



SITE DATA TABLE			
PROJECT ADDRESS: 777 ISLE OF CAPRI CIRCLE POMPANO BEACH FL 33069			
FOLIO: 494203220021, 494203400010			
PROJECT INFORMATION:			
LAND USE DESIGNATION: CITY	REGIONAL ACTIVITY CENTER (RAC)		
ZONING DESIGNATION:	PLANNED COMMERCIAL / INDUSTRIAL DISTRICT (PCD)		
	<u>SQ. FT.</u>	<u>ACREAGE</u>	
TOTAL SITE AREA (PER SURVEY)	4,174,112	95.82	
NET SITE IMPACT AREA	3,824,298.50	87.79	
GROSS BUILDING AREA (SF)	1,500,000	SF	SEE NOTE #4
ZONING DISTRICT REQUIREMENTS: (PCD - ENTERTAINMENT DISTRICT)	<u>REQUIRED</u>	<u>PROVIDED</u>	
BUILDING HEIGHT	400' MAX	36'	
TOTAL BUILDING LOT COVERAGE	85% MAX	20.90%	PER PCD / SEE NOTE #1
TOTAL SITE PERVIOUS AREA	15% MIN	29.50%	PER PCD / SEE NOTE #1
SETBACK REQUIREMENTS:	<u>REQUIRED (MIN)</u>	<u>PROVIDED</u>	
POWERLINE ROAD	10'	N/A	PER PCD / SEE NOTE #2
SW 3RD STREET	10'	84.23'	PER PCD / SEE NOTE #2
INTERIOR SIDE YARD	0	51.19'	PER PCD / SEE NOTE #2
REAR YARD	0	381.53'	PER PCD / SEE NOTE #2
SITE AREA CALCULATIONS:	<u>SQ. FT.</u>	<u>%</u>	<u>ACREAGE</u>
NET SITE IMPACT AREA:	3,824,298.50	100%	87.79
IMPERVIOUS AREA	<u>SQ. FT.</u>	<u>%</u>	<u>ACREAGE</u>
BUILDING FOOTPRINT (INCL. OVERHANG)	1,497,879	39.17%	34.39
VEHICULAR USE AREA/PAVEMENT	986,195	25.79%	22.64
VEHICLE OVERHANG	17,414	0.46%	0.40
SIDEWALKS/CONCRETE	68,152	1.78%	1.56
LAKE	286,042	7.48%	6.57
PERVIOUS AREA (SEE NOTE #1)	968,616.50	25.33%	22.24
TOTAL (BASED ON NET SITE IMPACT AREA)	3,824,298.50	100%	87.79
PARKING CALCULATIONS:	<u>REQUIRED</u>	<u>PROVIDED</u>	
WAREHOUSE/DISTRIBUTION			
1 PER 750 SF (FIRST 3,000 SF)	4		
1 SPACE PER 2,500 SF (1,384,500)	554		
TOTAL PARKING	558	1,348	
	<u>REQUIRED</u>	<u>PROVIDED</u>	
ADA PARKING REQUIREMENTS (2% OF TOTAL PARKING PROVIDED)	28	48	PER ADA STANDARDS FOR ACCESSIBLE DESIGN (TABLE 4.1.2(5))
LOADING ZONE REQUIREMENTS			
3 + 1 PER 50,000 GFA ABOVE 60,000 GFA	32	360	
BICYCLE PARKING			
4 PER 10 PROVIDED PARKING SPACES (MAX 20)	20	20	
NOTES:			
1. SEE SHEET MP-102 FOR OVERALL SITE CALCULATIONS			
2. SETBACK REQUIREMENTS FOR THE PCD PERTAIN TO THE OVERALL SITE			
3. SEE SHEET MP-101 FOR OVERALL PARKING CALCULATIONS			
4. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUTS AND BUILDING DATA			
5. FLOOR AREA DEVOTED TO OFFICE USE SHALL NOT COUNT WHEN COMPUTING THE MINIMUM			
NUMBER OF REQUIRED PARKING SPACES, PROVIDED SUCH FLOOR AREA DOES NOT EXCEED 20			
PERCENT OF THE TOTAL GROSS FLOOR AREA OF THE INDUSTRIAL USE.			

301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS		
NO.	DESCRIPTION	DATE
1	DRC #1 SUBMITTAL	04/12/2023
2	DRC #2 SUBMITTAL	05/16/2023
3	AAC SUBMITTAL	06/02/2023
4	PZB SUBMITTAL	06/21/2023

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE: 06/21/23
DESIGNED BY: MA, MP, BN
DRAWN BY: MA, MP, BN
CHECKED BY: MV, CA, SW

BID-CONTRACT:

This item has been digitally signed and sealed by **CHRISTOPHER T. ANDREONI, P.E.** on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy. 2023.06.21 15:29:10-04'00'

CHRISTOPHER T. ANDREONI, P.E.
FLORIDA REG. NO. 84184
(FOR THE FIRM)

CLIENT

POMPANO PARK JV LAND HOLDINGS, LLC

PROJECT

POMPANO LOGISTICS CENTER

SHEET TITLE

OVERALL SITE PLAN

SEE SHEET MP-100 FOR PROJECT NUMBER

PROJECT NUMBER: 10230.09

DATE: 07/06/2023

Plotted by: mamodio On 6/21/2023 2:14 PM

Drawing name: Q:10230.09 - LIVE Pompano - Cordish Master DevelopmentEngineeringIndustrial Parcel/Cadd10230.09-SP-100-Overall Site Plan.dwg

PZB SUBMITTAL