PROJECT SUMMARY:

MULTI-FAMILY RESIDENTIAL APARTMENT BUILDING COMPLEX WITH A PRE-CAST GARAGE STRUCTURE.

ZONING

REGIONAL ACTIVITY CENTER (RAC)
DH-2
DH-3

SITE DATA:

	DH-2	**DH-3**	**OVERALL TOTAL**
	LOT AREA	LOT AREA	LOT AREA
	65,801 SQFT	68,249 SQFT	134,050 SQFT

UNIT AREA MATRIX:

DESCRIPTION	BUILDING A	BUILDING B	TOTAL OVERALL	PERCENTAGE
S/1B	91	17	108	30%
1B/1B	173	29	202	50%
2B/2B	65	12	77	20%
TOTALS	329	58	387	100%

APPLICABLE CODES:

BUILDING	FLORIDA BUILDING CODE , BUILDING, 8th EDITION(2023) THE FLORIDA BUILDING CODE, BROWARD COUNTY AMENDMENTS.
LIFE SAFETY	N.F.P.A. 101 - LIFE SAFETY CODE (2021) NFPA - FIRE CODE (2024)
FIRE PREVENTION	FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023).
ACCESSIBILITY	FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AS ADOPTED PURSUANT TO SECTION 553.503 FLORIDA STATUTES
FHA	FHADM - FAIR HOUSING DESIGN MANUAL - ICC/ANSI 117.1 - 2003
ADA	AMERICAN WITH DISABILITIES ACT (2010 STANDARDS) TITLES II AND III OF THE AMERICANS WITH DISABILITIES ACT OF 1990

SITE INFO DH-2:

CATEGORY	**ALLOWED**	**W/ REZONING ALLOWED**	**PROPOSED**
LOT AREA:	65,801 SF	40,000 SF	40,000 SF
MAX LOT COVERAGE:	N/A	N/A	29,490 SF
DENSITY	UNLIMITED	UNLIMITED	18 UNITS
RESIDENTIAL AREA	115,151 SF MAX	70,000 SF MAX	16,774 SF
FAR:	1.75 MAX	1.75 MAX	0.42 FAR
OPEN SPACE TOTAL:	20% MIN	20% MIN	10,510 SF (26%)
BUILDING FOOTPRINT	47,904 SF MAX	29,120 SF MAX	28,108 SF
BUILDING HEIGHT:	45'-0" MAX.	45'-0" MAX.	43'-4"
# BUILDING STORIES:	MAX. 4 STORIES	MAX. 4 STORIES	4 STORIES

SITE INFO DH-3:

CATEGORY	**ALLOWED**	**W/ REZONING ALLOWED**	**PROPOSED**
LOT AREA:	68,249 SF	94,050 SF	94,050 SF
MAX LOT COVERAGE:	N/A	N/A	80,055 SF
DENSITY	UNLIMITED	UNLIMITED	369 UNITS
MAX RESIDENTIAL AREA	204,774	282,150	278,305 SF
FAR:	3.00 MAX	3.00 MAX	2.37 FAR
OPEN SPACE TOTAL:	MIN 0%	MIN 0%	9,490 SF
BUILDING FOOTPRINT	58,016 SF MAX	79,933 SF MAX	58,616 SF
BUILDING HEIGHT:	140'-0" MAX.	140'-0" MAX.	96'-0" TO HIGHEST POINT
# BUILDING STORIES:	MAX. 10 STORIES	MAX. 10 STORIES	8 STORIES

BUILDING SETBACKS:

DH-2

REQUIRED		**PROVIDED**
FRONT :	15 FT	15 FT
SIDE :	10 FT	10 FT
REAR :	20 FT	29 FT

DH-3

GROUND FLOOR - 55 FT

REQUIRED		**PROVIDED**
FRONT :	15 FT	15 FT
SIDE :	0 FT	0 FT
REAR:	0 FT	1 FT

ABOVE 55 FT

REQUIRED		**PROVIDED**
FRONT :	15 FT	15 FT
SIDE :	200 FT/ADJACENT TO DH-2	0 FT
REAR:	0FT	231 FT

ACCESSIBLE UNITS BREAKDOWN:

TYPE: ACCESSIBLE UNIT FOR INDIVIDUALS WITH MOBILITY IMPAIRMENTS - 5%
A1 - 1B/1B 16 UNITS
TYPE: ACCESSIBLE UNIT FOR PERSON WITH HEARING OR VISION IMPAIRMENTS - 2%
A1 - 1B/1B 4 UNITS

TOTAL: 20 UNITS

FLOOD ZONE

FEMA FLOOD ZONE	X
BROWARD COUNTY FLOOD CRITERIA	12.00 NAVD
HIGHEST CROWN OF ROAD	9.45 NAVD
PROPOSED FFE	12.00 NAVD

BUILDING LIMITS

DH-2		**DH-3**		**DH-3 DISCLAIMER**
FAR :	1.75 MAX	FAR:	3.00 FAR MAX	SITES OR PORTIONS OF SITES
HEIGHT :	45 FT MAX	HEIGHT:	140 FT MAX	WITHIN 200 FT OF DH-1, DH-2, ND-1:
STORIES :	4 STORIES MAX	STORIES:	10 STORIES MAX	5 STORIES NOT TO EXCEED 55 FT.

PROPOSED PARKING:

TYPE	REQUIRED	PROVIDED
S - 1B	1 SPACE / UNIT - 119 UNITS x 1 = 119 SPACES	119 SPACES
A - 1B:	1 SPACE / UNIT - 192 UNITS x 1 = 192 SPACES	192 SPACES
B - 2B:	1.5 SPACES / UNIT - 80 UNITS x 1.5 = 120 SPACES	120 SPACES
VISITOR PARKING :	1 SPACE / 10 UNITS - 383 UNITS / 10 = 40 SPACES	70 SPACES
ADA SPACES:	(INCL. 5 ADA SPACES)	(INCL. 9 ADA SPACES)
TOTAL PARKING GARAGE:	471 SPACES	491 SPACES

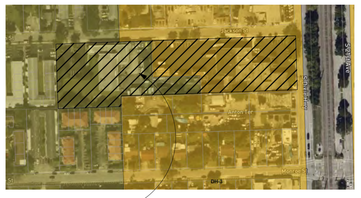
SITE PLAN GENERAL NOTES:

1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL
2. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
3. ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN."
4. MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.
5. ANY LIP IN THE PAVEMENT 1/4"BUT NOT LARGER THAN 1/2"WILL BE BEVELED TO MEET ADA REQUIREMENTS.
6. STRUCTURE TO BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM
7. ALL SIDEWALKS ALONG THE PROPERTY WITHIN THE RIGHTS-OF-WAY TO BE NEW AND MINIMUM 5' WIDE.
8. PER NFPA SECTION 11.10.2 WHERE REQUIRED BY THE AHJ, TWO-WAY RADIO COMMUNICATION ENHANCEMENT SYSTEMS SHALL COMPLY WITH NFPA 1221.
9. FIRE PUMP ROOM SHALL MEET MIN STANDARDS AND REQUIREMENTS PER NFPA 20 (2019 EDITION) .

REGULATING MAPS: AERIAL:

LAND USE MAP - REGIONAL ACTIVITY CENTER (RAC)

ZONING MAP - DH2 - DH3



PARCEL RE-ZONING

LEGAL DESCRIPTION

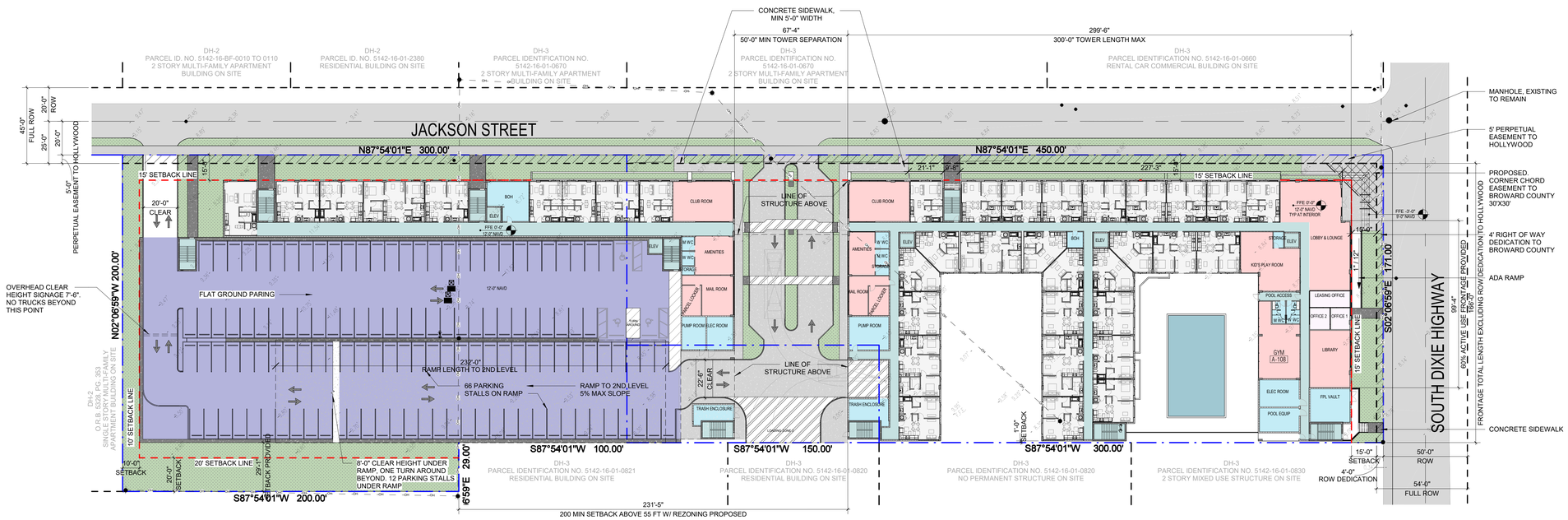
PARCEL 1:
THE EAST 300.6 FEET OF LOT 5, AND THE EAST 450.7 FEET OF LOTS 6 AND 7, BLOCK "I", HOLLYWOOD LITTLE RANCHES AMENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
THE WEST 100.00 FEET OF LOT 5, 6 AND 7 TOGETHER. THE 100.00 FEET OF LOTS 6 AND 7, BLOCK "I", AND ALL OF LOTS 21 AND 22, BLOCK 4, HOLLYWOOD LITTLE RANCHES AMENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:
THE EAST 150.00 FEET OF THE WEST 250.00 FEET OF LOT 5, BLOCK "I", HOLLYWOOD LITTLE RANCHES AMENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE PLAN LEGEND

- LANDSCAPE
- CIRCULATION
- VERTICAL CIRCULATION
- AMENITIES
- PARKING STRIPES
- PARKING
- BOH PROGRAM
- EASEMENT
- RIGHT OF WAY DEDICATION



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SITE PLAN

SCALE: 1" = 30'-0"

0' 10' 30' 60'

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CONSULTANTS:

REVISIONS:

DATE: 09.22.2025

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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

SITE PLAN

SCALE: AS SHOWN

SHEET NO:

A-100