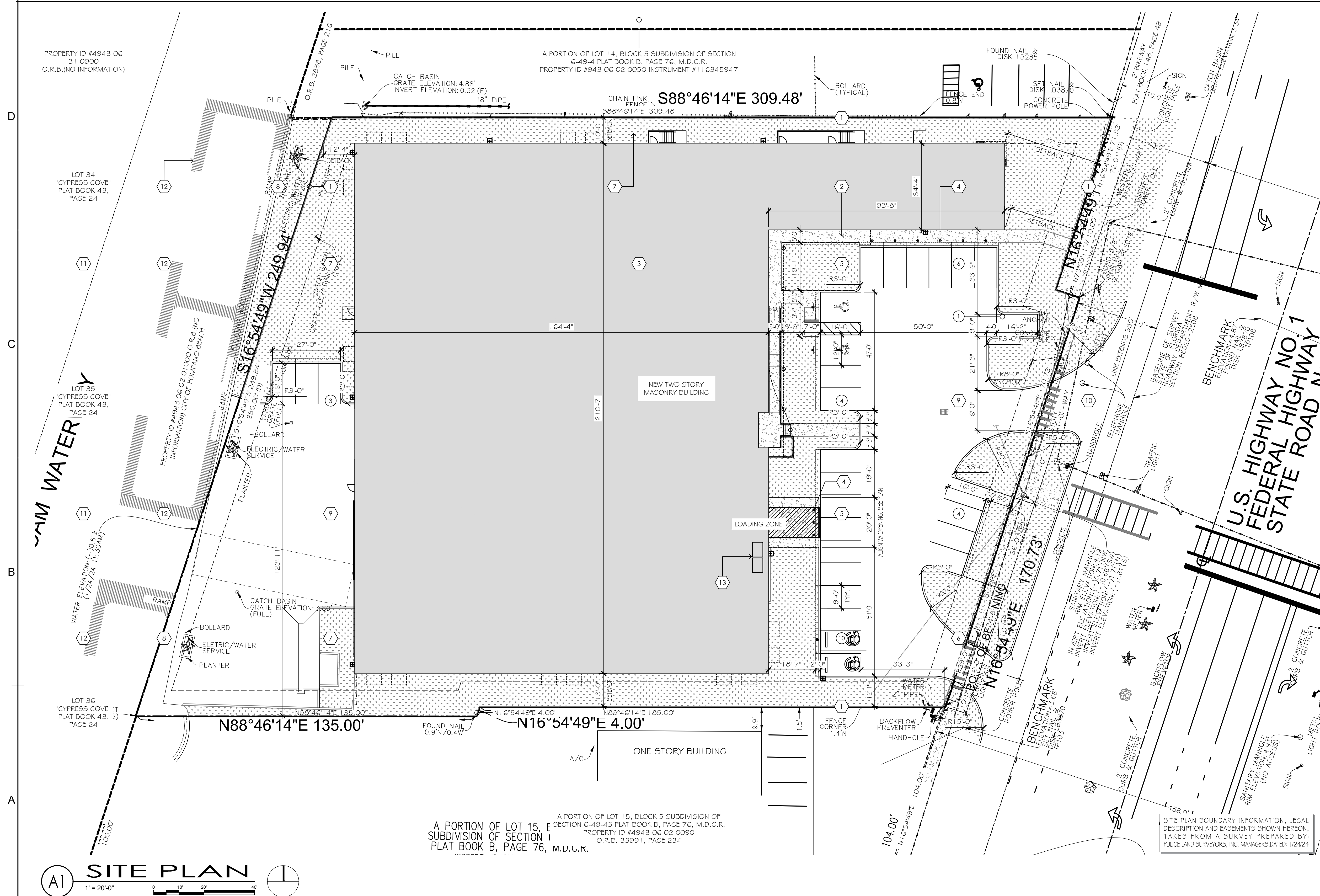


E1 NOT USED



A. LAND USE DESIGNATION		COMMERCIAL	
B. ZONING DESIGNATION / REZONING		EXISTING	PROPOSED
COMMUNITY BUSINESS		M1	M1
C. USE OF PROPERTY		MARINA COMMERCIAL	MARINA COMMERCIAL
D. WATER / WASTE WATER SERVICE		BROWARD COUNTY	
E. LOT SIZE		10,000 SF MIN	74,656 SF (1.71 ACRES)
F. LOT WIDTH		100' MIN.	233'-8"
G. GROSS FLOOR AREA CALCULATION		43,980 S.F.	
GROUND FLOOR		37,752 S.F.	
SECOND FLOOR		6,228 S.F.	
H. BUILDING FOOTPRINT COVERAGE		37,752 S.F.	
LOT COVERAGE		REQUIRED	PROVIDED
		60%	51%
I. BUILDING HEIGHT		REQUIRED	PROVIDED
		40 FEET MAX.	40 FEET; 2 FLOOR
J. STRUCTURE LENGTH		210'-7"	
K. PARKING REQUIREMENTS (47-39.14)		REQUIRED	PROVIDED
PREVIOUS EXISTING USE: RETAIL SALES & SERVICE USES— PERSONAL SERV.		131 P.S.	28 P.S.
RM NO	PARKING CALCULATION	TOTAL AREA (S.F. & L.I.N.)	REQUIRED
	BOAT DRY STORAGE FACILITY (1 PER 3 SPACES)	7,615 S.F.	20.00
	BOAT SALES (1 PER 300 S.F.)	24,201 S.F.	80.67
	BOAT/MARINE PART SALES (1 PER 300 S.F.)	3,515 S.F.	11.72
	BOAT/MARINE REPAIR AND SERVICING (1 PER 300 S.F. OF WAITING AREA)	16,674 S.F.	1.00
	WAREHOUSING (1 PER 750 S.F.)	6,685 S.F.	8.91
	OFFICE USE (1 PER 300 S.F.)	2,460 S.F.	8.20
	TOTAL PARKING SPACES=	61,150 S.F.	131 P.S.
	ADA PARKING SPACES	2	2
	OFF-STREET LOADING AREA	1	1
J. PERVIOUS AREA (20% MIN)		16,010 SQ. FT.	(21.45%)
J. TOTAL IMPERVIOUS AREA		58,646 SQ. FT.	(78.55%)
N. OPEN SPACE		SEE LANDSCAPE PLANS	
O. VEHICULAR USE AREA			
P. LANDSCAPE CALCULATIONS			
M. SETBACKS		REQUIRED	PROVIDED
FRONT (EAST)		0'-0"	26'-5"
REAR/CANAL (WEST)		10'-0"	12'-4" MIN.
SIDE (NORTH)		0'-0"	10'-0"
SIDE (SOUTH)		0'-0"	13'-0"

(B6) SITE DATA

1. PROPERTY LINE (TYP.)
2. SIDEWALK. SEE CIVIL AND LANDSCAPE PLANS.
3. NEW BUILDING. SEE FLOOR PLAN ON SHEET A-101.
4. METAL BOLLARD (TYP.) SEE DETAIL D4/A5-501
5. PAVEMENT MARKING. SEE CIVIL PLANS
6. TURNING RADII (TYP.) SEE SHEET A5-103.
7. GREEN AREA. SEE LANDSCAPE PLANS
8. DENOTES EXISTING CONCRETE CAPPED SEAWALL (TYP.)
9. DRIVEWAY. SEE CIVIL PLANS.
10. FDOT SIGHT TRIANGLE. DIMENSIONS PER STANDARD INDEX 546
11. WATERWAY. SEE SURVEY.
12. EXISTING FLOATING WOOD DOCK TO REMAIN (TYP.)
13. LOCATION OF DUMPSITE CONTAINERS.

## SITE PLAN KEY NOTES

PROPOSED SITE IMPROVEMENTS FOR:  
POMPAÑO BEACH MARINE CENTER



701 FEDERAL HIGHWAY POMPANO BEACH, FL 33062

barranco gonzalez • architecture • planning • interior design

1915 southeast 4th avenue

consultant

DESIGNED	DRAWN	CHECKED
JPB	JO/SRS	JPB
DATE:		COMM:
06.27.2025		231120

this document or parts thereof may not  
be reproduced in any form without  
permission copyrighted material ©

## R E V I S I O N S

## SITE PLAN

## DESIGN DEVELOPMENT

(AS-101)