

[illegible]

THIS PLAN SET IS FOR PERMITTING PURPOSES
ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY:	CHECKED BY:	CHECKED BY:
--------------	-------------	-------------

PROJECT: **MARGATE ACQUISITION, LLC**
PROPOSED MULTIFAMILY BUILDING - PARKING IMPROVEMENTS

5600 LAKESIDE DRIVE
MARGATE, FLORIDA 33063

REV.	DATE	COMMENTS
------	------	----------

HORIZONTAL CONTROL & STRIPING NOTES

1. ALL CURBING IS TYPE "D" UNLESS OTHERWISE STATED.
2. TYPE "D" CURB SHALL BE CONSTRUCTED PER FOOTING 300.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED.
4. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKWAY OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO THE LATEST FOOT DESIGN STANDARD PLANS IDE 304.
5. ALL STOP BARS, DIRECTIONAL ARROWS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAVT, UNLESS OTHERWISE NOTED.
6. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
7. ALL RADII ARE 3' UNLESS OTHERWISE NOTED ON PLANS.

SITE DATA

PARCEL NO.:	48231060040
ADDRESS:	5600 LAKESIDE DR., MARGATE, FLORIDA 33063
OWNER:	MARGATE ACQUISITION LLC
EXISTING ZONING:	T0C-CC TRANSIT-ORIENTED CORRIDOR- CITY CENTER
ADJACENT ZONING:	
NORTH:	T0C-CC, TRANSIT-ORIENTED CORRIDOR-CITY CENTER
EAST:	BODY OF WATER, S-2, OPEN SPACE DISTRICT
SOUTH:	T0C-CC, TRANSIT-ORIENTED CORRIDOR-CITY CENTER
WEST:	T0C-CC, TRANSIT-ORIENTED CORRIDOR-CITY CENTER
CURRENT USE:	SENIOR ASSISTED LIVING FACILITY
FUTURE LAND USE:	AC - ACTIVITY CENTER
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
DENSITY:	173 TOTAL UNITS OF 2 BEDROOMS OR LESS = 23.76 DU/AC
FLOOR PLANE:	FEMA ZONE X; BFE 11.0 NAVD (1201100355A, EFF. JULY 31, 2024)
FLOOR AREA:	74,706.07 SF (1.72 AC)
FLOOR AREA RATIO:	0.24
BUILDING HEIGHT:	3 STORY (40.94 FT)
RETENTION AREAS:	N/A
VEHICULAR USE AREA:	113,399.49 SF (2.60 AC)

DEVELOPMENT DATA			
LOT COVERAGE	PROPOSED (SF)	PROPOSED (AC)	PERCENTAGE
NET PROJECT SITE AREA:	317,526.59	7.28	100%
BUILDING COVERAGE AREA:	74,706.07	1.72	23.5%
IMPERVIOUS AREA:	216,535.42	4.97	68.24%
PERVIOUS AREA (GREEN SPACE):	100,790.97	2.31	31.76%

BUILDING BACKS		
	REQUIRED	PROPOSED
FRONT (N)	16.0'	75.8'
SIDE (W)	0.0'	67.5'
SIDE (E)	0.0'	78.8'
REAR (S)	38.0'	58.6'

PARKING				
PARKING RATIO:	REQUIRED	TYPE	EXISTING	PROPOSED
2 SPACES/DU OF 2 BEDROOMS OR LESS (\$40.705-2.12)	322	STANDARD	202	261
6% REDUCTION APPLIED (\$40.554-X)	7	ADA	15	7
DWELLING UNITS (1-2 BEDROOMS): 173 DU				
15% OF REQUIRED SPACES TO BE ALLOCATED FOR GUESTS	50			
TOTAL	379		217	268

NEW PARKING AREAS ARE CONCEPTUAL AND INTENDED TO SHOW POTENTIAL LOCATIONS WHICH WILL BE DETERMINED DURING SPECIAL EXCEPTION PROCESS.

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

DYNAMIC ENGINEERING

LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING

100 NE 5th Avenue
Suite B2
Delray Beach, FL 3348
T: 561.921.8570

Offices conveniently located throughout the United States

www.dynamicc.com

ÁNGEL PIÑERO

PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

TITLE:

SITE PLAN

SCALE: (H)

DATE: 06/13/2025

PROJECT No: 5419-24-03092

SHEET No:

C1.00

Rev. #

C