



DATUM NOTES:

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL OF 1988 (NAVD88).

FEMA MAP INFORMATION:

FLOOD ZONE: AH ; BASE FLOOD ELEVATION:10 AND 11 COMMUNITY PANEL #12011C0357J;
PRELIMINARY MAP DATE: DECEMBER 31, 2019.

SITE DATA TABLE

PROJECT NAME	ALLIANCE WEST ATLANTIC
DEVELOPER	ALLIANCE HP, LLC
EXISTING/PROPOSED FUTURE LAND USE DESIGNATION	I (INDUSTRIAL) / I (INDUSTRIAL)
EXISTING/PROPOSED ZONING DISTRICT	I-1 (GENERAL INDUSTRIAL) / I-1 (GENERAL INDUSTRIAL)
PARCEL ID(S)	4842-34-00-0500 4842-34-00-0590 4842-34-00-1002 4842-34-46-0010
BUILDING SETBACKS	REQUIRED / PROVIDED
FRONT (SOUTH)	25' / 254.8'
REAR (NORTH)	30' / 67.5'
INTERIOR SIDE (EAST)	10' / 91.5'
INTERIOR SIDE (WEST)	10' / 93.8'
EXISTING / PROPOSED USE	INDUSTRIAL WAREHOUSE / INDUSTRIAL WAREHOUSE
TOTAL SITE AREA	374,806 S.F. (±8.60 A.C.) - 100.0%
GROSS BUILDING AREA	176,408 SF (±4.05 AC) - 47.1%
BUILDING AREA BREAKDOWN:	
PRINCIPAL (WAREHOUSE USE)	161,255 SF (±4.05 AC) / 43.0%
ACCESSORY (OFFICE USE)	15,153 SF (±0.086 AC) / 8.64% (<20% GROSS BLDG)
PERVIOUS AREA	MINIMUM / PROPOSED / MAXIMUM 20% / 20.65% / N/A
LOT COVERAGE	N/A / 47.1% / 65%
BUILDING HEIGHT	N/A / 32.5' / 45'
PARKING REQUIREMENTS	1 PER 750 SF FOR FIRST 3000 SF OF FLOOR, THEN 1 PER 2,500 SF OF ADDITIONAL FLOOR AREA REQUIRED / PROVIDED
PARKING SPACES (9'X18')	68 / 158
ADA SPACES	6 / 6
BIKE PARKING	20/20



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	07/07/2023	DRC COMMENTS	TB	AK
2	09/12/2023	DRC COMMENTS	TB	AK
3	10/26/2023	DRC COMMENTS	TB	AK
4	01/15/2024	WW LICENSE COMMENTS	TB	AK
5	02/28/2024	WW LICENSE RAJ 2	TB	AK



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLB220043
DRAWN BY: TB
CHECKED BY: SMAK
DATE: 02/28/2024
CAD ID: OYRL

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR



ALLIANCE WEST ATLANTIC

1500 WEST ATLANTIC BLVD
CITY OF POMPADO BEACH
POMPADO BEACH, FL 33069

BOHLER

1 SE 3rd AVENUE
SUITE 1760
MIAMI, FLORIDA 33131
Phone: (786) 681-0800

FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-300

REVISION 5 - 02/28/2024

PZ25-27000001

06/25/2025