

THE NORTH THREE HUNDRED (300.00) FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THAT PART OF THE NORTH 508.00 FEET OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST AND THE NORTH 300.00 FEET OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 43 EAST LYING EAST OF THE CENTERLINE OF STATE ROAD A-1-A, COMMONLY KNOWN AS OCEAN BOULEVARD, AS SAID PARCEL OF LAND BEING BOUNDED ON THE WEST BY THE CENTERLINE OF SAID STATE ROAD A-1-A AND ON THE EAST BY THE ATLANTIC OCEAN, TOGETHER WITH ALL LITTORAL AND RIPARIAN RIGHTS THEREUNTO APPERTAINING

LESS AND EXCEPT:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING WITHIN THE STATE ROAD A-1-A RIGHT-OF-WAY.

LOT 1, BLOCK 1, ATLANTIC VIEW NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 145,181 SQUARE FEET OR 3.333 ACRES MORE OR LESS.

PROJECT ADDRESS: 900 NORTH OCEAN, POMPANO BEACH, FLORIDA 33062

	EXISTING	PROPOSED	
LAND USE DESIGNATION:	RESIDENTIAL HIGH 25-46 DU/AC	RESIDENTIAL HIGH 25-46 DU/AC	
ZONING DESIGNATION:	MULTI-FAMILY RM-45	PD-I	PENDING REZONING APPROVAL
	<u>SQ. FT.</u>	<u>ACREAGE</u>	
GROSS SITE AREA (PER SURVEY)	145,181	3.33	INCLUDES BOTH PARCELS & BEACH DUNES
ROW DEDICATION: EAST PARCEL	16,589		PER PROPOSED PLAT
ROW DEDICATION: WEST PARCEL	1,133		AT TIME OF NECESSARY PLATTING
NET SITE AREA (SF)	127,459	2.93	INCLUDES BOTH PARCELS & BEACH DUNES
GROSS BUILDING AREA (SF)	470,691		
PROPOSED DEVELOPMENT		21-STORY MIXED USE BUILDING 119 RESIDENTIAL UNITS GROUND FLOOR COMMERCIAL	

POTABLE WATER	CITY OF POMPANO BEACH
SANITARY SEWER	CITY OF POMPANO BEACH
SOLID WASTE	WASTE MANAGEMENT

SETBACK REQUIREMENTS: PD-I	REQUIRED (MIN)	PROVIDED	
FRONT YARD	PER PD-I	SEE NOTE #1	PENDING REZONING APPROVAL
INTERIOR SIDE YARD	PER PD-I	SEE NOTE #1	PENDING REZONING APPROVAL
INTERIOR SIDE YARD	PER PD-I	SEE NOTE #1	PENDING REZONING APPROVAL
REAR YARD	PER PD-I	SEE NOTE #1	PENDING REZONING APPROVAL

NOTES:  
1. REFER TO SHEET PD-5 IN REZONING PZ#21-13000002

	# OF SPACES	NOTES:
TOTAL REQUIRED	214	
TOTAL PROVIDED	232	INCLUDES 2ND LEVEL VALET SPACES INCLUDES PARKING ON WEST PARCEL

LOADING ZONE 2 PROVIDED AT GROUND LEVEL

NOTES:

1. REFER TO ARCHITECTURAL SHEET 006 A-1 FOR VEHICLE PARKING BREAKDOWN

	<u>REQUIRED</u>	<u>PROVIDED</u>	
4 BICYCLE SPACES FOR EVERY 10 VEHICLE PARKING SPACES PROVIDED (NOT TO EXCEED 20 SPACES)	20 (MIN)	23	LOCATED ON FIRST FLOOR OF PODIUM

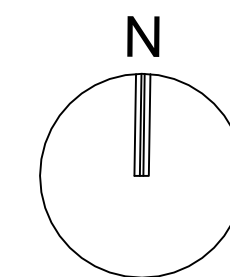
THE PROPOSED DEVELOPMENT CONSISTS OF A 21-STORY MIXED USE TOWER PROJECT LOCATED ALONG THE EAST SIDE OF HIGHWAY A1A, NORTH OF NE 8TH COURT AND SOUTH OF NE 10TH STREET IN POMPAHO BEACH. THE PROPOSED DEVELOPMENT WOULD FEATURE 140-UNIT, FAMILY-RESIDENTIAL UNITS RANGING BETWEEN 1-4 BEDROOMS, 100-UNIT, AMENITY AREAS, INDOOR FITNESS FACILITIES, LOBBY AND LOUNGE SPACES, RECEPTION AREA, A TWO-STORY PARKING GARAGE FRONTING A1A AND FULL ACCESS TO THE PRIVATE BEACHFRONT.

THE BUILDING WILL INCLUDE A MIX OF GROUND FLOOR COMMERCIAL AND RESIDENTIAL UNITS. TO MEET THE INTENT OF PROVIDING A HIGH-QUALITY MIXED-USE DEVELOPMENT, A REZONING FROM RM-45 TO PD-1 PLAT AND AIR PARK OBSTRUCTION PERMIT APPLICATIONS ARE ALSO BEING SUBMITTED.


1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
2. REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT, SITE AMENITY DETAILS, AND UNIT FLOOR LAYOUT
3. REFER TO SHEET A-1 FOR ZONING LEGEND AND ARCHITECTURAL DATA TABLE
4. REFER TO SHEET L0-001 AND L0-002 FOR LANDSCAPE CALCULATIONS
5. REFER TO SHEET SP-101 FOR EAST PARCEL DEVELOPMENT
6. REFER TO SHEET SP-102 FOR WEST PARCEL PARKING LOT

The site plan illustrates the proposed building layout on a rectangular lot. The building is oriented with its long side along NE 10th Street. The plan includes the following features and labels:

- Proposed Building:** A large rectangular structure with a central core and wings. It is labeled "REFER TO SHEET SP-101".
- Proposed Building Podium Parking Garage:** Located on the left side of the building, labeled "REFER TO SHEET SP-102".
- Drop-off / Amenity Deck:** A small rectangular structure adjacent to the parking garage, labeled "DROP-OFF / AMENITY DECK (3RD FLOOR)".
- Ground Floor Amenities:** A small rectangular structure adjacent to the drop-off deck, labeled "GROUND FLOOR AMENITIES".
- Proposed Building Tower:** A small rectangular structure adjacent to the ground floor amenities, labeled "PROPOSED BUILDING TOWER (3RD TO 21ST FLOOR)".
- Adjacent Properties:**
  - Top: "ADJACENT PROPERTY: LAND USE: RES HIGH 25-46 ZONING: RM-45HR"
  - Left: "ADJACENT PROPERTY: LAND USE: RES MEDIUM HIGH 16-25 ZONING: RM-20"
  - Bottom: "ADJACENT PROPERTY: LAND USE: RES MEDIUM HIGH 16-25 ZONING: RM-20"
  - Bottom: "ADJACENT PROPERTY: LAND USE: RES HIGH 25-46 ZONING: RM-45HR"
- Streets:**
  - NE 10TH STREET (top boundary)
  - NE 9TH STREET (left boundary)
  - ALTA AVENUE (right boundary)
- Other Features:**
  - "EXISTING DUNE VEGETATION AND BEACH" (bottom right)
  - "LIMITS OF TOP OF BANK" (dashed line along the right boundary)
  - "SR A-1-A" (roadway on the left)
  - "SR A-1-B" (roadway on the right)
  - "SR A-1-C" (roadway on the right)
  - "SR A-1-D" (roadway on the right)
  - "SR A-1-E" (roadway on the right)
  - "SR A-1-F" (roadway on the right)
  - "SR A-1-G" (roadway on the right)
  - "SR A-1-H" (roadway on the right)
  - "SR A-1-I" (roadway on the right)
  - "SR A-1-J" (roadway on the right)
  - "SR A-1-K" (roadway on the right)
  - "SR A-1-L" (roadway on the right)
  - "SR A-1-M" (roadway on the right)
  - "SR A-1-N" (roadway on the right)
  - "SR A-1-O" (roadway on the right)
  - "SR A-1-P" (roadway on the right)
  - "SR A-1-Q" (roadway on the right)
  - "SR A-1-R" (roadway on the right)
  - "SR A-1-S" (roadway on the right)
  - "SR A-1-T" (roadway on the right)
  - "SR A-1-U" (roadway on the right)
  - "SR A-1-V" (roadway on the right)
  - "SR A-1-W" (roadway on the right)
  - "SR A-1-X" (roadway on the right)
  - "SR A-1-Y" (roadway on the right)
  - "SR A-1-Z" (roadway on the right)

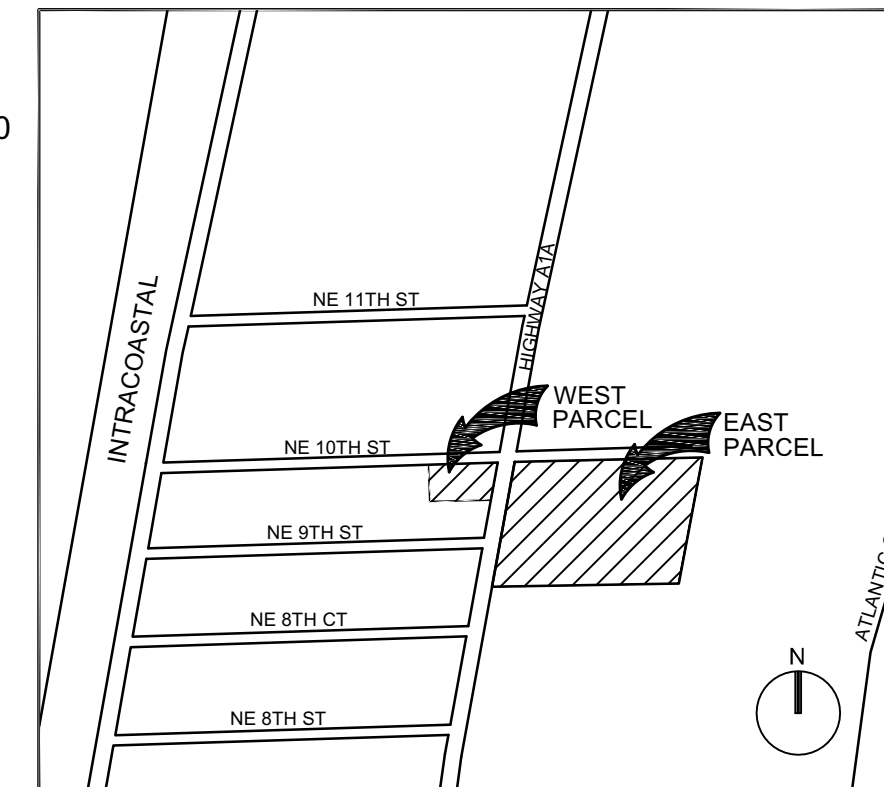


0 40 80



SCALE: 1" = 40'

NOTE: PRINTED DRAWING SIZE  
MAY HAVE CHANGED FROM  
ORIGINAL. VERIFY SCALE USING  
BAR SCALE ABOVE.



LOCATION SKETCH  
(NOT TO SCALE)



**301 East Atlantic Blvd. Pompano  
Beach, FL 33060  
PH: (954) 788-3400**

Florida Certificate of Authorization: 7928  
Licensed Business Number: 6860

[illegible]

**THESE PLANS ARE NOT FULLY PERMITTED  
AND ARE SUBJECT TO REVISIONS MADE  
DURING THE PERMITTING PROCESS.**

**RESPONSIBILITY FOR THE USE OF THESE  
PLANS PRIOR TO OBTAINING PERMITS FROM  
ALL AGENCIES HAVING JURISDICTION OVER  
THE PROJECT WILL FALL SOLELY UPON THE  
USER.**

## DESIGNED BY: MG

DESIGNED BY:	MG
DRAWN BY:	MG

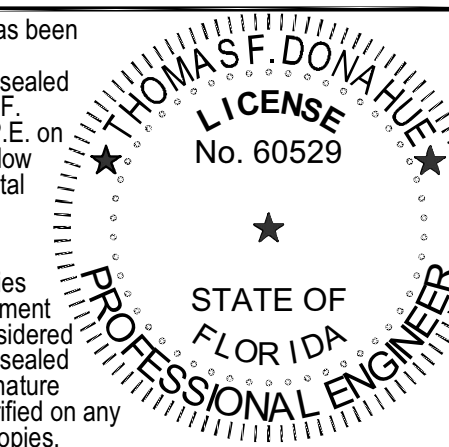
**DRAWN BY:** \_\_\_\_\_ **MG**

**CHECKED BY:** \_\_\_\_\_

This item has been

digitally signed and sealed by Thomas F. Donahue, P.E. on the date below using a Digital Signature.

THOMAS F. DONAHUE  
 LICENSE  
 No. 60529



Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Date: 2021.06.02 16:32:18-04'00'

THOMAS F. DONAHUE, P.E.  
FLORIDA REG. NO. 60529

PRH 900 NORTH  
OCEAN, LLC

**900 N. OCEAN**

OVERALL  
SITE PLAN

SHEET NUMBER	SP-100
PROJECT NUMBER	1-963-00

PZ21-14000005  
7/28/2021