

PU ZONING

NORTHEAST 51ST STREET

SITE FRONT

273.00'

NORTHEAST 13TH WAY

289.92'

B-3 ZONING

CPTED NOTE:  
TRAFFIC AND PEDESTRIAN  
GATES AND SIDEWALK TO  
DIRECT THE FLOW OF PEOPLE

CPTED NOTE:  
FENCE AND LANDSCAPING  
PROVIDES A "SPHERE OF  
INFLUENCE" TO PROVIDE A  
SENSE OF PRIVATE VS.  
PUBLIC AREAS

EXISTING  
ONE STORY C.B.S.  
WAREHOUSE 'A-1'

FINISHED FLOOR = 20.509 S.F.

CPTED NOTE:  
PROPERTY WILL BE WELL  
MAINTAINED. ANY BROKEN  
WINDOWS WILL BE PROMPTLY  
FIXED

BOAT & TRAILER  
10' WIDE STALLS

BOAT & TRAILER  
10' WIDE STALLS

CPTED NOTE:  
LIGHTING LEVELS ACHIEVED  
BY LIGHT POLES AND WALL  
PACKS ARE AT A LEVEL TO  
ALLOW PEOPLE WITHIN THE  
SITE TO BE SEEN

BOAT & TRAILER  
10' WIDE STALLS

BOAT & TRAILER  
10' WIDE STALLS

CPTED NOTE:  
THERE WILL BE A BURGLAR  
ALARM AND SURVEILLANCE  
CAMERAS PROVIDED FOR  
THE INTERIOR AND EXTERIOR  
AREAS OF THE PROPERTY TO  
DETER CRIME

CPTED NOTE:  
WALL / FENCE FOR NATURAL  
ACCESS CONTROL

NON AIR CONDITIONED -  
NO ROOF TOP OR  
GROUND MOUNTED  
EQUIPMENT  
EXISTING  
ONE STORY C.B.S.  
WAREHOUSE 'A-2'

FINISHED FLOOR = 15.82'  
12,150 S.F.

PROPOSED  
TWO STORY  
C.B.S.  
WAREHOUSE 'B'  
FINISHED FLOOR = 15.82'  
12,006 S.F.

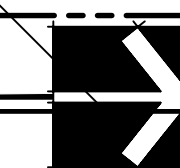
AREA EXISTING  
UNCHANGED

RS-3 ZONING

604.00'

CPTED PLAN

SCALE: 1" = 20'-0"



303.00'

H-ZONING

project name

A PROPOSED TWO STORY WAREHOUSE FOR:

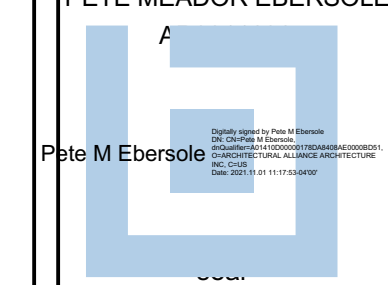
RIVA MOTORSPORTS

5100 NE 13 WAY POMPANO BEACH, FLORIDA 33064

revision dates  
REV 1: 6-15-21  
REV 2: 8-30-21

consultant seal

PETE MEADOR EBERSOLE



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21112

release date

6-16-21

sheet description

CPTED  
PLAN

drawing number

CP-1

AAC  
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