

1 SITE PLAN
SCALE: 1" = 20'-0"

ZONING DATA / CODE

LEGAL DESCRIPTION:

PARCEL ID: 48422825
BROWARD COUNTY PLAT NO.2 159-16 B PARCEL A

ZONING:

I-1 - GENERAL INDUSTRIAL

TYPE OF CONSTRUCTION:

EXISTING: TYPE III-B (FBC)
NON - SPRINKLERED/ FIRE ALARM
NEW: TYPE III-B (FBC)
FULLY SPRINKLERED/ FIRE ALARM

OCCUPANCY TYPE PER FBC:

"B" BUSINESS

FLOOR AREAS:

EXISTING: 1 STORY, 4,232 SF.
NEW: 1 STORY, 6,335 SF.

BUILDING GROSS AREA:

ALLOWABLE: 92,000 SF
PROVIDED: 11,135 SF (EXIST. + NEW)

HEIGHT, MAXIMUM (FT):

ALLOWABLE: 45' - 0"
PROVIDED: 17' - 4"

PARKING:

1 PER / 300 SQ FT
OVERALL SITE HAS APPROXIMATELY 288 EXISTING PARKING SPOTS, NEW ADDITION REQUIRES 2 ADDITIONAL ADA PARKING TO BE ADDED.

	EXISTING	REQUIRED	NEW	(TOTAL) PROVIDED
	*36	38	2	*39

SETBACKS:

	REQUIRED/ALLOWED	PROVIDED
FRONT	25'	136' - 2"
INTERIOR SIDE	10'	
REAR	30'	

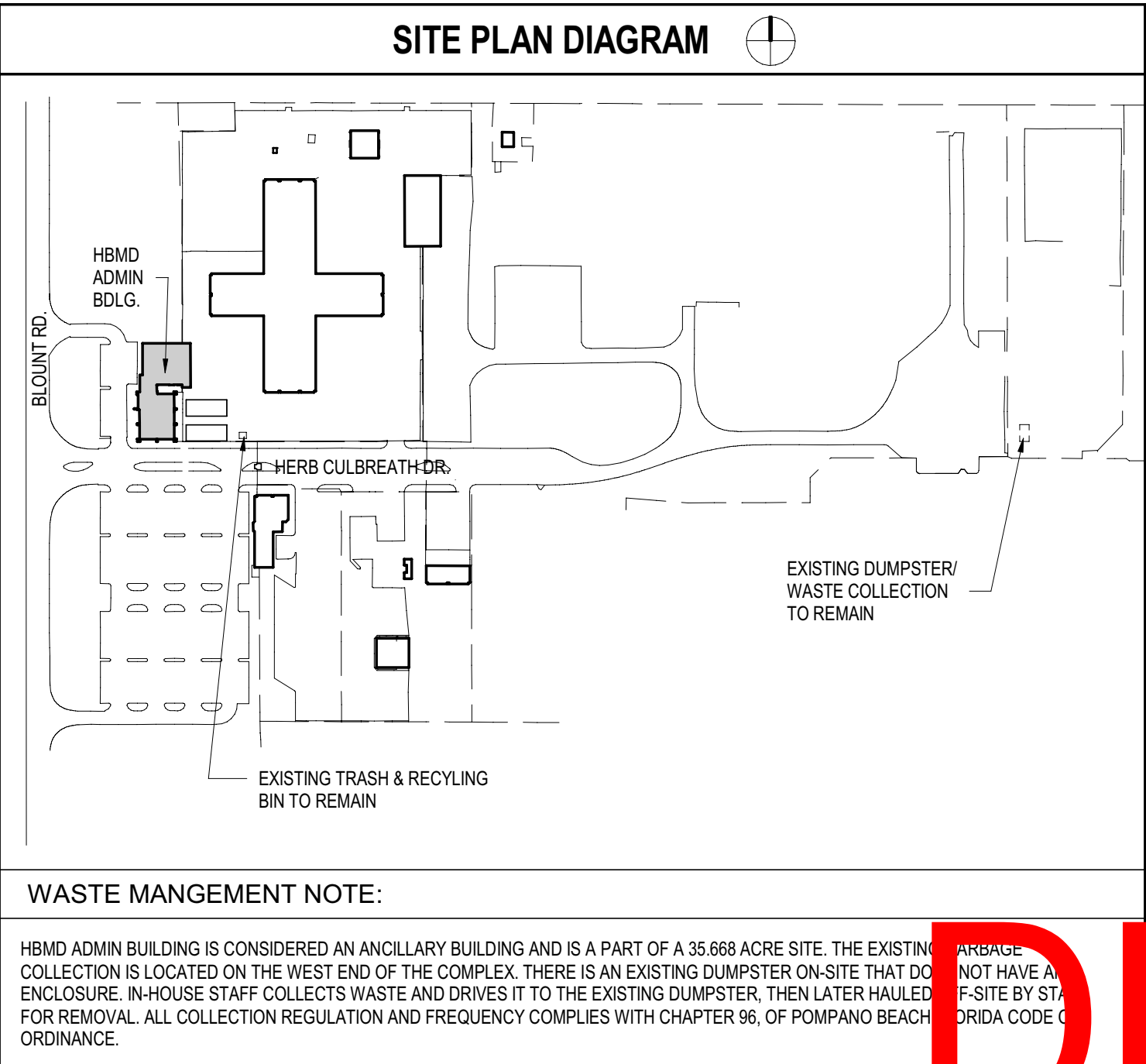
SITE AREA CALCULATIONS:

	REQUIRED	PROVIDED
LOT AREA	**	*
VEHICULAR USE	**	**
IMPERVIOUS AREA	**	**
PERVIOUS AREA	**	**

* TOTALS ARE BASED WITH IN PROJECT LIMIT LINES
** THE TOTAL SQUARE FOOTAGE OF EXISTING BUILDINGS ON SITE(CAMPUS) IS EQUAL TO 79,112 SF ±. THE EXISTING AUXILIARY ADMINISTRATION BUILDING IS APPROXIMATELY 4,232 SF. THE NEW ADDITION IS APPROXIMATELY 6,335 SF AND WILL ONLY BE A TOTAL OF 8% OF THE TOTAL 79,112 SF OF EXISTING BUILDINGS ON THIS SITE(S) (CAMPUS)

GENERAL NOTES

1. PARCEL 48422850010 OWNED BY BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS IS APPROXIMATELY **1,553,703 SF (35.668 ACRES)**. THE NEW ADDITION IS **6,335 SF** AND WILL BE CONSIDERED AN ANCILLARY BUILDING CONSTRUCTED NORTH OF EXISTING BUILDING AND WILL REDUCE IMPERVIOUS CALCULATION BY 6,335 SF.

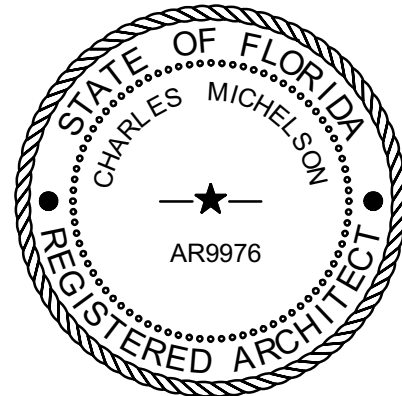


WASTE MANGEMENT NOTE:

HBMD ADMIN BUILDING IS CONSIDERED AN ANCILLARY BUILDING AND IS A PART OF A 35.668 ACRE SITE. THE EXISTING DUMPSTER IS LOCATED ON THE WEST END OF THE COMPLEX. THERE IS AN EXISTING DUMPSTER ON-SITE THAT DO NOT HAVE AN ENCLOSURE. IN-HOUSE STAFF COLLECTS WASTE AND DRIVES IT TO THE EXISTING DUMPSTER. THEN LATER HAULED FOR REMOVAL. ALL COLLECTION REGULATION AND FREQUENCY COMPLIES WITH CHAPTER 96, OF POMPAHO BEACH ORDINANCE.



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Project No. :
2022-104
Drawn By :
LE
Checked By :
CW
Date:
06.26.2023

REVISIONS

06-26-23 Site Plan Comments

PZ23-1000012
08/16/2023