

B1 SITE PLAN
3/32" = 1'-0"

E6 NOT USED

A. CURRENT USE OF PROPERTY	RETAIL (COMMERCIAL)	
B. LAND USE DESIGNATION	COMMERCIAL	
C. ZONING DESIGNATION / REZONING	EXISTING	PROPOSED
	B-3	B-3
D. WATER / WASTE WATER SERVICE PROVIDER	CITY OF POMPANO BEACH	
E. SITE AREA	15,346 S.F.	
F. BUILDING GROSS AREA		
EXISTING BLDG. GROSS AREA	5,278 S.F.	
PROPOSED BLDG. GROSS AREA	4,613 S.F.	
G. BUILDING HEIGHT	1 STORIES; ± 1'	
H. STRUCTURE LENGTH		
I. SETBACKS	REQUIRED	PROVIDED
REAR (NE 23RD AVENUE)	30'-0"	40'-5"
FRONT (NORTH FEDERAL HIGHWAY)	0	4'-8"
SIDE (NE 18TH STREET)	0	62'-2"
SIDE	0	0

SITE PLAN BOUNDARY INFORMATION, LEGAL DESCRIPTION AND EASEMENTS SHOWN HEREON, TAKES FROM A SURVEY PREPARED BY RICHARD E. COUSINS PROFESSIONAL SURVEYOR AND MAPPER DATED: 4/05/18

- PARKING CALCULATIONS:
- RETAIL (4,613 S.F.) 1:300 = 15 P.S.
 - PROVIDED 17 P.S.

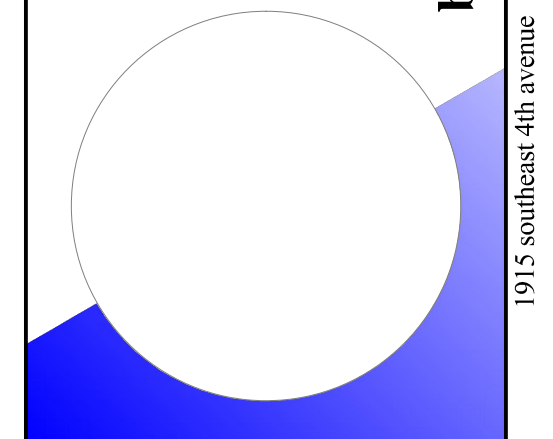
B6 SITE DATA

THE GENERAL BUSINESS (B-3) DISTRICT IS ESTABLISHED AND INTENDED TO ACCOMMODATE A DIVERSE RANGE OF MODERATE-INTENSITY RETAIL, SERVICE, OFFICE, RECREATION/ENTERTAINMENT, VISITOR ACCOMMODATION, AND INSTITUTIONAL USES THAT SERVE THE RESIDENTS AND BUSINESSES IN THE COMMUNITY AT LARGE (E.G., MOST RETAIL SALES AND SERVICE USES, RESTAURANTS, OFFICES, BANKS, RESTAURANTS, GASOLINE FILLING STATIONS, MARINAS, AUTO AND BOAT SALES AND SERVICE USES, THEATERS, HOTELS, CHILD CARE FACILITIES, VOCATIONAL OR TRADE SCHOOLS, HEALTH CARE FACILITIES, PLACES OF WORSHIP). IT ALSO ACCOMMODATES COMPLEMENTARY RESIDENTIAL USES (E.G., LIVE-WORK AND UPPER-STORY DWELLINGS) AND MODERATE- TO HIGH-DENSITY MULTIFAMILY DEVELOPMENT (EITHER STAND-ALONE OR MIXED WITH COMMERCIAL DEVELOPMENT).

A5 ZONING INFORMATION



1790 N FEDERAL HWY
SITE & BLDG. IMPROVEMENTS
POMPANO BEACH, FLORIDA
barranco gonzalez • architecture • planning • interior design



DESIGNED	DRAWN	CHECKED
CVG	GRC	CVG
DATE:	COMM:	
5/9/18	180307	

REVISIONS

SITE PLAN
SCHEME E
SITE PLAN APPROVAL

AS-101