

AREA TABULATION (S.F.)							
LEVEL	RETAIL	APARTMENT UNITS	COMMON AREAS	GARAGE	AMENITIES	SUPPORT ROOMS	TOTAL
1	21,960	10,500	8,713	22,885	6,795	4,755	75,608
2	0	42,940	8,713	25,065	0	1,050	77,768
3	0	42,940	8,713	25,065	0	1,050	77,768
4	0	46,290	8,713	0	0	1,050	56,053
5	0	46,290	8,713	0	0	1,050	56,053
6	0	46,290	8,713	0	0	1,050	56,053
SUB-TOTAL	21,960	235,250	52,278	73,015	6,795	10,005	
TOTAL							399,303

3151 N. FEDERAL HIGHWAY MIXED-USE		
ADDRESS: 3151-3251 N. FEDERAL HIGHWAY, POMPANO BEACH FL 33064		
ZONING: GENERAL BUSINESS DISTRICT (B-3)		
INTENSITY & DIMENSIONAL STANDARDS		
	REQUIRED	PROVIDED
LOT AREA (SF) (MIN.)	10,000	270,341
LOT WIDTH (FT)	100	581.58
DENSITY (46 DU/AC.) (MAX.)	285	285
LOT COVERAGE, MAX. (% OF LOT AREA)	60	
PERVIOUS AREA, MIN. (% OF LOT AREA)	20	
HEIGHT MAXIMUM (FT)	105	
UNIT SIZES (SF):		
- 1 BEDROOM	650	650
- 2 BEDROOM	750	900
- 3 BEDROOM	850	1,150

PARKING REQUIREMENTS			
	1 BED	2 BED	3 BED
NO. OF UNITS	100	170	15
UNIT RATIO	35.09%	59.65%	5.26%
TOTAL NO. OF UNITS	285		
RESIDENTIAL PARKING REQUIRED (1.0 SPACE PER UNIT) (1-BEDROOM UNITS)	100		
RESIDENTIAL PARKING REQUIRED (1.5 SPACE PER UNIT) (2-BEDROOM UNITS)	255		
RESIDENTIAL PARKING REQUIRED (2.0 SPACE PER UNIT) (3-BEDROOM UNITS)	30		
RESIDENTIAL PARKING REQUIRED	385		
RETAIL PARKING REQUIRED (1 SPACE/300 SF) (RETAIL SPACE: 21,960 SF)	74		
RETAIL PARKING REQUIRED	74		
TOTAL PARKING REQUIRED	459		
TOTAL PARKING PROVIDED	474		