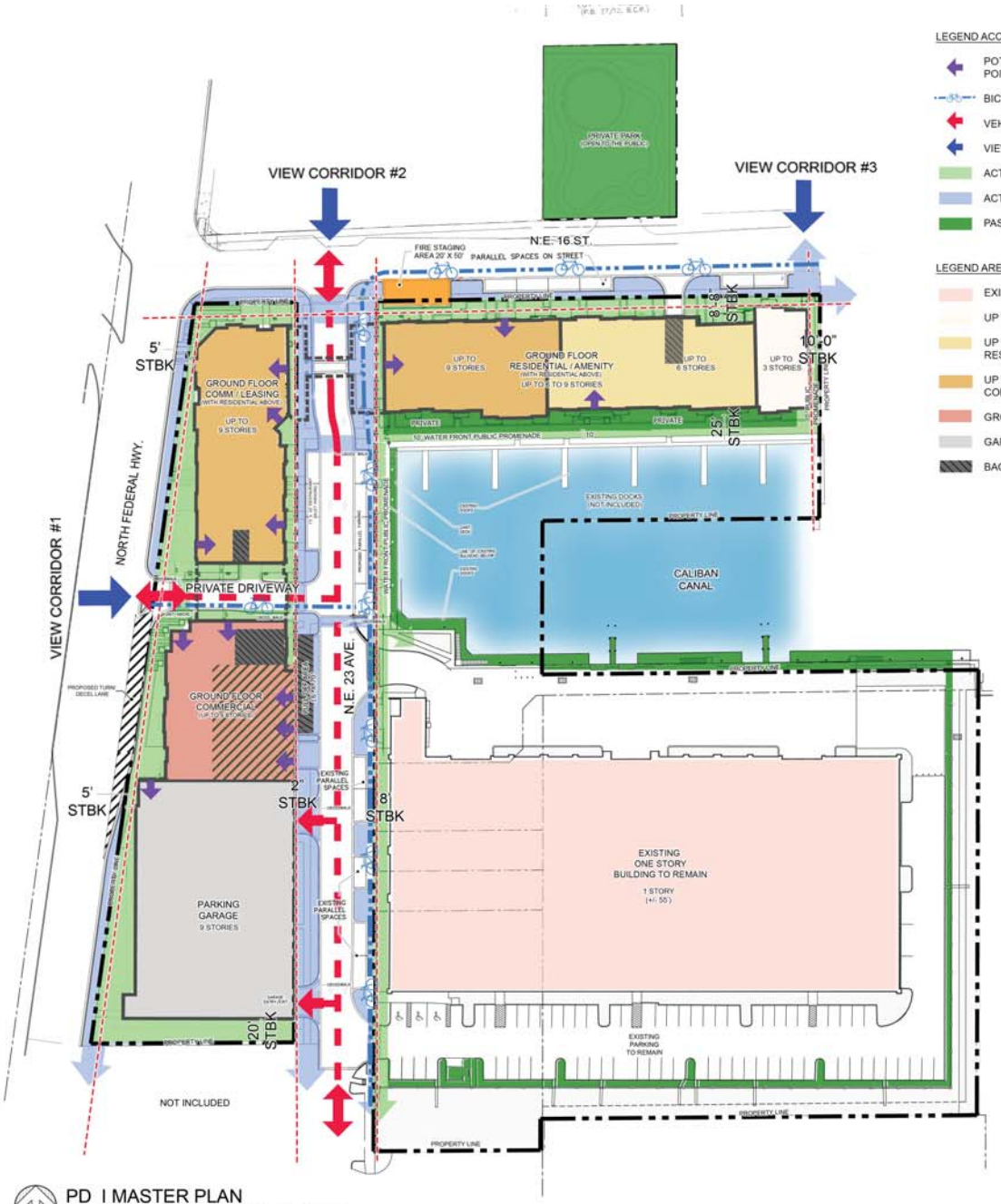


PD I MASTER PLAN

SCALE: 1"=40'

NORTH

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 RESIDENTIAL
- UP TO 6 STORIES GROUND FLOOR RESIDENTIAL/ AMENITY
- UP TO 9 STORIES GROUND FLOOR COMMERCIAL / LEASING
- GROUND FLOOR COMMERCIAL
- GARAGE
- BACK OF HOUSE / MEP/ SERVICE AREAS

TABLE III

CONSOLIDATED USE TABLE

P = PERMITTED PRINCIPAL USE
S = USE ALLOWED AS A SPECIAL EXCEPTION
A = PERMITTED ACCESSORY USE
T = PERMITTED TEMPORARY USE

| 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<br>155. 4204. D |
| Day Care Uses | 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 |
| | Yacht Club | P | 155. 4215. L |
| Commercial or Membership Recreation/ Entertainment Uses | 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 | 155. 4225. A |
| | 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 /<br>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 |

HARBORSIDE AT HIDDEN HARBOUR

FOR: AMP IV–HIDDEN HARBOUR, LLC

LOCATED AT: POMPANO BEACH, FLORIDA

BEATRIZ M. HERNANDEZ
AR0004576

MSA ARCHITECTS, INC.
AAC000895
8500 SW 74th COURT
SUITE 1353
MIAMI, FLORIDA 33156
(305) 272-4991

MSA ARCHITECTS
ARCHITECTURE & PLANNING

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

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

MAJOR SITE PLAN SUBMITTAL 08/21/2019