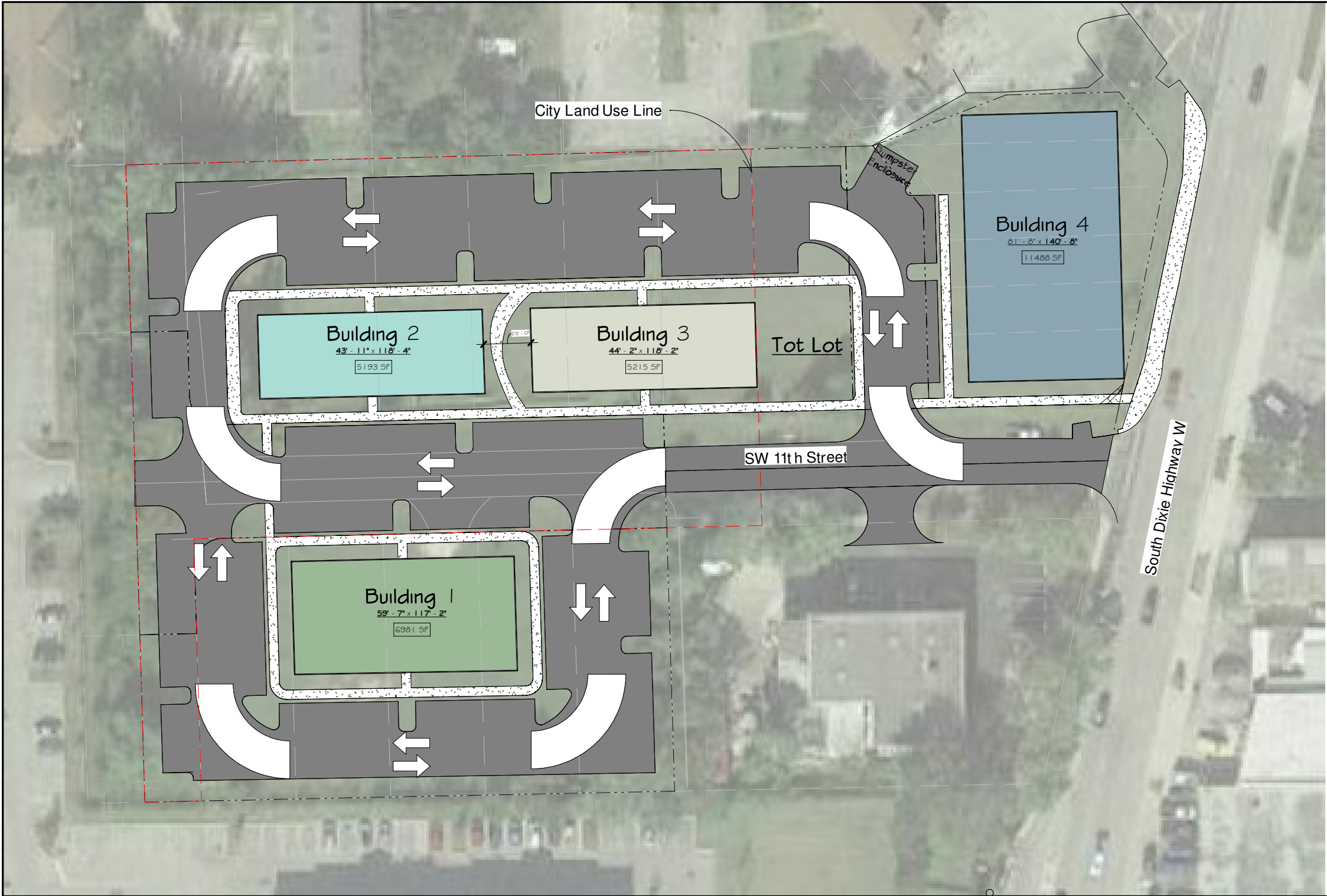


Exhibit B - Conceptual Plan



SITE DATA

TOTAL SITE (PER SURVEY):	140,039 SF. (3.21 AC)
B-3 COMMERCIAL 1	19,279 SF. (0.44 AC)
B-3 COMMERCIAL 2	5,131 SF. (0.11 AC)
B-3 COMMERCIAL 3	6,960 SF. (0.16 AC)
B-3 COMMERCIAL 4	34,677 SF. (0.80 AC)
B-3 ROW VACATION	15,601 SF. (0.36 AC)

RM-20	46,936 SF. (1.08 AC)
RM-20 ROW VACATION	11,455 SF. (0.26 AC)

RESIDENTIALLY ZONED PROPERTY: 1.08 X 32 DU/ACRE - 34.7 DU

RESIDENTIALLY ZONED ROW BEING VACATED: 0.26 X 32 DU/ACRE - 8.3 DU

COMMERCIAL ZONED PROPERTY: 1.52 X 46 DU/ACRE - 69.9 DU

COMMERCIAL ZONED ROW BEING VACATED: 0.36 X 46 DU/ACRE - 16.6 DU

MAX ALLOWABLE DU = 129.5

BUILDING DATA:

BUILDING 1 (32 UNITS)

- 52' - 56' HIGH (4-FLOORS)

BUILDING 2 (21 UNITS)

- 52' - 56' HIGH (4-FLOORS)

BUILDING 3 (22 UNITS)

- 52' - 56' HIGH (4-FLOORS)

BUILDING 4 (54 UNITS)

- 72' - 80' HIGH (5-FLOORS)
 - GROUND FLOOR:
 - 2,000 SF - COMMERCIAL/RETAIL
 - 9,488 SF - STORAGE/PARKING
 - UPPER 4-FLOORS (RESIDENTIAL)

TOTAL DU = 129

FLEX ALLOCATION:

B-3 COMMERCIAL @ (100%) - 86 DU

RM-20 @ (50%) - 22 DU

PARKING REQUIREMENTS:

MINIMUM # OF OFF-STREET PARKING SPACES PER TABLE

155.5102.D.1

1.5 PARKING REQUIRED FOR 1 OR 2 BEDROOM DU

1.5 X 129DU = 194 PARKING.



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Aloha 1 Pompano

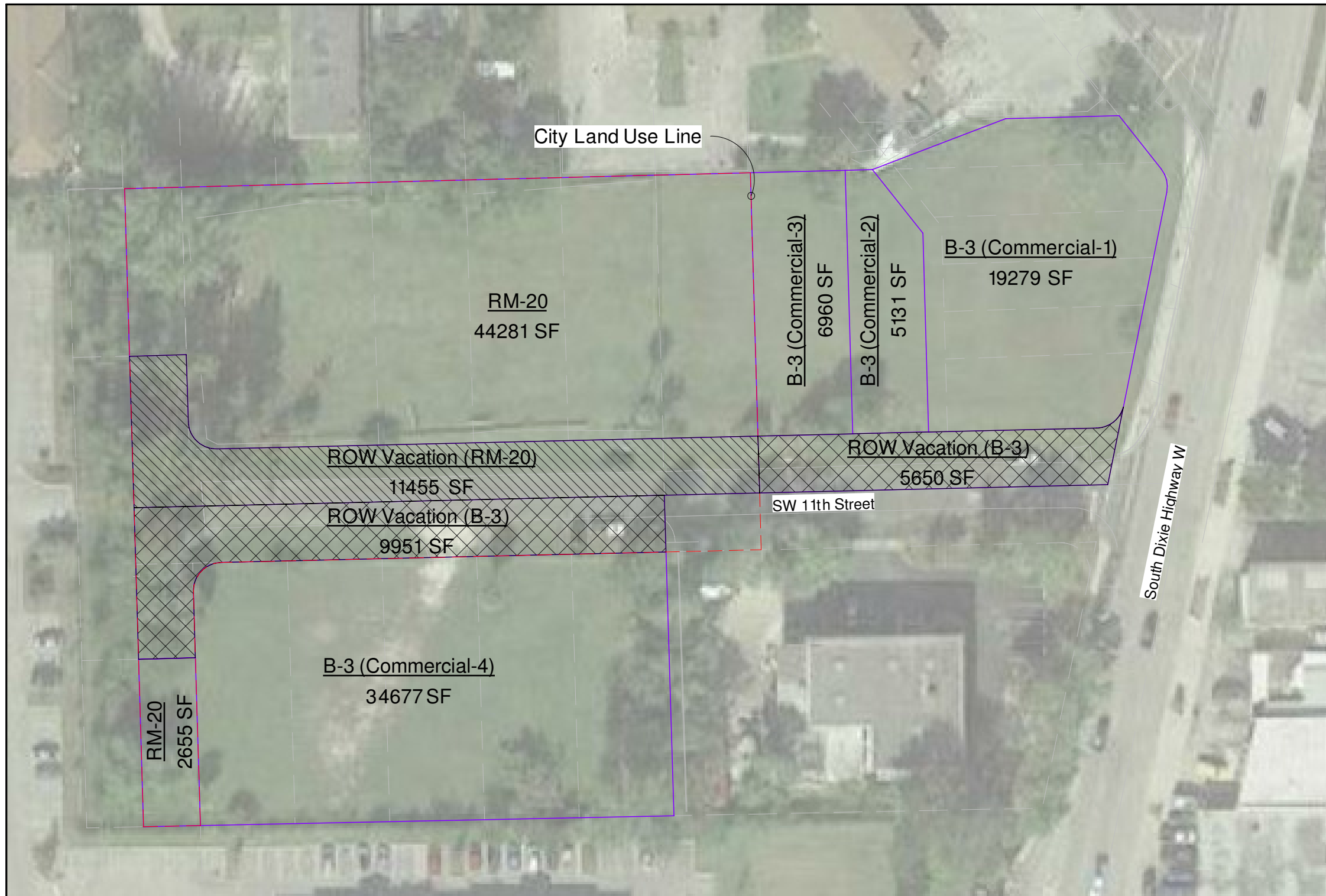
SW 11th Street
Pompano Beach, Florida 33060

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PROJECT NO: 18-05000002	DATE: 8/16/2018
DRAWN BY: KIB	CHECKED BY: KIB
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SITE DATA

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PROJECT NO: _____ DRAWN BY: _____ CHECKED BY: _____		_____
_____		A-101