

TENANT ROSTER - PARKING CALCULATIONS						
SUITE	NAME	USE	AREA	Max. Seats	Parking Required	Parking Ratio
001	McDonald's	Rest	4,022.00	134.07	33.52	1: 4
003	CVS Pharmacy	Retail	11,208.00		37.36	1: 300
013	Rent-A-Center	Retail	3,250.00		10.83	1: 300
015	Ngu Van (Nail Salon)	Business	1,000.00		3.33	1: 300
017	Dimitris Taverna, LLC	Rest	1,500.00	50.00	12.50	1: 4
019	China Star	Rest	1,500.00	50.00	12.50	1: 4
021	Bank of America	Business	2,500.00		8.33	1: 300
023	Lisa Ross (Barbershop)	Business	1,500.00		5.00	1: 300
025	Dollar Tree	Retail	11,750.00		39.17	1: 300
027	Rainbow Fashion's	Retail	3,885.00		12.95	1: 300
037	Available	Available	1,900.00		6.33	1: 300
039	Available	Available	1,050.00		3.50	1: 300
043	Express Marketing (UPS)	Retail	1,050.00		3.50	1: 300
045	Available	Available	2,925.00		9.75	1: 300
101	Chase Bank	Business	4,558.00		15.19	1: 300
143	Amicus Medical	Business	5,600.00		28.00	1: 200
145	Available	Available	1,050.00		3.50	1: 300
151	Available	Available	790.00		2.63	1: 300
155	Available	Available	2,858.00		9.53	1: 300
157	Central Broward Therapy Center	Business	2,261.00		11.81	1: 200
159	Dr. Daniel S. Brandwein DPM	Business	1,219.00		6.10	1: 200
161	Alan Sliotsky D.M.D., PA	Business	1,239.00		6.20	1: 200
163	Rotellis Restaurant	Rest	2,555.00	85.17	21.29	1: 4
167	Sprint	Retail	2,000.00		6.67	1: 300
171	Available	Available	1,505.00		5.02	1: 300
277	Future Presidente Supermarket	Retail	30,760.00		102.53	1: 300
278	Future DDs Retail	Retail	23,474.00		78.25	1: 300
279	Available	Available	1,880.00		6.27	1: 300
281	La Vie - Lebanese Cuisine	Rest	4,000.00	133.33	33.33	1: 4
295	T-Mobile	Retail	1,809.00		6.03	1: 300
297	Amscot	Business	1,809.00		6.03	1: 300
299	Ruby Tuesday	Rest	5,411.00	180.37	45.09	1: 4
Total Area:			143,918.00			
Subtotals:						
Restaurant / Restaurant Dining			18,988.00	632.93		
Available / Vacant Retail			13,958.00			
Retail			89,186.00			
Business			21,786.00			
Gym						
Daycare						
Total Area:			143,918.00			
Total Parking Required					592.03	
Total Parking Provided					845.00	
*Based on 50% dining area @ 1:15 SF Occupant Load						

SITE DATA			
ADDRESS	277 S POMPAÑO PKWY POMPAÑO BEACH, FL 33069		
SITE AREA	862,355 S.F. / 19.79 ACRES		
ALLOWED / REQUIRED	EXISTING	PROPOSED	
LOT COVERAGE	388,343.31 S.F. (45%)	169,447.54 S.F. (17.60%)	170,060.54 S.F. (19.71%)
LANDSCAPE AREA	172,597.03 S.F. (20%)	151,895.63 S.F. (17.60%)	150,863.03 S.F. (17.48%)
IMPERVIOUS AREA	N/A	541,641.97 S.F. (62.76%)	542,060.97 S.F. (62.81%)
SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT (EAST)	0'-0"	26'-10"	26'-10"
SIDE STREET (SOUTH)	0'-0"	79'-0"	79'-0"
SIDE STREET (NORTH)	0'-0"	40'-2"	40'-2"
REAR (WEST)	30'-0"	40' - 11"	40' - 11"
BUILDING HEIGHT	105'	42'-0" MAX	42'-0" MAX
REQUIRED	EXISTING	PROPOSED	
PARKING	SEE PARKING CALCULATIONS THIS SHEET		
TOTAL SPACES	588 SPACES	845 SPACES	845 SPACES
TOTAL ADA SPACES	17 SPACES	28 SPACES	28 SPACES

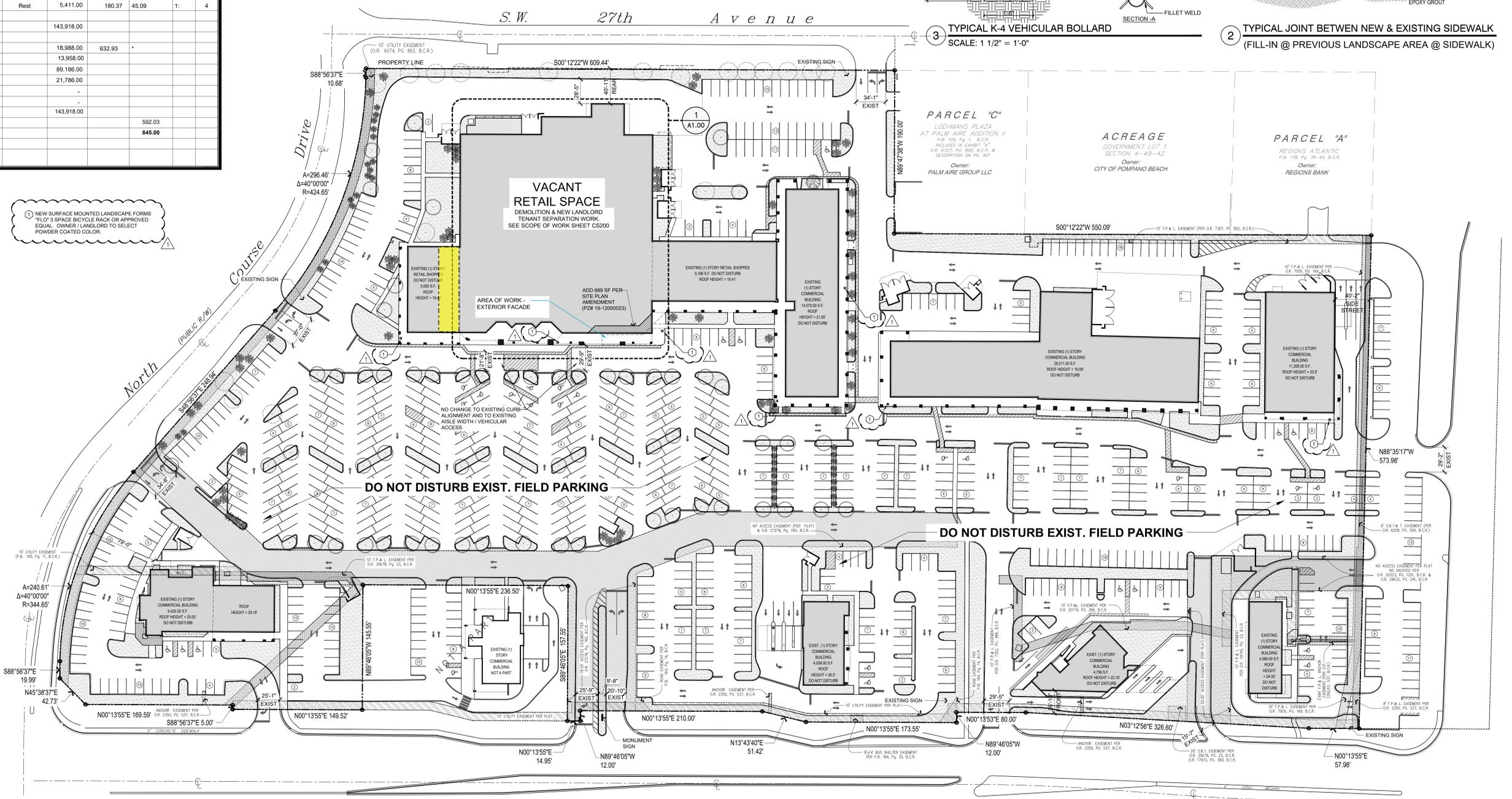
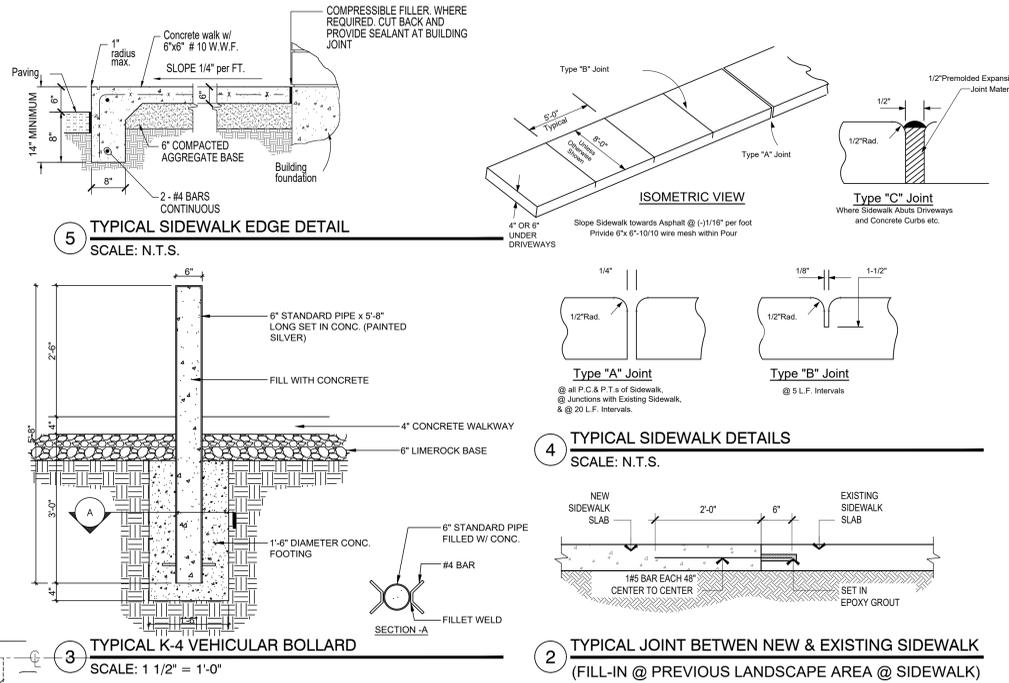
SITE AREA.....(4942 04 37 0050) - 15.35 ACRES / 668,798 S.F.
 (4942 04 37 0040) - 0.55 ACRES / 23,769 S.F.
 (4942 04 37 0051) - 0.79 ACRES / 34,287 S.F.
 (4942 04 37 0030) - 1.65 ACRES / 72,127 S.F.
 (4942 04 37 0010) - 1.45 ACRES / 63,374 S.F.
TOTAL - 19.79 ACRES / 862,355 S.F.

PROPERTY CONTROL NUMBERS.....4942 04 37 0050
 4942 04 37 0040
 4942 04 37 0051
 4942 04 37 0030
 4942 04 37 0010

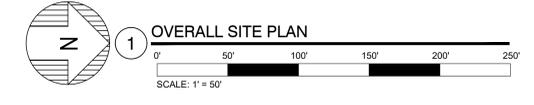
ZONING CLASSIFICATION.....COMMUNITY BUSINESS (B-2)

LEGAL DESCRIPTION:
 (4942 04 37 0050) - PALM-AIRE MARKETPLACE 164-35 B TRACT E
 LESS POR DESC AS COMM SE COR GOV LOT OF
 SEC 4 W 67.01 NE 1104.61 NLY 34.04 TO POB, CONT
 NLY 102.80 TO PIT, NE 97.35 NW 207.15 SW 200 SE
 200 TO POB VIA RESERVE PARCEL A
 (4942 04 37 0040) - PALM-AIRE MARKETPLACE 164-35 B TRACT D
 (4942 04 37 0051) - PALM-AIRE MARKETPLACE 164-35 B FOR PAR E
 DESC AS COMM SE COR GOV LOT 1 OF SEC 4 W
 67.01 NE 1104.61 NLY 34.04 TO POB, CONT NLY
 102.80 TO PIT, NE 97.35 NW 207.15 SW 200 SE 200
 TO POB
 (4942 04 37 0030) - PALM-AIRE MARKETPLACE 164-35 B TRACT C
 (4942 04 37 0010) - MARKETPLACE 164-35 B TRACT A

- NOTES**
- EXISTING SITE IS COMPLIANTLY PARKED - NO CHANGE OF USE OR OCCUPANCY AS A PART OF THIS PERMIT.
 - EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. MINOR ADJUSTMENT REQUIRED AT AREA OF REMOVED LANDSCAPE PLANTER.
 - EXISTING SITE LIGHTING TO REMAIN - NO WORK AS A PART OF THIS PERMIT.
 - EXISTING EMERGENCY VEHICLE ACCESSIBILITY TO REMAIN - NO MODIFICATIONS TO CURB CUTS OR DRIVE AISLES AS A PART OF THIS PERMIT.
 - EXISTING ACCESSIBILITY FROM PUBLIC SIDEWALKS TO REMAIN - NO WORK AS A PART OF THIS PERMIT.



1 NEW SURFACE MOUNTED LANDSCAPE FORMS
 "FLOT" 3 SPACE BICYCLE RACK OR APPROVED
 EQUAL. OWNERS / LANDLORD TO SELECT
 POWDER COATED COLOR.



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Project Information
 Project Name: Palm Aire - Market Place Retail Space Separation - Landlord Work
 Project Address: 277 S Pompano Pkwy, Pompano Beach, FL 33069
 Project Number: 4 B&Z Comments 20-04-04
 Project Information Date: 2019-11-16
 Project Number: 19-054
 Sheet Title: SITE PLAN, PROJECT INFO, CALCULATIONS & DETAIL
 Sheet Number: sp100