

NOT USED

PROPERTY ID #4943 06  
31 0900  
O.R.B.(NO INFORMATION)

LOT 34  
"CYPRESS COVE"  
PLAT BOOK 43,  
PAGE 24

LOT 35  
"CYPRESS COVE"  
PLAT BOOK 43,  
PAGE 24

LOT 36  
"CYPRESS COVE"  
PLAT BOOK 43, 3  
PAGE 24

SITE PLAN  
1" = 20'-0"

A PORTION OF LOT 15, E  
SUBDIVISION OF SECTION 1  
PLAT BOOK B, PAGE 76, M.D.C.R.  
PROPERTY ID #4943 06 02 0090  
O.R.B. 33991, PAGE 234

A PORTION OF LOT 14, BLOCK 5 SUBDIVISION OF SECTION  
G-49-4 PLAT BOOK B, PAGE 76, M.D.C.R.  
PROPERTY ID #943 06 02 0050 INSTRUMENT #116345947

S88°46'14"E 309.48'

NEW TWO STORY  
MASONRY BUILDING

LOADING ZONE

ONE STORY BUILDING

|  |                            |                        |
|--|----------------------------|------------------------|
| A. LAND USE DESIGNATION  | COMMERCIAL                 |                        |
| B. ZONING DESIGNATION / REZONING                                   | EXISTING                   | PROPOSED               |
| COMMUNITY BUSINESS   | M1                         | M1                     |
| C. USE OF PROPERTY   | MARINA COMMERCIAL          | MARINA COMMERCIAL      |
| D. WATER / WASTE WATER SERVICE                                     | BROWARD COUNTY             |                        |
| E. LOT SIZE  | 10,000 SF MIN              | 74,656 SF (1.71 ACRES) |
| F. LOT WIDTH   | 100' MIN.                  | 233'-8"                |
| G. GROSS FLOOR AREA CALCULATION                                    | 43,980 S.F.                |                        |
|  | GROUND FLOOR               | 37,752 S.F.            |
|  | SECOND FLOOR               | 6,228 S.F.             |
| H. BUILDING FOOTPRINT COVERAGE                                     | 37,752 S.F.                |                        |
|  | LOT COVERAGE               | REQUIRED PROVIDED      |
|  | 60%                        | 51%                    |
| I. BUILDING HEIGHT   | REQUIRED PROVIDED          |                        |
|  | 40 FEET MAX.               | 40 FEET; 2 FLOOR       |
| J. STRUCTURE LENGTH  | 210'-7"                    |                        |
| K. PARKING REQUIREMENTS  | REQUIRED PROVIDED          |                        |
|  | 47'-39.414                 |                        |
| PREVIOUS EXISTING USE: RETAIL SALES & SERVICE USES- PERSONAL SERV. | 131 P.S.                   | 28 P.S.                |
| RM NO PARKING CALCULATION  | TOTAL AREA (S.F. & L.I.N.) | REQUIRED               |
| BOAT DRY STORAGE FACILITY (1 PER 3 SPACES)                         | 12,615 S.F.                | 5.00                   |
| BOAT SALES (1 PER 300 S.F.)  | 4,926 S.F.                 | 16.42                  |
| BOAT/MARINE PART SALES (1 PER 300 S.F.)                            | 4,594 S.F.                 | 15.31                  |
| BOAT/MARINE REPAIR AND SERVICING (1 PER 300 S.F. OF WAITING AREA)  | 13,529 S.F.                | 1.00                   |
| WAREHOUSING (1 PER 750 S.F.)                                       | 3,075 S.F.                 | 4.10                   |
| OFFICE USE (1 PER 300 S.F.)  | 5,539 S.F.                 | 18.46                  |
| TOTAL PARKING SPACES=  | 44,278 S.F.                | 60 P.S.                |
| ADA PARKING SPACES   | 2                          | 2                      |
| OFF-STREET LOADING AREA  | 1                          | 1                      |
| J. PERVIOUS AREA (20% MIN)   | 16,010 SQ. FT.             | (21.45%)               |
| J. TOTAL IMPERVIOUS AREA   | 58,646 SQ. FT.             | (78.55%)               |
| N. OPEN SPACE  | SEE LANDSCAPE PLANS        |                        |
| O. VEHICULAR USE AREA  | SEE LANDSCAPE PLANS        |                        |
| P. LANDSCAPE CALCULATIONS  |                            |                        |
| M. SETBACKS  | REQUIRED PROVIDED          |                        |
| FRONT (EAST)   | 0'-0"                      | 26'-5"                 |
| REAR/CANAL (WEST)  | 10'-0"                     | 12'-4" MIN.            |
| SIDE (NORTH)   | 0'-0"                      | 10'-0"                 |
| SIDE (SOUTH)   | 0'-0"                      | 13'-0"                 |

SITE GENERAL NOTES

- A. THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE DESIGN INTENT ONLY. THEY ARE NOT TO BE USED TO OBTAIN BUILDING PERMITS OR FOR ACTUAL CONSTRUCTION OF THE PROJECT.
- B. THE PROPOSED DESIGN SOLUTION MAY REQUIRE MODIFICATIONS DUE TO JOB SPECIFIC INFORMATION REGARDING GRADING, UTILITIES, EASEMENTS, SETBACKS, WATER RETENTION AND SITE ACCESS. ALL STRUCTURAL MODIFICATIONS MUST BE CAREFULLY ANALYZED BY A LICENSED STRUCTURAL ENGINEER AND MODIFIED / DESIGNED AS REQUIRED.

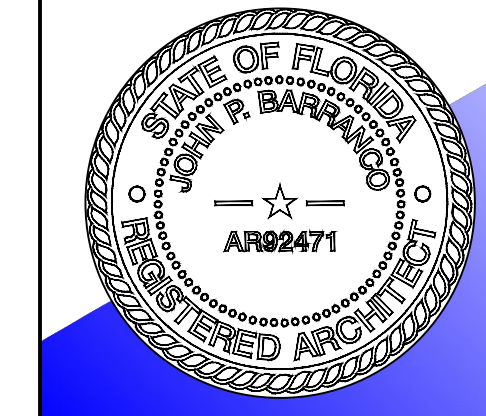
SITE DATA

1. PROPERTY LINE (TYP.)
2. SIDEWALK. SEE CIVIL AND LANDSCAPE PLANS.
3. NEW BUILDING. SEE FLOOR PLAN ON SHEET A-101.
4. METAL BOLLARD (TYP.) SEE DETAIL D4/AS-501
5. PAVEMENT MARKING. SEE CIVIL PLANS
6. TURNING RADII (TYP.) SEE SHEET AS-103.
7. GREEN AREA. SEE LANDSCAPE PLANS
8. DENOTES EXISTING CONCRETE CAPPED SEAWALL (TYP.)
9. DRIVEWAY. SEE CIVIL PLANS.
10. FOOT SIGHT TRIANGLE. DIMENSIONS PER STANDARD INDEX 546
11. WATERWAY. SEE SURVEY.
12. EXISTING FLOATING WOOD DOCK TO REMAIN (TYP.)
13. LOCATION OF DUMPSTER CONTAINERS.

SITE PLAN KEY NOTES

PZ25-1400012  
11/19/2025

PROPOSED SITE IMPROVEMENTS FOR:  
POMPANO BEACH MARINE CENTER



701 FEDERAL HIGHWAY POMPANO BEACH, FL 33062

barranco gonzalez • architecture • planning • interior design

SITE PLAN

DESIGN DEVELOPMENT

DRAS-101