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1
2
3
4
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6
NW 23RD AVENUE
50' TOTAL RIGHT-OF-WAY
22' ASPHALT PAVEMENT
10' X 10' SIGHT VISIBILITY TRIANGLE
NW 23RD AVENUE
50' TOTAL RIGHT-OF-WAY
22' ASPHALT PAVEMENT
10' X 10' SIGHT VISIBILITY TRIANGLE
W. ATLANTIC BLVD.
120' TOTAL RIGHT-OF-WAY
1" = 30'-0"

OVERALL SITE PLAN

1" = 30'-0"

1

2

3

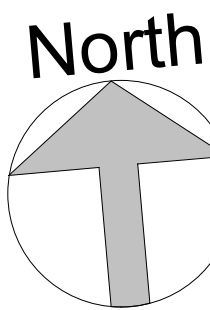
4

5

6

W. ATLANTIC BLVD.
120' TOTAL RIGHT-OF-WAY

SCALE: 1" = 30'
0 15' 30' 60'



2 SITE DATA TABLE

LEGAL DESCRIPTION:

(REFER TO BCPA)

PARCEL 1:
POMPANO MERCHANDISE MART PHASE III 112-39 B PARCEL A
PARCEL ID= 4842-33-29-0010

PARCEL 2:
33-48-42 W 69.6 OF SW 1/4 OF SE 1/4 OF SE 1/4 E OF C/L NW 21 AVE LESS W 25 AKA TR 1-A
PARCEL ID= 4842-33-05-4280

PARCEL 3:
33-48-42 W 69.6 OF W 1/2 OF N 1/5 OF SE 1/4 OF SE 1/4 LESS N 25 AKA PT TR A CC
PARCEL ID= 4842-33-05-4282

PARCEL 4:
33-48-42 W 1/2 OF N 1/5 OF SE 1/4 OF SE 1/4 LESS E 202.80 & LESS W 69.6 AKA PT TR CC
PARCEL ID= 4842-33-05-4285

PARCEL 5:
33-48-42 E 65 OF W 194.6 OF W 1/2 OF N 1/5 OF SE 1/4 OF SE 1/4 AKA PT TR A CC
PARCEL ID= 4842-33-05-4284

PARCEL 6:
33-48-42 W 72.8 OF E 137.8 OF W 1/2 OF N 1/5 OF SE 1/4 OF SE 1/4 AKA PT TR A CC
PARCEL ID= 4842-33-05-4281

PARCEL 7:
33-48-42 E 65 OF W 1/2 OF N 1/5 OF SE 1/4 OF SE 1/4 AKA TR A E 65 CC
PARCEL ID= 4842-33-05-4283

GENERAL DATA:

LAND USE: = LM-LOW-MEDIUM 5-10 DU/AC
EXISTING ZONING: = B-3 MAIN AND RM-12 ALL LOTS NORTH OF MAIN
CURRENT USE: = COMMERCIAL, DESIGN CENTER
MAIN BUILDING: = VACANT, PARKING
NORTHWEST PARCELS: = COMMERCIAL, ADDITION TO EXISTING DESIGN CENTER
PROPOSED USE: = "AH" AND "X" (ACCORDING TO BCPA CERTIFICATE)

FEMA FLOOD ZONE:

SITE COMPUTATIONS:
GROSS SITE AREA: = 193,315 (4.4 AC.) *CURRENT
243,467 (5.6 AC.) *COMBINED
= 74,289 (1.7 AC.)
EXISTING FLOOR AREA: = 21,492 S.F. (0.5 AC.)
PROPOSED FLOOR AREA: = 95,791 S.F. (2.2 AC.) *40% OF SITE
TOTAL FLOOR AREA: = 52,218.03 S.F. (1.2 AC.) *21.4%
TOTAL PERVIOUS AREA (20% MIN.): = NO F.A.R. BUT 60% MAX. COVERAGE
F.A.R.: = 1- STORY 24'-0" CLEAR (105' MAX ALLOWED)
BUILDING HEIGHT: = ROOF LEVEL 24'-0"
= LOW PARAPET 28'-0"
= HIGH PARAPET 31'-0"

SETBACKS: (TO CLOSEST BUILDING)

DIRECTION REQUIRED PROVIDED
FRONT (SOUTH) 0' 49'-1"
REAR (NORTH) 30'-0" 48'-4"
STREET SIDE (WEST) 0' 67'-8"
INTERIOR SIDE (EAST) 0' 91'-6"

LANDSCAPE CALCULATIONS:

MINIMUM PERVIOUS AREA REQD (20%)
PERVIOUS AREA PROVIDED
INTERIOR LANDSCAPE ARE REQD (%)
INTERIOR LANDSCAPE ARE PROVIDED
PERIMETER LANDSCAPE AREA PROVIDED

PERVIOUS/IMPERVIOUS CALCULATIONS:

TOTAL BUILDING COVERAGE: 95,176 SF (2.22 AC.) *40% OF SITE
PAVING AREA (VUA):
SIDEWALK/CONCRETE:
TOTAL IMPERVIOUS AREA REQUIRED: 20% MIN. PERVIOUS
TOTAL IMPERVIOUS AREA PROVIDED:

SITE DATA TABLE:

PROJECT CONTACT DATA:

OWNER: PAUL KNAPP
2201 LLC
FIBERBUILT UMBRELLAS
2201 WEST ATLANTIC BLVD
POMPANO BEACH, FL 33069

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 BOOKER LANDSCAPE
ARCHITECTURE/PLANNING, INC.
601 N. CONGRESS AVE., SUITE 108-A
DELRAY BEACH, FL 33445
PH: (561) 276-6311

CIVIL ENGINEER: TEAM CDI
8461 LAKE WORTH ROAD, #440
LAKE WORTH, FL 33467
PH: (561) 557-5950

PARKING CALCULATIONS (PER SEC. 155.5102.D.1)

PROPOSED STRUCTURE	REQUIRED	PROVIDED
SHOWROOM (1 PER 500)	8	SHOWROOM (1 PER 500) 8
RETAIL (1 PER 300)	51	RETAIL (1 PER 300) 51
OFFICE (1 PER 400)	4	OFFICE (1 PER 400) 4
TOTAL	63	TOTAL 63

EXISTING STRUCTURE	REQUIRED	PROVIDED
	78,436 (1 PER 500)	157
TOTAL	157	TOTAL 155

TOTAL PARKING

REQUIRED	220	PROVIDED	218
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PARKING CALCULATIONS PER SEC. 155.5102.D.1:

STANDARD: 206 PARKING SPACES
HANDICAP: 7 PARKING SPACES
ELECTRIC VEHICLE CHARGING STATIONS: 5 SPACES
LOADING AREA REQUIREMENTS (PER SEC. 155.5102.M.1)
REQUIRED SPACES: 1 LOADING BERTH (12'-0" X 55'-0")
14'-0" OVERHEAD CLEARANCE
PROVIDED SPACES: 1 SPACE

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

SITE SIGNAGE (PER SEC. 156.08 OVERLAY DISTRICTS)

PERMITTED SIGN: MONUMENT SIGN *
SIZE: MAX. 50 SQ. FT.
HEIGHT: 6FT. ABOVE GRADE (NO LANDSCAPING)
8FT. ABOVE GRADE (W/ LANDSCAPE FEAT.)
LOCATION: NO CLOSER THAN 4' TO ANY R.O.W.
PERPENDICULAR TO GROUND, MAY BE PAR./PERP. TO PRIMAY BUILDING FACADE.
LIGHTING: EXTERNALLY LIT, ON GROUND OR PROJECTING FROM TOP OF SIGN. INTERNAL LIGHTING IS NOT PERMITTED.
* MULTI-TENANT PROPERTY WITH A MIN. OF 100 FT. FRONTAGE
* PROPERTY FRONTS ATLANTIC BLVD
* SIGN SHALL BE ESSENTIALLY TWO DIMENSIONAL AND MAY BE DOUBLE FACED.

A26001731
[SEAL]
WILLIAM J. GALLO FL AR0008440

Digitally signed by Brian Herbert
DN: cn=Brian Herbert, o=Gallo Herbert Architects, ou=Gal
Herbert
email=bherbert@galloherbert.com, c=US
Date: 2022.06.23 10:12:18 -04'00'
BRIAN P. HERBERT FL AR0015474
[PROJECT]

FIBERBUILT UMBRELLA

2201 LLC

2201 WEST ATLANTIC BLVD
POMPANO BEACH, FL 33069

OWNER



REVISIONS

No.	Description	Date
1	SCHEMATIC DESIGN	09/03/2021
2	INTERNAL COORDINATION	11/18/2021
3	DRC COMMENTS	3/24/2022

PROJECT STATUS

SCHEMATIC DESIGN

DATE

Aug. 30, 2021

PROJECT NUMBER

2321

SCALE

DRAWN BY: M.L.B. AS NOTED
CHECK BY: J.E.T.
DRAWING TITLE

OVERALL SITE PLAN

DRAWING NUMBER

PZ22-05000001
8/24/2022

6/17/2022 1:59:29 PM