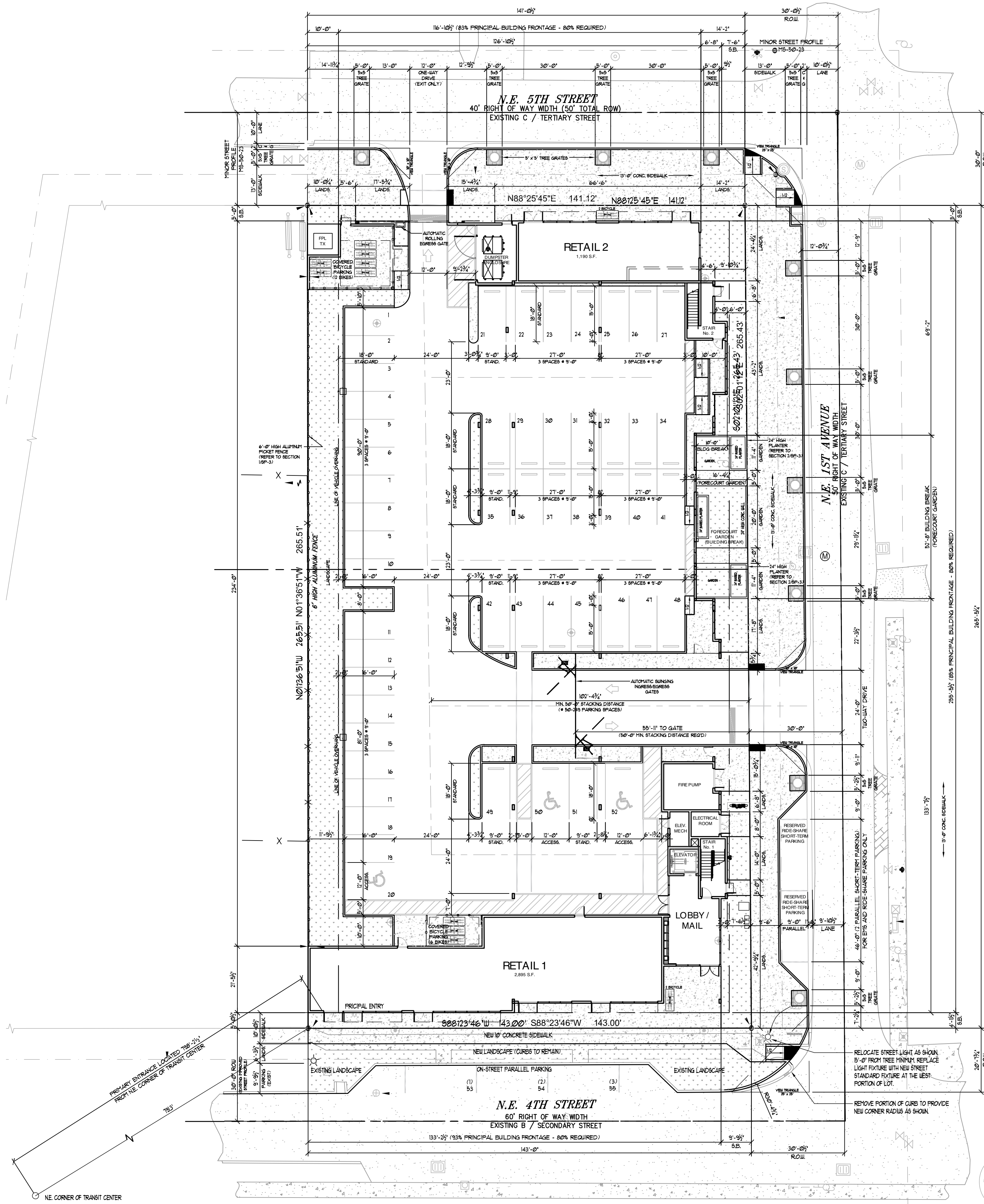
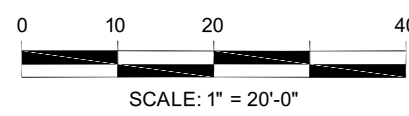


PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



NORTH



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 AND 16.

ALSO LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; 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 151.2 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 265.51 FEET; THENCE NORTH 13°51'06" EAST, ALONG THE WEST LINE OF A 10.00 FOOT WIDE RIGHT-OF-WAY 4 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 21.35 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 1; 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 265.51 FEET; THENCE SOUTH 88°23'46" WEST, ALONG A NORTH LINE OF THE 10.00 FOOT WIDE RIGHT-OF-WAY PARCEL DESCRIBED IN OFFICIAL 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 141.2 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

CONTAINING IN ALL 31,713 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: 31,713 SF. (0.81 ACRES)

LOT COVERAGE
19,928.35% (51.2% OF TOTAL SITE)

BUILDING FOOTPRINT
6,339.1 (16.2%)

LANDSCAPE AREA REQUIREMENT

REQUIRED: 31,713 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
21,181.5 SF. (51.8%)

TOTAL MISC. (WALKS, CURBS)
4,124.5 SF. (10.3%)

HEIGHT

ALLOWED: 20'-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"

SITE CALCULATIONS

PERVIOUS AREA
TOTAL LANDSCAPE AREA 5,461.1 SF. (14.5%)

IMPERVIOUS AREA
BUILDING FOOTPRINT 6,339.1 SF. (16.2%)
VEHICULAR USE AREA 21,181.5 SF. (51.8%)
WALKWAYS/SLABS/OTHER 4,124.5 SF. (10.3%)
TOTAL IMPERVIOUS AREA 32,245.1 SF. (85.5%)

IMPERVIOUS + PERVIOUS AREA
32,245.1 SF. (85.5%) + 5,461.1 SF. (14.5%) = 37,713 SF. (100%)

PARKING CALCULATIONS

DWELLING MIXED USE
REQUIRED: 1 PER DWELLING UNIT
52 UNITS + 52 PARKING SPACES REQUIRED

PARKING INCENTIVES - Sect. 155.33(10)(K)(X)(a)(1);
(DOWNTOWN POMPANO BEACH (DP) OVERLAY DISTRICT

20% PARKING REDUCTION 42 PARKING SPACES REQUIRED

MIXED-USE BUILDING
RETAIL 1 NOT REQUIRED (PRINCIPAL ENTRANCE W/ 80'-0" OF TOC)
(Sect. 155.33(10)(K)(X)(a)(1))
RETAIL 2 1 PER 300 SF + 4 PARKING SPACES REQUIRED @ 1130 SF

TOTAL PARKING SPACES REQUIRED: 46 PARKING SPACES

PARKING PROVIDED:
52 OFF-STREET PARKING + 3 ON-STREET PARKING SPACES = 55 PARKING SPACES PROVIDED
(INCLUDES 3 ACCESSIBLE SPACES PER FBC 6TH ED. ACCESSIBILITY)

TOTAL PARKING SPACES PROVIDED: 55 PARKING SPACES

BICYCLE PARKING
55 PARKING SPACES 22 BIKE PARKING PROVIDED
(4 BIKE PER 10 SPACES)

LOADING REQUIREMENTS (Sect. 155.35(1)(3) & 155.5(2)(1))

RETAIL 1 1 OFF STREET LOADING BERTH REQUIRED BETWEEN MIN. 20,000 SF. BUT LESS THAN 50,000 SF.

NO LOADING PROVIDED: TOTAL RETAIL AREA = 4,080 SF. (DO NOT MEET MIN. REQUIREMENT)

UNIT CALCULATIONS

UNIT COUNT:

STUDIO 1
1 BED APARTMENT UNITS 49
2 BED APARTMENT UNITS 2
TOTAL UNITS ON SITE 52 UNITS

DENSITY CALCULATIONS

ALLOWED: 60 MAX UNITS PER ACRE
PROVIDED: 60 UNITS X 0.81 ACRES = 52 UNITS
52 UNITS PROVIDED

UNIT AREAS

UNIT TYPE	APPROX. UNIT AREA	TOTAL APPROX. PROJECT AREA
STUDIO	500 SF	x 1 = 500 SF
1 BED APARTMENT UNITS	719 SF	x 1 = 719 SF
	726 SF	x 21 = 15,246 SF
	750 SF	x 6 = 4,500 SF
	764 SF	x 6 = 4,584 SF
	798 SF	x 3 = 2,394 SF
	836 SF	x 6 = 5,016 SF
		49 = 31,421 SF
2 BED APARTMENT UNITS	1,051 SF	x 2 = 2,104 SF
RETAIL 1	3,188 SF	= 3,188 SF
RETAIL 2	1,355 SF	= 1,355 SF
		4,543 SF

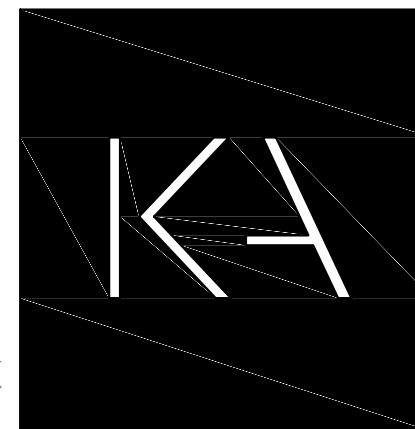
BUILDING AREA CALCULATIONS
(GROSS, EXCLUDES BALCONIES AND OPEN-AIR CORRIDORS)

GROUND FLOOR: 5,125 SF.
SECOND FLOOR: 14,264 SF.
THIRD FLOOR: 14,111 SF.
FOURTH FLOOR: 15,913 SF.

TOTAL GROSS BUILDING AREA: 47,413 SF.

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.



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SEAL



30 NE 5TH STREET
POMPANO BEACH
FLORIDA

PROJECT TITLE

PROPOSED SITE PLAN &
PROJECT INFORMATION

SHEET TITLE

REVISIONS

No. DATE DESCRIPTION

1	04/09/20	DRC COMMENT REV
2	05/22/20	DRC COMMENT REV
3		
4		
5		
6		
7		
8		
9		
10		

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

SHEET

P&Z
PZ20-12000003
7/22/2020