DRC
P21-12000052
11/06/2024

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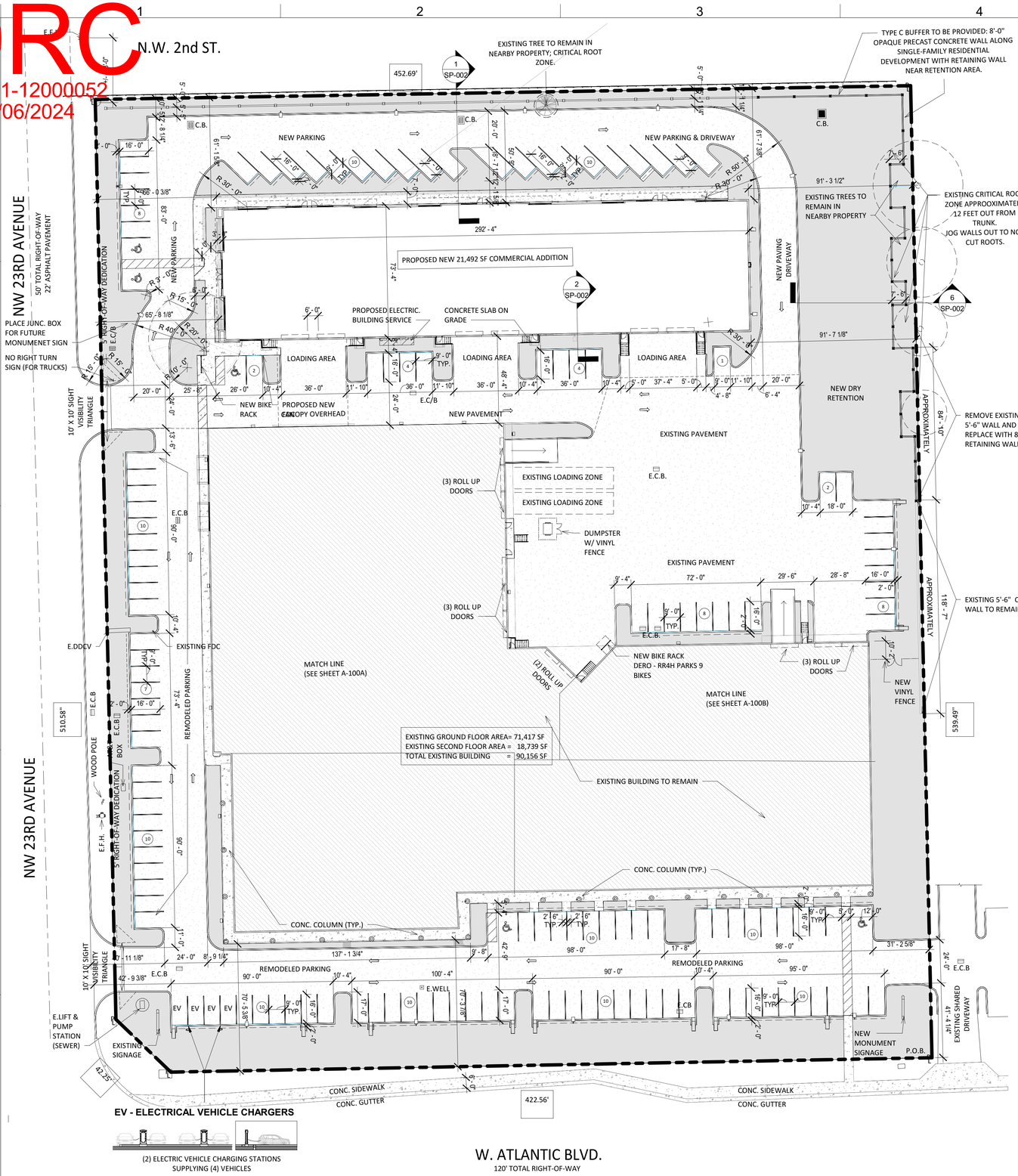

1 OVERALL SITE PLAN
1" = 30'-0"

LEGAL DESCRIPTION:

SEE SURVEY BY KARL F. KUHN 1382 N.E. 178TH ST. NORTH MIAMI BEACH, FL 786-306-5348
DATE OF UPDATE 11/14/2023

GENERAL DATA:

LAND USE:	= LM-LOW-MEDIUM 5-10 DU/AC
EXISTING ZONING:	= B-3
CURRENT USE:	
MAIN BUILDING	= COMMERCIAL, FURNITURE STORE, DESIGN CENTER
NORTHERN PARCELS:	= VACANT, PARKING
PROPOSED USE:	= COMMERCIAL, ADDITION TO EXISTING DESIGN CENTER
FEMA FLOOD ZONE:	= "AH" AND "X" (ACCORDING TO BCPA/ CERTIFICATE)

SITE COMPUTATIONS:

SITE AREA:	=243,898 S.F. OR 5.9 ACREAS APPROX.
EXISTING GROUND FLOOR AREA:	= 71,417 S.F.
PROPOSED FLOOR AREA:	= 21,492 S.F.
TOTAL GROUND FLOOR AREA:	= 92,909 S.F.
TOTAL PERVIOUS AREA (20%MIN.):	= 54,331.14 S.F. (1.2 AC.) *21.4%
BUILDING COVERAGE	= 92,909 / 243,898=38%
BUILDING HEIGHT:	= 1- STORY 24'-0" CLEAR (105' MAX ALLOWED) = ROOF LEVEL 24'-0" = LOW PARAPET 28'-0" = HIGH PARAPET 31'-0"

SETBACKS: (TO CLOSEST BUILDING)

DIRECTION	REQUIRED	PROVIDED
FRONT (SOUTH)	0'	70'-3"
REAR (NORTH)	30'-0"	61'-1"
STREET SIDE (WEST)	0	65'-8"
INTERIOR SIDE (EAST)	0	91'-3"

SITE PLAN LEGEND

- PERVIOUS/LANDSCAPE AREA
- CONCRETE/SIDEWALK
- ASPHALT
- NOT IN SCOPE WORK
- ALL PARKING SPACES WILL BE DOUBLE STRIPED PER POMPANO CODE, TYPICAL.

PROJECT CONTACT DATA:

OWNER:	2201 LLC PAUL KNAPP 2351 WEST ATLANTIC BLVD #667110 POMPANO BEACH, FL 33066
STRUCTURAL ENGINEER:	BRYNTESEN ASSOC. STRUCT. ENG. 3045 NORTH FEDERAL HIGHWAY BLDG. #80 FORT LAUDERDALE, FL 33306 PH: (954) 568-1411'
M.E.P. ENGINEER:	KAMM CONSULTING 1407 W. NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442 PH: (954) 949-2200 FAX: (954) 949-2201
ARCHITECT:	GALLO HERBERT ARCHITECTS ARCHITECTURE, INTERIOR CONSULTING 1311 WEST NEWPORT CENTER DRIVE, SUITE A DEERFIELD BEACH, FLORIDA 33442 PH: (954) 794-0300 FAX: (954) 794-0301
LANDSCAPE ARCHITECT:	DAVE BODKER LANDSCAPE ARCHITECTURE/PLANNING, INC 601 N. CONGRESS AVE., SUITE 106-A DELRAY BEACH, FL 33445 PH: (561) 276-6311
CIVIL ENGINEER:	CORDOVA RODRIGUEZ & ASSOCIATES, INC. 6941 SW 196TH AVE. SUITE 28 FT. LAUDERALE, FL 33332 ROSANA CORDOVA 954-880-0180

PARKING CALCULATIONS (PER SEC. 155.5102.D.I)

USE CATEGORY	# OF SPACES	REQUIRED	PROVIDED
EXISTING BUILDING	134 (VESTED #, NONCONFORMING)	135 + 42 INCREASE OF NONCONFORMING PARKING)	144 APPROVED PARKING REDUCTION 3-27-2024
NEW BUILDING-21,492 SF FURNITURE STORE RETAIL	7000 SF @1 PER 500 14,492 SF @1 PER 300	63	
TOTAL		240	

PARKING NOTES:

AN ADMINISTRATIVE PARKING ADJUSTMENT WAS APPORVED FOR 40% REDUCTION AT THE 3/27/2024 P&Z AND PUBLIC HEARING.
SEC: 155.4230 - SHOWROOM USES ARE NOT PERMITTED AT THIS LOCATION
SEC: 155.4228.C - NO WAREHOUSE, STORAGE & DISTRIBUTION
SITE IS DEVELOPED AS FURNITURE STORE / DESIGN CENTER.

PARKING CALCULATIONS PER SEC. 155.5102.D.I :

STANDARD: 135 PARKING SPACES
HANDICAP: 5 PARKING SPACES
ELECTRIC VEHICLE CHARGING STATIONS: 4 SPACES

LOADING ZONE REQUIREMENTS (PER SEC.155.5102.M.1)
REQUIRED SPACES: 1 LOADING BERTH (12'-0" X 55'-0")
14'-0" OVERHEAD CLEARANCE
PROVIDED SPACES: 2 EXISTING LOADING ZONES AND 3 NEW LOADING AREAS FOR NEW ADDITION.

BICYCLE REQUIREMENTS (PER SEC. 155.5102.L)	
REQUIRED SPACES:	22 TOTAL
PROVIDED SPACES:	20 TOTAL

* FOUR (4) BICYCLES FOR EVERY TEN (10) PARKING SPACES NOT TO EXCEED 20 TOTAL

2 SITE DATA TABLE

3 LOCATION MAPS
3" = 1'-0"

SITE PLAN UPDATE

GALLO HERBERT ARCHITECTS
1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442
PH: 9 5 4 . 7 9 4 . 0 3 0 0 F X : 9 5 4 . 7 9 4 . 0 3 0 1

AA26001731
SEAL
WILLIAM J. GALLO FL AR0008440
Brian Herbert Digitally signed by Brian Herbert Date: 2024.09.19 11:18:41 -04'00'
BRIAN P. HERBERT FL AR0015474
PROJECT

FIBERBUILT UMBRELLA

2201 LLC

2201 WEST ATLANTIC BLVD
POMPANO BEACH, FL 33069

OWNER

fiberbuilt UMBRELLAS & CUSHIONS

REVISIONS

No.	Description	Date
1	DRC comments	09/26/23
2	Parking update	10/30/23
4	Parking Update 3	01/17/23
5	DRC 2	01/31/24
7	MAJOR ADMIN. ADJUST	03/12/24
9	DRC SUBMITTAL	9/12/24

PROJECT STATUS
SCHEMATIC DESIGN
DATE
Aug. 30, 2021
PROJECT NUMBER
2321
SCALE
DRAWN BY: N.V.A. | AS NOTED | CHECK. BY: J.E.T.
DRAWING TITLE
OVERALL SITE PLAN
DRAWING NUMBER
SP-001

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