



SITE DATA

THIS PLAN REFERENCES AN ALTA/ACSM LAND TITLE SURVEY BY:

ACCURATE LAND SURVEYOR'S, INC.
1150 W. ATLANTIC BLVD, POMPAÑO BEACH, FLORIDA 33060
TELEPHONE: (954) 782-1441 FAX: (954) 782-1442 LB#3635

APPLICANT:

NW 31ST AVENUE LLC/METRO CHICKEN OF POMPAÑO, LLC
3051 W. ATLANTIC BLVD, POMPAÑO BEACH, FL 33069
PHONE: (954) 973-6001

DATA TABLE:

CURRENT USE(S):	RESTAURANT AND VACANT COMMERCIAL
PROPOSED USE(S):	RESTAURANT AND GOLF CART SALES/STORAGE w/ REPAIR & MAINTENANCE
FUTURE LAND USE DESIGNATION:	COMMERCIAL (C)
ZONING DESIGNATION:	B-3 (GENERAL BUSINESS)
TAX MAP ID#	4842-33-47-0010, 4842-33-05-4120 & 4842-33-05-4110
SITE AREA:	2.43 AC (105,642 SF)

LAND USE BREAKDOWN:

	POPEYE'S PARCEL	GOLF CART	OVERALL SITE
TOTAL SITE AREAS	32,424 SF (100%)	73,218 SF (100%)	105,642 SF (100%)
TOTAL IMPERVIOUS AREAS (LESS VEHICLE OVERHANG)	21,988 SF (67.8%)	46,668 (63.7%)	68,656 SF (65.0%)
SIDEWALK/CONCRETE/CURB	1,957 SF (6.0%)	3,731 SF (5.1%)	5,688 SF (5.4%)
VEHICULAR PAVEMENT BUILDING	17,889 SF (55.1%)	33,277 SF (45.4%)	51,146 (48.4%)
	2,162 SF (6.7%)	9,660 SF (13.2%)	11,822 SF (11.2%)
TOTAL PERVIOUS AREAS	10,436 SF (32.2%)	26,550 SF (36.3%)	36,986 SF (35.0%)

PARKING CALCULATIONS

PARKING RATES

POPEYE'S:	USE	PARKING RATE	SPACES REQUIRED
RESTAURANT (32 MAX OCCUPANCY):	1 SPACE PER 4 PERSONS OF MAX OCCUPANCY	8.0 SPACES	8.0 SPACES
GOLF CART:			
SHOWROOM / OFFICE (5,282 SF)	1/400	13.2 SPACES	4
PARTS / MAINTENANCE (4,378 SF)	1/500	8.8 SPACES	8
			22 SPACES

REQUIRED PARKING

	POPEYE'S	GOLF CART	OVERALL SITE
TOTAL PARKING REQUIRED	8	22	30
ADA PARKING	1	1	2
REGULAR SPACES	7	21	28
LOADING ZONE	1	0	1

EXISTING PARKING

	POPEYE'S	OVERALL SITE
TOTAL PARKING PROVIDED	18	18
ADA PARKING	2	2
REGULAR PARKING	16	16

PROPOSED PARKING

	POPEYE'S	GOLF CART	OVERALL SITE
TOTAL PARKING PROPOSED	18	17	35
ADA PARKING	2	2	4
REGULAR SPACES	16	15	31
LOADING ZONE	1	1	2

PARKING SUMMARY

TOTAL SPACES REQUIRED	30 SPACES
TOTAL PROVIDED PARKING	35 SPACES
SURPLUS SPACES	5 SPACES

B-3 ZONING DISTRICT INTENSITY & DEVELOPMENT STANDARDS:

	REQUIRED	POPEYE'S PARCEL	GOLF CART
MAX. BLDG. HEIGHT:	105' (MAX.)	435'-0"	46.37'
MIN. LANDSCAPE AREA:	20% (MIN.)	34.9%	89.31'
MAX. LOT COVERAGE:	60% (MAX.)	11.2%	40.09'
BUILDING SETBACKS:			
FRONT (WEST)	0'	40.46'	17.12'
REAR (EAST)	30'	150.51'	17.12'
SIDE (NORTH)	0'	31.59'	17.12'
SIDE (SOUTH)	0'	49.05'	17.12'
LANDSCAPE BUFFERS:			
FRONT (WEST)	10'	13.93'	14.86'
REAR (EAST)	10'	11.65'	10.00'
SIDE (NORTH)	10'	N/A	10.00'
SIDE (SOUTH)	10'	11.74'	N/A

NOTE:
CONTRACTOR SHALL REFER TO THE FDOT DESIGN STANDARDS FOR 2020-2021 FOR COMPLIANCE WITH FDOT PAVEMENT MARKINGS REQUIREMENTS.

EASEMENT(S) & AGREEMENT(S) LIST

- (E1) - 10' UTILITY EASEMENT -- PLAT BOOK 179, PAGE 132
- (E2) - INGRESS/EGRESS EASEMENT (RIGHT TURN) -- PLAT BOOK 179, PAGE 132
- (E3) - 12' UTILITY EASEMENT -- PLAT BOOK 162, PAGE 31
- (E4) - 50' X 67' CROSS ACCESS EASEMENT -- O.R.B. #0021, PAGE 652
- (E5) - 60.7' X 29' CROSS ACCESS EASEMENT -- INSTRUMENT #117568995
- (E6) - INGRESS/EGRESS EASEMENT & PARKING EASEMENT -- INSTRUMENT #115718022
- (E7) - 10' X 22' FPL EASEMENT -- INSTRUMENT #115498221
- (E8) - ACCESS EASEMENT -- INSTRUMENT #117568996

CROSS - ACCESS EASEMENT LEGEND

1	67.3' X 37.3' PORTION OF EXISTING ACCESS EASEMENT TO BENEFIT THE NORTH PARCEL AND POPEYE'S PARCEL.	4	EXISTING INGRESS/EGRESS PARKING EASEMENT
2	29.3' X 21.0' PORTION OF EXISTING ACCESS EASEMENT TO BENEFIT THE POPEYE'S PARCEL.	5	50' X 67' EXISTING CROSS-ACCESS EASEMENT
3	60.7' X 29' EXISTING CROSS-ACCESS EASEMENT TO BENEFIT THE VACANT PARCELS.		

THOMAS
ENGINEERING GROUP

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REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	12/08/2022	DRG REVIEW COMMENTS	FYJ

811

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PROJECT No.: F220011

DRAWN BY: JFV

CHECKED BY: 08/18/2022

CAD I.D.: F220011-SITE PLAN-PHASE2B

PROJECT:

PHOENIX
GOLF CART

FOR
BBA PROPERTY
HOLDINGS LLC

140-160 NW 31ST AVENUE
CITY OF POMPAÑO BEACH
FLORIDA

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FLORIDA BUSINESS CERT. OF AUTH. No. 27528

December 20, 2022

SHEET TITLE:

SITE PLAN

NUMBER:

P&Z

PZ2314000004

08/23/2023