

LEGAL DESCRIPTION:
SEE SURVEY BY KARL F. KUHN 1382 N.E. 178TH ST. NORTH MIAMI BEACH, FL 786-306-5348
DATE OF UPDATE: 11/14/2023

GENERAL DATA:
LAND USE: = LM-LOW-MEDIUM 5-10 DU/AC
= B-3
EXISTING ZONING: = B-3
CURRENT USE: = MAIN BUILDING
= COMMERCIAL, FURNITURE STORE, DESIGN CENTER
PROPOSED USE: = VACANT, PARKING
= COMMERCIAL, ADDITION TO EXISTING DESIGN CENTER

SITE COMPUTATIONS:
NET SITE AREA: = 243,897.68 S.F. (5.6 AC. APPROX.) 100%
RIGHT-OF-WAY DEDICATION: = 2,565.31 S.F. (0.05 AC.) 1%
EXISTING GROUND FLOOR AREA: = 71,417 S.F.
PROPOSED FLOOR AREA: = 21,492 S.F. + 2,210 S.F. CANOPY
TOTAL FLOOR AREA: = 95,119 S.F.
LOT COVERAGE (60% MAX.): = 95,119 S.F. (2.2 AC.) 39%
TOTAL PERVIOUS AREA (20% MIN.): = 51,385.59 S.F. (1.2 AC.) 21.1%
BUILDING HEIGHT: = 1-STORY 24'-0" CLEAR (105' MAX ALLOWED)
= ROOF LEVEL 27'-9"
= LOW PARAPET 28'-0"
= HIGH PARAPET 31'-0"

**** INCLUDES GROUND FLOOR AREA OF ALL BUILDINGS & CANOPY AREAS WITH ROOF STRUCTURES**

SETBACKS: (TO CLOSEST BUILDING)

DIRECTION	REQUIRED	PROVIDED
FRONT (SOUTH)	30'-0"	70'-3"
REAR (NORTH)	0	61'-1"
STREET SIDE (WEST)	0	52'-2"
INTERIOR SIDE (EAST)	0	29'-9 7/8"

SITE PLAN LEGEND

- PERVIOUS/LANDSCAPE AREA
- CONCRETE/SIDEWALK
- ASPHALT
- NOT IN SCOPE WORK

ALL PARKING SPACES WILL BE DOUBLE STRIPED PER POMPANO CODE, TYPICAL.

2 SITE DATA TABLE

ALL OVERHEAD UTILITIES (PROPOSED AND EXISTING) LOCATED ON THE DEVELOPMENT SITE AND/OR ALONG THE PUBLIC RIGHT-OF-WAY FRONTING THE DEVELOPMENT SITE SHALL BE PLACED UNDERGROUND PER CODE SECTION 155.5509 AND SHALL NOT INTERFERE WITH TREES.



PROJECT CONTACT DATA:

OWNER: 2201 LLC PAUL KNAPP
2351 WEST ATLANTIC BLVD #667110
POMPANO BEACH, FL 33066

STRUCTURAL ENGINEER: BRYNTESEN ASSOC. STRUCT. ENG.
3045 NORTH FEDERAL HIGHWAY BLDG. #80
FORT LAUDERDALE, FL 33306
PH: (954) 568-1411

M.E.P. ENGINEER: KAMM CONSULTING
1407 W. NEWPORT CENTER DRIVE
DEERFIELD BEACH, FLORIDA 33442
PH: (954) 949-2200 FAX: (954) 949-2201

ARCHITECT: GALLO HERBERT ARCHITECTS
ARCHITECTURE, INTERIOR CONSULTING
1311 W. NEWPORT CENTER DRIVE, SUITE A
DEERFIELD BEACH, FLORIDA 33442
PH: (954) 794-0300 FAX: (954) 794-0301

LANDSCAPE ARCHITECT: DAVE BODKER LANDSCAPE
ARCHITECTURE/PLANNING, INC.
801 N. CONGRESS AVE., SUITE 106-A
DELRAY BEACH, FL 33445
PH: (561) 276-6311

CIVIL ENGINEER: CORDOVA RODRIGUEZ & ASSOCIATES, INC.
6941 SW 196TH AVE. SUITE 28
FT. LAUDERDALE, FL 33332
ROSANA CORDOVA 954-880-0180

PARKING CALCULATIONS (PER SEC. 155.5102.D.1)

USE CATEGORY	# OF SPACES	REQUIRED	PROVIDED
EXISTING BUILDING	134 (VESTED #, NONCONFORMING)	134 + 43 (REQUIRED 23.8% INCREASE OF NONCONFORMING PARKING)	144 APPROVED PARKING REDUCTION 3-27-2024
NEW BUILDING-21,492 SF			
FURNITURE STORE	7000 SF @ 1 PER 500	63	
RETAIL	14,492 SF @ 1 PER 300		
TOTAL		240	

PARKING NOTES:
AN ADMINISTRATIVE PARKING ADJUSTMENT WAS APPROVED FOR 40% REDUCTION AT THE 3/27/2024 P&Z AND PUBLIC HEARING.
SEC. 155.4230 - SHOWROOM USES ARE NOT PERMITTED AT THIS LOCATION
SEC. 155.4228 C - NO WAREHOUSE, STORAGE & DISTRIBUTION
SITE IS DEVELOPED AS FURNITURE STORE / DESIGN CENTER.

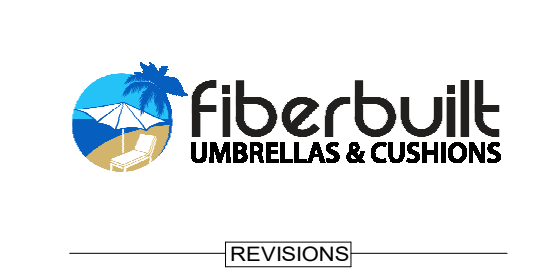
PARKING CALCULATIONS PER SEC. 155.5102.D.1:
STANDARD: 135 PARKING SPACES
HANDICAP: 5 PARKING SPACES
ELECTRIC VEHICLE CHARGING STATIONS: 4 SPACES
LOADING ZONE REQUIREMENTS (PER SEC. 155.5102.M.1)
REQUIRED SPACES: 1 LOADING BERTH (12'-0" X 55'-0")
14'-0" OVERHEAD CLEARANCE
PROVIDED SPACES: 2 EXISTING LOADING ZONES AND 3 NEW LOADING AREAS FOR NEW ADDITION.

BICYCLE REQUIREMENTS (PER SEC. 155.5102.L)
REQUIRED SPACES: 22 TOTAL
PROVIDED SPACES: 20 TOTAL
* FOUR (4) BICYCLES FOR EVERY TEN (10) PARKING SPACES NOT TO EXCEED 20 TOTAL



AA26001731
SEAL
WILLIAM J. GALLO FL AR0008440
BRIAN P. HERBERT FL AR0015474
PROJECT

FIBERBUILT UMBRELLA
2201 LLC
2201 WEST ATLANTIC BLVD
POMPANO BEACH, FL 33069
OWNER



REVISIONS:

No.	Description	Date
1	DRC comments	09/26/23
2	Parking update	10/30/23
4	Parking Update 3	01/17/23
5	DRC 2	01/31/24
7	MAJOR ADMIN. ADJUST	03/12/24
9	DRC SUBMITTAL	9/12/24
10	DRC SUBMITTAL	01/07/25
11	DRC SUBMITTAL	02/18/25

PROJECT STATUS: SCHEMATIC DESIGN
DATE: Aug. 30, 2021
PROJECT NUMBER: 2321
SCALE: AS NOTED
DRAWN BY: N.V.A. CHECKED BY: J.E.T.
DRAWING TITLE: OVERALL SITE PLAN

DRAWING NUMBER: SP-001

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