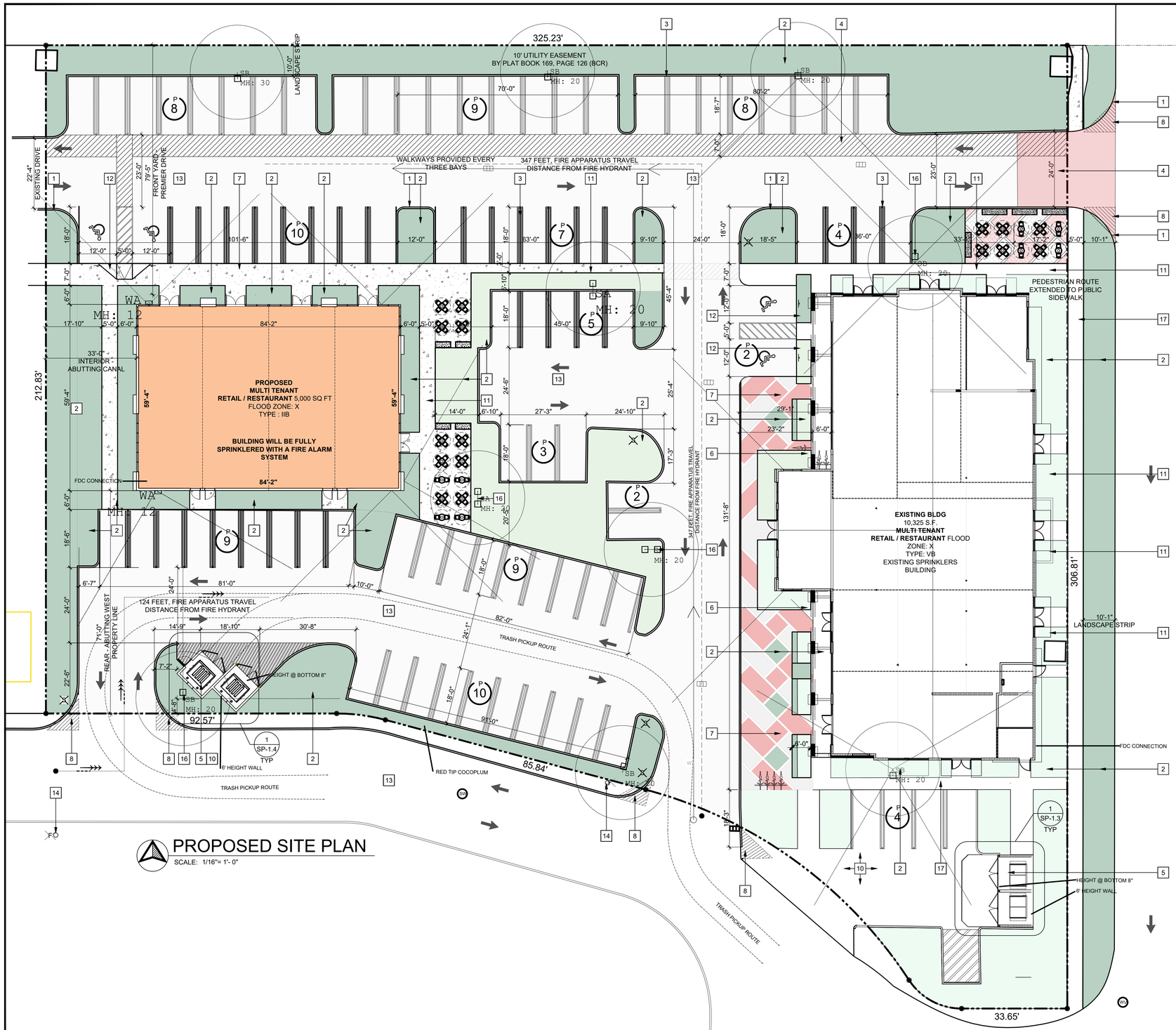

PROPOSED SITE PLAN

SCALE: 1/16"= 1'- 0"

Carlos A Pizarro

Digitally signed by Carlos A Pizarro
Date: 2026.04.22 17:05:27 -04'00'

SITE PLAN KEYED NOTES:

ITEM #	DESCRIPTION
1	NEW CURB, TYPICAL ENTIRE PROJECT. SEE SHEET SP-1.5
2	GREEN HATCH DENOTES LANDSCAPE AREA
3	TRAFFIC RATED PAINT, TYPICAL ALL PARKING SPACES. UNO SEE SHEET SP-1.5
4	NEW ASPHALT PAVEMENT, SEE CIVIL
5	NEW TRASH ENCLOSURE. SEE SHEET SP- 1.3 & SP- 1.4
6	NEW BIKE RACKS
7	CONCRETE SIDEWALK FROM STREET CURB TO BUILDINGS.
8	10' X 10' VISIBILITY TRIANGLE. NO GATES, FENCES OR WALLS INSIDE THIS AREA.
9	DEDICATED BIKE LANE AND PEDESTRIAN ACCESS
10	EXISTING CONCRETE DRIVE
11	NEW CONCRETE SIDEWALK
12	CONCRETE SIDEWALK SLOPE DN (1" PER FT). SEE SHEET A-1.5
13	EXISTING ASPHALT PAVEMENT.
14	EXISTING FIRE HYDRANT
15	NEW LIGHTS ON EXISTING POLE
16	NEW LIGHTS & LIGHT POLES
17	EXISTING SIDEWALL

PARKING REQUIREMENTS

PARKING: PER TABLE 155.5102.D.1 - COMMERCIAL USES

THE PROPOSED BUILDINGS WILL BE FOR RETAIL AND/OR RESTAURANT USES. THESE ARE SHELL SPACES AND THE SPECIFIC TENANTS ARE UNKNOWN AT THIS TIME. TO DENOTE THE MINIMUM PARKING WE TOOK THE LEAST RESTRICTIVE OF 1 PER 300 FOR RETAIL USE. IF BOTH BUILDINGS ARE USED FOR 100% RETAIL THIS WILL PROVIDE THE MINIMUM NUMBER OF PARKING SPACES.

PROPOSED RETAIL BLDG (5,000 S.F.)
1 P.S. / 300 S.F. = 5,000 / 300 = 16.66 P.S.

EXISTING RESTAURANT CONVERTED TO RETAIL (10,325 S.F.)
1 P.S. / 300 S.F. = 10,325 / 300 = 34.41 P.S.

TOTAL MINIMUM PARKING REQUIRED IS 16.66 P.S. PLUS 34.41 P.S. WHICH EQUALS 51.07 PARKING SPACES

THE PROPOSED PARKING IS 92 PARKING SPACES PROVIDED WHICH IS GREATER THAN 51.07 PARKING SPACES AND WOULD COMPLY.

TOTAL PROPOSED PARKING IS 92 PARKING SPACE MINUS MIN REQUIRED 51.07 EQUATES TO AN EXCESS OF 40.93 PARKING SPACES AVAILABLE FOR RESTAURANT US, NOT INCLUDING THE SQUARE FOOTAGE CHANGE FROM RETAIL TO RESTAURANT SPACE.

PARKING IS BASED ON ESTIMATED MAXIMUM OCCUPANT LOAD PER TABLE 155.5102.D.1. ONE (1) SPACE PER FOUR (4) PERSONS FOR INDOOR AREAS AND ONE (1) SPACE PER EIGHT (8) PERSONS FOR OUTDOOR AREAS. USING THE MORE RESTRICTIVE STANDARD (1 PER 4 PERSONS), THE AVAILABLE EXCESS PARKING SUPPORTS APPROXIMATELY 163 INDOOR OCCUPANTS.

BASED ON THE AVAILABLE EXCESS PARKING (40.93 SPACES), AND USING THE MORE RESTRICTIVE STANDARD OF ONE (1) SPACE PER FOUR (4) PERSONS, A MAXIMUM INDOOR OCCUPANT LOAD OF APPROXIMATELY 163 PERSONS COULD BE SUPPORTED.

TOTAL PARKING REQUIRED 16.66 P.S. + 34.41 P.S. = 51.07 P.S.
HANDICAP SPACES (INCLUDED IN COUNT) 4.0 P.S.
TOTAL PARKING PROVIDED 90.00 P.S.

ZONING DATA

PARCEL INFORMATION:

PROPERTY ADDRESS: 2100 WEST ATLANTIC AVENUE
POMPANO BEACH, FL 33180

FOLIO NUMBER: 4942-03-27-0012

LOT SIZE: 78,927 SQ FT

ZONING AS PER 155.3304 - B-3/PCI - GENERAL BUSINESS WITH PLANNED COMMERCIAL INDUSTRIAL OVERLAY

LOT COVERAGE AS PER TABLE C
EXISTING BUILDING - 10,325 SQ FT
PROPOSED BUILDING - 5,000 SQ FT
TOTAL LOT SIZE = 78,927 SQ FT x 60% (MAX) = 47,356 SQ FT (ALLOWED LOT COVERAGE)
21.1 % = 16,708 SQ FT (PROPOSED LOT COVERAGE)

MIN PERVIOUS AREA REQUIRED = 20.0 % (15,785.2 SQ FT)
PROPOSED = 22.8 % (18,063 SQFT)

STRUCTURE INFORMATION:

USE(S): (E) RETAIL BLDG - (N) RETAIL BLDG
BUILDING AREA: (E) 10,325 SQ FT - (N) 5,000 SQ FT

HEIGHT:	ALLOWED	EXISTING	PROVIDED
	105'	26'-5"	22'-0"

PROPOSED MULTI TENANT RETAIL BLDG

SETBACKS	REQUIRED	PROPOSED
FRONT YARD - PREMIER DRIVE	0'	79'-5"
STREET SIDE YARD - ROW	0'	N/A
INTERIOR SIDE YARD - ABUTTING CANAL	0'	33'-1"
REAR - ABUTTING WEST PROPERTY LINE	30'	71'-0"

SITE KEY PLAN LEGEND:

- PROPERTY LINE
- LANDSCAPE AREA
- CONCRETE SLAB
- PAVER AREA
- DETECTABLE WARNING IN SIDEWALK RAMP. REFER TO CIVIL DETAILS
- XXX AMOUNT OF PARKING
- INDICATES A PARKING SPACE WHICH IS FBC-A / ADA ACCESSIBLE
- EXISTING PARKING SPACE
- PROPOSED PARKING SPACE

LANDSCAPE:

LANDSCAPE:
LANDSCAPE PLANTING AREAS 15% OF TOTAL VEHICULAR AREA.

TOTAL VEHICULAR AREA	37,437 S.F
TOTAL LANDSCAPE AREA REQUIRED	5,615 S.F
TOTAL LANDSCAPE AREA PROVIDED	18,180 S.F

SEPARATE PERMITS

AS PER FBC_BCA 107.1, SEPARATE BUILDING PERMIT APPLICATIONS WILL BE SUBMITTED FOR (AS APPLICABLE):
- EROSION CONTROL
- SITE WORK
- TEMPORARY FENCES
- MONUMENTAL SIGNAGE
- MISCELLANEOUS SITE STRUCTURES

DTI ARCHITECTS Associates, Inc. AA26001933
ARCHITECTURE | PLANNING | INTERIOR DESIGN
14125 NW 80th Avenue Suite 303
Miami Lakes - Florida -33016
info@dtiarchitect.com
www.dtiarchitect.com

STATE OF FLORIDA
CARLOS PIZARRO
AR0013079
REGISTERED ARCHITECT
Carlos Pizarro, R.A.
AR – 0013079

Revisions:

OWNER / DEVELOPER:
RED LINK MANAGMENT CORP
2750 NE 185TH ST. #304
AVENTURA, FLORIDA 33180

PROJECT:
P&Z FOLIO 4942-03-27-0012
PROPOSED SHELL BLDG @
2100 WEST ATLANTIC BLDG
2100 W ATLANTIC BLVD
POMPANO BEACH, FLORIDA 33069

Job Number:	24109.01
File name:	
Issued Date:	04-22-2026
Drawn by:	S.G
Checked by:	T.R.

SHEET NAME
PROPOSED SITE PLAN

SHEET NUMBER
SP- 1.1

PZB
PZ25-12000021
05/27/2026