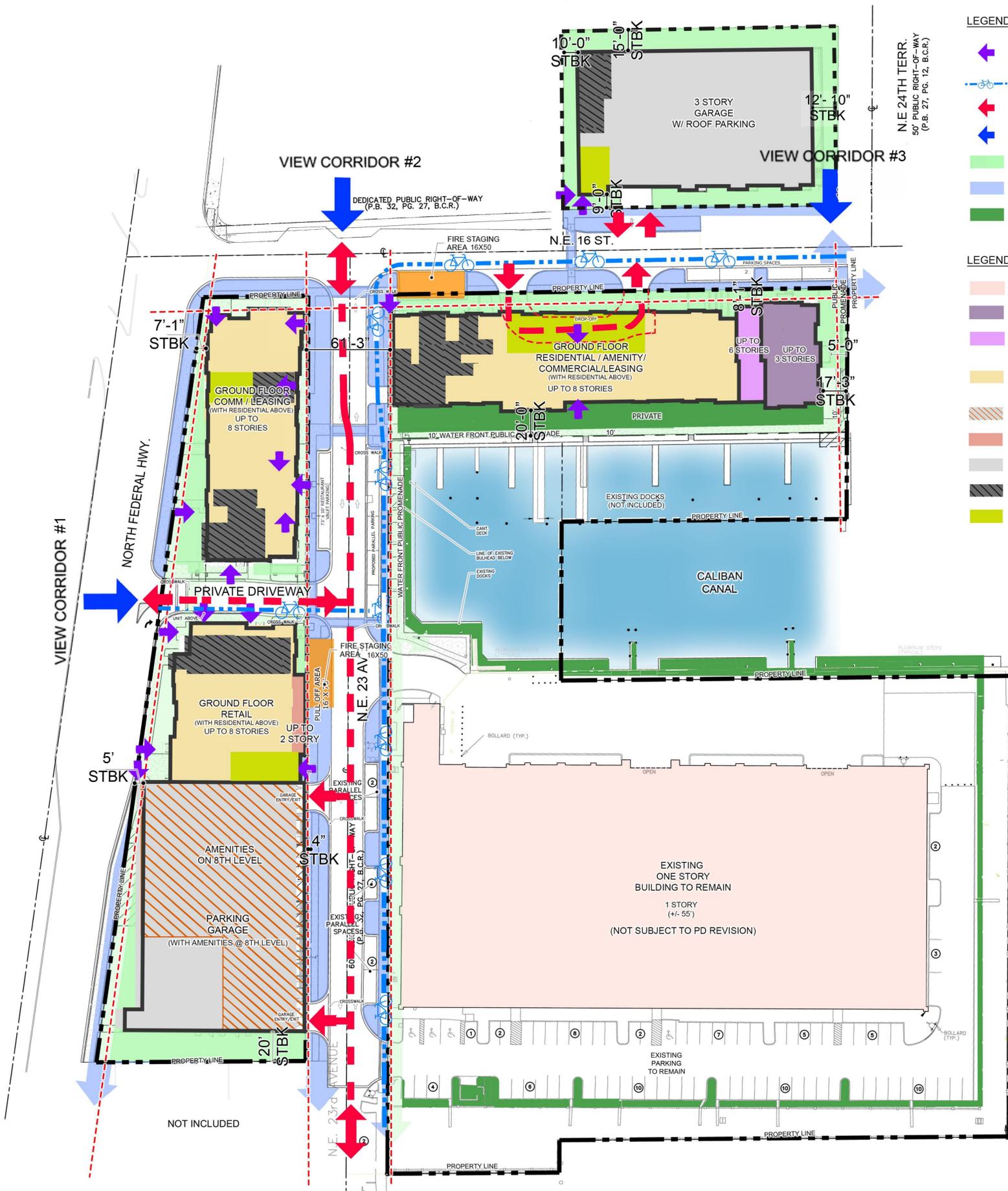


(P.B. 27/12, B.C.R.)



N.E. 24TH TERR.  
50' PUBLIC RIGHT-OF-WAY  
(P.B. 27, PG. 12, B.C.R.)

- LEGEND ACCESSES**
- POTENTIAL PEDESTRIAN ACCESS POINTS TO BUILDINGS
  - BICYCLE CIRCULATION
  - VEHICUL ACCESS TO SITE & GARAGE
  - VIEW CORRIDORS
  - ACTIVE OPEN SPACE (PRIVATE)
  - ACTIVE OPEN SPACE (PUBLIC)
  - PASSIVE OPEN SPACE (PRIVATE)

- LEGEND AREAS**
- EXISTING BUILDING (BOAT STORAGE FACILITY)
  - UP TO 3 STORIES - ALL RESIDENTIAL
  - UP TO 6 STORIES - ALL RESIDENTIAL
  - UP TO 8 STORIES - GROUND FLOOR RESIDENTIAL/ AMENITY / COMMERCIAL & RETAIL WITH RESIDENTIAL ABOVE
  - ROOFTOP AMENITIES ON 8TH LEVEL
  - UP TO 2 STORY - GROUND FLOOR RETAIL
  - GARAGE
  - BACK OF HOUSE / MEP/ SERVICE AREAS
  - LOBBY

CONSOLIDATED USE TABLE			
Use Category	Use Type	Permitted	Use-Specific Standards
Household Living Uses	Dwelling, live/work	P	155.4202.A
	Dwelling, multifamily	P	155.4202.C
	Dwelling, mixed-use	P	155.4202.G
Communication Uses	Telecommunications facility, collocated on existing structure other than telecommunications tower	P	155.4204.C 155.4204.D
	Child Care Facility	P/A	155.4206.B
Health Care Uses	Medical office	P	155.4209.A
	Specialty medical facility	P	155.4209.B
	Urgent care facility 24 hours	P	155.4209.C
Open Space Uses	Park or plaza	P/A	155.4210.D
Animal Care Uses	Animal grooming	P	155.4214.A
	Pet shop	P	155.4214.E
Boat and Marine Sales and Service Uses	Boat dry storage facility	P/A	155.4215.B
	Boat or marine parts sales without installation	P/A	155.4215.C
	Boat or marine parts sales with installation	P/A	155.4215.D
	Boat or marine repair and servicing	P/A	155.4215.E
	Boat sales or rental	P/A	155.4215.F
	Boat towing service	P/A	155.4215.G
	Docking facility, barge	P/A	155.4215.H
	Docking facility, commercial fishing boat	P/A	155.4215.I
	Docking facility, recreational boat	P/A	155.4215.J
	Marina	P/A	155.4215.K
Commercial or Membership Recreation/ Entertainment Uses	Yacht Club	P	155.4215.L
	Other indoor commercial or membership recreation/ entertainment use	P/A	155.4217.M
Eating and Drinking Establishments	Bar or lounge	P/A	155.4218.A
	Brewpub	P/A	155.4218.B
	Restaurant	P/A	155.4218.E
	Specialty eating or drinking establishment	P/A	155.4218.F
Office Uses	Professional office	P	155.4220.B
Retail Sales and Service Uses - Personal Services	Bank or financial institution	P	155.4221.C
	Personal services establishment	P	155.4221.K
	Book or media shop	P	155.4222.D
	Grocery or convenience store	P/A	155.4222.F
	Drug store or pharmacy	P	155.4222.G
	Farmers' market	P	155.4222.H
	Beer or wine store	P	155.4222.M
	Retail sales establishment, large	P	155.4222.P
	Other retail sales establishment	P	155.4222.R
	Visitor Accommodation Uses	Condo hotel	P
Bed and breakfast inn		P	155.4225.B
Hotel or motel		P	155.4225.C
Typical Accessory Uses and Structures	Dock	A	155.4303.H
	Drop-in child care	A	155.4303.J
	Electric vehicle (EV) level 1, 2, or 3 charging station	A	155.4303.K / 155.4303.L
	Fence or wall	A	155.4303.O
	Green roof	A	155.4303.R
	Home based business	A	155.4303.S
	Outdoor display of merchandise	A	155.4303.U
	Outdoor seating, including sidewalk cafes (as accessory to eating and drinking establishments)	A	155.4303.V
	Parking or storage of motor vehicles, recreational vehicles, boats, airboats, or trailers	A	155.4303.X
	Rainwater cistern or barrel	A	155.4303.Z
	Retail sales (as accessory uses)	A	155.4303.BB
	Small wind energy system	A	155.4303.DD
	Solar energy collection system	A	155.4303.EE
	Swimming pool or spa or hot tub	A	155.4303.GG
	Mechanical Equipment and similar features	A	155.4303.JJ
Uncovered porches, decks, patios, terraces, or walkways	A	155.4303.KK	
Lighting fixtures, projecting or freestanding	A	155.4303.MM	
Eating and drinking establishments (as an accessory use)	A	155.4303.PP	
Farmer's market (as a temporary use)	T	155.4403.A	

PD | MASTER PLAN  
SCALE: 1" = 40'

Received after DRC Meeting to address DRC comments prior to the submission of a Building Permit Application.  
11/03/202

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

**MSA ARCHITECTS & PLANNING**  
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AAC000895  
8850 SW 74th COURT  
MIAMI, FLORIDA 33156  
(305) 273-9911

**HARBORSIDE AT HIDDEN HARBOUR**  
FOR: AMP IV-HIDDEN HARBOUR, LLC  
LOCATED AT: POMPANO BEACH, FLORIDA

BEATRIZ M. HERNANDEZ  
AR0094576

**DRAWN** -/-/  
**DATE** -/-/  
**SCALE** AS SHOWN  
**JOB NO.** 1828  
**SHEET TITLE:** MASTER SITE PLAN  
**SHEET NUMBER:** EX - E1