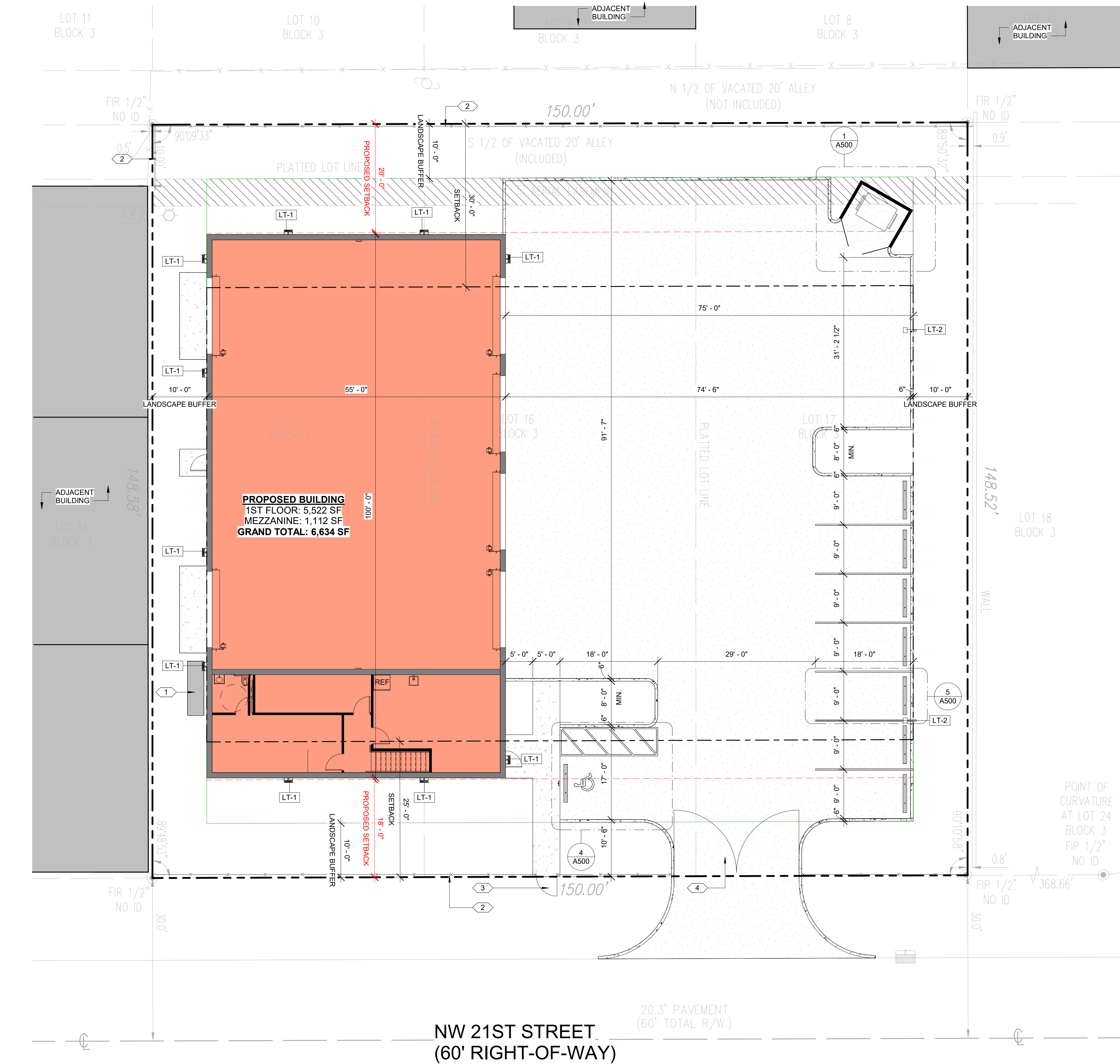


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1 SITE PLAN - PROPOSED
1" = 10'-0"

SITE DATA

01. LEGAL DESCRIPTION:

LOTS 15, 16 & 17 IN BLOCK 3 OF RAMBLER PARK 2ND SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, AT PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF LAND TO THE CENTER LINE OF THE 20 FOOT ALLEY LYING NORTH AND ADJACENT TO THE HEREIN DESCRIBED PROPERTY, AS CLOSED, VACATED, ABANDONED AND DISCONTINUED AS PER CITY OF POMPAÑO BEACH, FLORIDA, ORDINANCE 2023-68, RECORDED SEPTEMBER 19, 2023, AS INSTRUMENT NUMBER 119111815, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

02. SITE INFORMATION:

FOLIO NO.: 484227020410
ADDRESS: 1857 NW 21ST STREET
CITY/STATE/ZIP: POMPAÑO BEACH, FLORIDA 33069
MUNICIPALITY: POMPAÑO BEACH
ZONING: I-1X SPECIAL INDUSTRIAL
SITE AREA: 0.48 AC (20,784.73 SF)

03. FLOOD ZONE INFORMATION:

FIRM NO.: 12011C0170H
DATE: 08-18-2014
PANEL NO.: 0170
FLOOD ZONE: AH, X

04. DEVELOPMENT STANDARDS

BUILDING SETBACKS:		REQUIRED:	PROPOSED:
FRONT YARD:	25'		18'
SIDE YARD:	10'		10'
REAR YARD:	30'		20'
BUILDING HEIGHT:		MAXIMUM:	PROPOSED:
		45'	25'- 0 1/2"
FAR:	MAXIMUM:		PROPOSED:
	65% (13,510.07 SF)		6,634 SF

05. PARKING DATA:

PARKING REQUIRED:	USE:	AREA:	RATIO:	REQ'D:
	SERVICE	4,439 SF	-	0
	WAITING	335 SF	1/300	2
	OFFICE	1,860 SF	1/300	6
	TOTAL REQUIRED:			8
PARKING PROVIDED:	STANDARD SPACES:			7
	ACCESSIBLE SPACES:			1
	TOTAL PROVIDED:			8

06. LOADING ZONE:

AS PER TABLE 155.5102.M.1 OF POMPAÑO BEACH, FL ZONING CODE, LOADING ZONE REQUIRED = 0

07. BICYCLE PARKING FACILITIES:

AS PER 155.5102. OFF-STREET PARKING AND LOADING, L. BICYCLE PARKING FACILITIES OF POMPAÑO BEACH, FL ZONING CODE, **SINCE PARKING SPACES PROVIDED IS LESS THAN 10, NO BICYCLE RACKS OR LOCKERS PROVIDED**

SITE NOTES

- G.C. TO COORDINATE ALL INCOMING UTILITIES.
- SEE LANDSCAPE AND CIVIL DRAWINGS FOR MORE SPECIFIC DETAILS REGARDING HARD AND SOFT SCAPE.

SITE LEGEND

PROPERTY LINE

KEYNOTES

#	NOTE
1	POSSIBLE LOCATION FOR AIR CONDITIONER CONDENSER UNIT. SEE MECHANICAL.
2	CHAINLINK FENCE (8'-0" TALL) - SEE CIVIL
3	CHAINLINK FENCE GATE FOR PEDESTRIANS, 4'-0" WIDE - SEE CIVIL
4	CHAINLINK FENCE GATE FOR VEHICLES (2) x 11'-6" = 23'-0" WIDE - SEE CIVIL

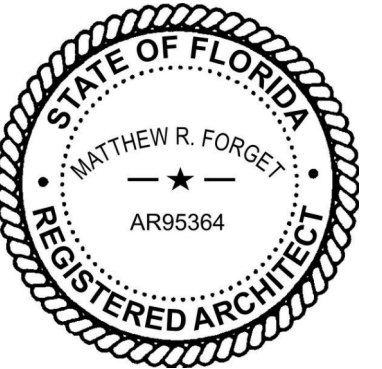


S ARCHITECTURE

33 SE 4TH STREET, SUITE 100
BOCA RATON, FL 33432
561.835.5515

WWW.SARCHITECTURE.COM
AA26003746

SEAL:



MATTHEW R. FORGET // REG. FL. NO. AR95364

DIGITAL SIGNATURE:

CLIENT / PROJECT ADDRESS:

HODGE MARINE

1857 NW 21ST STREET
POMPAÑO BEACH, FLORIDA 33069

REVISIONS:

NO.	DATE	DESCRIPTION
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KEY PLAN:

PROJECT NUMBER: 24-057

DATE ISSUED: 2025-06-30

SHEET TITLE:

SITE PLAN - PROPOSED

SHEET NO.:

SP-2

DRC

PZ25-1200054

08/06/2025