

**PORSCHE CHAMPION CENTRE
300 NW 24 Street, Pompano Beach, FL 33060**

Major Site Plan and Building Design Pre-Application

PROJECT NARRATIVE

Champion Porsche proposes the redevelopment of the existing site at the address 300 NW 24 Street in Pompano Beach. The site is primarily located along the west side of NW 3rd Avenue approximately 300 feet south of Copans Road. The existing +/-119,000 building will remain and be utilized as the automotive repair, maintenance, and parts departments.

The development will include a two-story building addition on the north side of the existing building for the Champion Porsche sales area, showroom, and office space. The proposed building will feature a ground floor drive-through service area. The total proposed square footage of the new building is 71,290 square feet. Additionally, the project proposes a four-story parking garage on the east side of the existing building with a total of 381 parking spaces. The proposed dealership building is designated as Building A, the existing building is designated as Building B, and the parking garage is designated as Building C.

The existing drive aisles and parking spaces surrounding the proposed building will be reconfigured to accommodate the proposed buildings. The existing underground drainage, water, fire, and sanitary sewer lines will be rerouted and/or extended to serve the development. The landscaping will be upgraded to meet the current code and provide the necessary pedestrian zone, parking lot, and perimeter buffer trees, shrubs, and ground cover.

Additionally, the existing lake area located approximately 1,000 feet southwest of the site will be expanded to provide additional stormwater volume to accommodate the proposed building addition. The elevated areas that are currently dividing the smaller lakes will be excavated to create a single lake area. The existing lake area is +/-3.40 acres and the proposed lake area is +/-5.03 acres. The lake property is under the same ownership as the proposed dealership property.