



**LEGAL DESCRIPTION:**  
(REFER TO BCPA)

PARCEL 1:  
POMPANO MERCHANDISE MART PHASE III 112-39 B PARCEL A  
PARCEL ID= 4842-33-05-0010

PARCEL 2:  
33-48-42 N1/5 OF SW1/4 OF SE1/4 OF SE1/4 E OF CIL 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 W1/2 OF N1/5 OF SE1/4 OF SE1/4 LESS N 25 AKA PT TR A CC  
PARCEL ID= 4842-33-05-4282

PARCEL 4:  
33-48-42 W1/2 OF N1/5 OF SE1/4 OF SE1/4 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 W1/2 OF N1/5 OF SE1/4 OF SE1/4 AKA PT TR A CC  
PARCEL ID= 4842-33-05-4284

PARCEL 6:  
33-48-42 W 72.8 OF E 137.8 OF W1/2 OF N1/5 OF SE1/4 OF SE1/4 AKA PT TR A CC  
PARCEL ID= 4842-33-05-4281

PARCEL 7:  
33-48-42 E 65 OF W1/2 OF N1/5 OF SE1/4 OF SE1/4 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  
PROPOSED USE: = VACANT PARKING  
FEMA FLOOD ZONE: = "AH" AND "X" (ACCORDING TO BCPA CERTIFICATE)

**SITE COMPUTATIONS:**  
GROSS SITE AREA: = 193,315 (4.4 AC.) \*CURRENT  
= 243,467 (5.6 AC.) \*COMBINED  
= 74,259 (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'	45'-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 PROVIDED (%)  
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 BODKER LANDSCAPE  
ARCHITECTURE/PLANNING, INC  
801 N. CONGRESS AVE., SUITE 106-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.

2 SITE DATA TABLE

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



AA26001731  
SEAL  
WILLIAM J. GALLO FL AR0008440  
Digitally signed by Brian Herbert  
Date: 2022.07.25  
14:43:12  
-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:  
SP-001

DRC  
PZ21-1200052  
8/17/2022

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