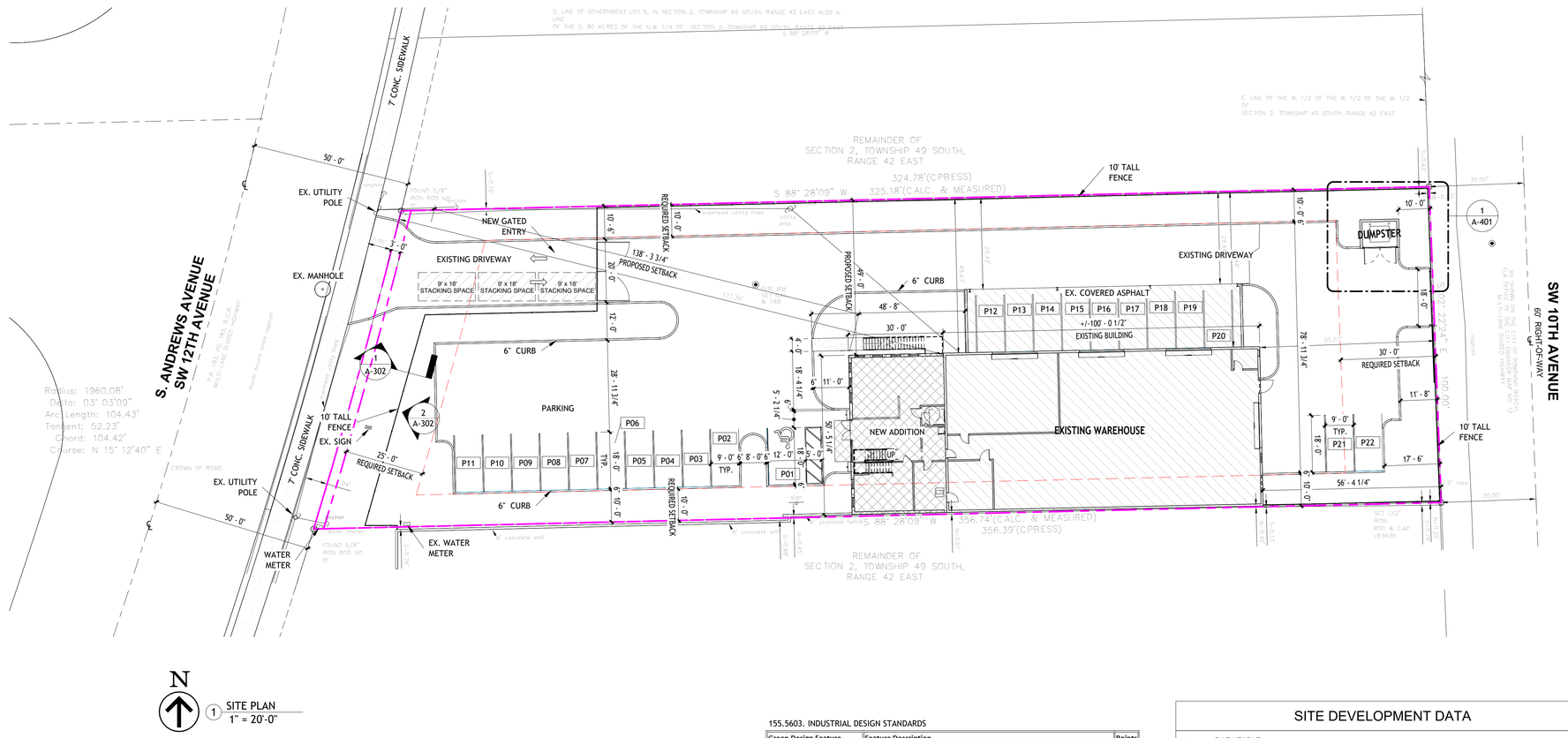

1 SITE PLAN
1" = 20'-0"

155.5603. INDUSTRIAL DESIGN STANDARDS

Green Design Feature	Feature Description	Points
Hurricane Resistant Structures	The principal building is constructed to meet increased wind loads of a 200 mph load minimum.	8
Infill or Mixed Use Development	The development constitutes infill development and/or mixed-use development.	4
White Roof	All roof surfaces are painted white.	2
TOTAL POINTS	Total sustainable development score	14

SITE DEVELOPMENT DATA

1. DATA TABLE			
EXISTING LAND USE:	WAREHOUSE		
PROPOSED LAND USE:	BUSINESS & WAREHOUSE		
CLASSIFICATION OF WORK:	NEW ADDITION		
2. SITE DATA			
NET AREA	0.782 ACRE / 34,044 SF		
GROSS AREA	39,225 SF		
3. INTENSITY & DIMENSIONAL STANDARDS			
	REQUIRED	EXISTING	PROPOSED
LOT AREA, MIN.	10,000 SF	33,730 SF	———
LOT WITH, MIN.	100'-0"	100'-0"	———
DENSITY, MAX.	N/A	N/A	N/A
LOT COVERAGE, MAX.	65%	20,5% (6,802 SF)	25,1% (8,316 SF)
PERVIOUS AREA, MIN.	20%	26,6% (8,987 SF)	29,7% (10,028 SF)
BUILDING HEIGHT, MAX.	45'-0"	16'-0"	23'-0"
FRONT YARD SETBACK, MIN.	25'-0"	190.51'	137.68'
STREET SIDE YARD SETBACK, MIN.	10'-0"	N/A	N/A
SETBACK FROM A WATERWAY OR CANAL, MIN.	15'-0"	N/A	N/A
INTERIOR SIDE YARD SETBACK, MIN.	10'-0"	R- 0.58' / L- 49.29'	R- 0.64' / L- 48.94'
REAR SIDE YARD SETBACK, MIN.	30'-0"	56.64'	———
4. PARKING DATA			
	REQUIRED	EXISTING	PROPOSED
BUSINESS PARKING 1 PER 400 S.F.	7 SPACES		10 SPACES
WAREHOUSE PARKING 1 PER 750 S.F. FOR 1ST 3,000 S.F. 1 PER 2,500 S.F. FOR < 3,000 S.F.	4 SPACES 1 SPACES	20 SPACES	11 SPACES
HANDICAP PARKING	1 SPACE	1 SPACE	1 SPACES
TOTAL PARKING REQUIRED	13 SPACES	21 SPACES	22 SPACES

AAC
PZ24-12000025
03/03/2026

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF THE ARCHITECT & WERE CREATED, EVOLVED, & DEVELOPED FOR USE ON, & IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BRIAN IRA BULLOCK, ARCHITECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

REV	REVISIONS	BY	DATE

The Benedict Bullock Group, PA
ARCHITECTURE ▪ PLANNING
1525 NW 3RD STREET, SUITE #1
DEERFIELD BEACH, FLORIDA 33442
PHONE (954) 570-9500 FAX (954) 570-9550
www.TBBG.net

FLACK'S WAREHOUSE
1220 SW 12TH AVE
POMPANO BEACH, FL 33060

ARCHITECT'S SEAL

STATE OF FLORIDA
BRIAN IRA BULLOCK
AR95754

BRIAN I. BULLOCK,
ARCHITECT AR 95754
Digitally signed by Brian Bullock
DN: c=US, o=THE BENEDICT BULLOCK GROUP PA, dnQualifier=A01410D000001961FF3C72A00039267, cn=Brian Bullock
Date: 2026.02.02 12:02:48 -05'00'
Adobe Acrobat version: 2017.012.30262
DIGITAL SIGNATURE

DATE	09-06-2024
DRAWN BY	GG
PROJECT NO.	BF2457

A-101
SITE PLAN

2/2/2026 11:39:09 AM