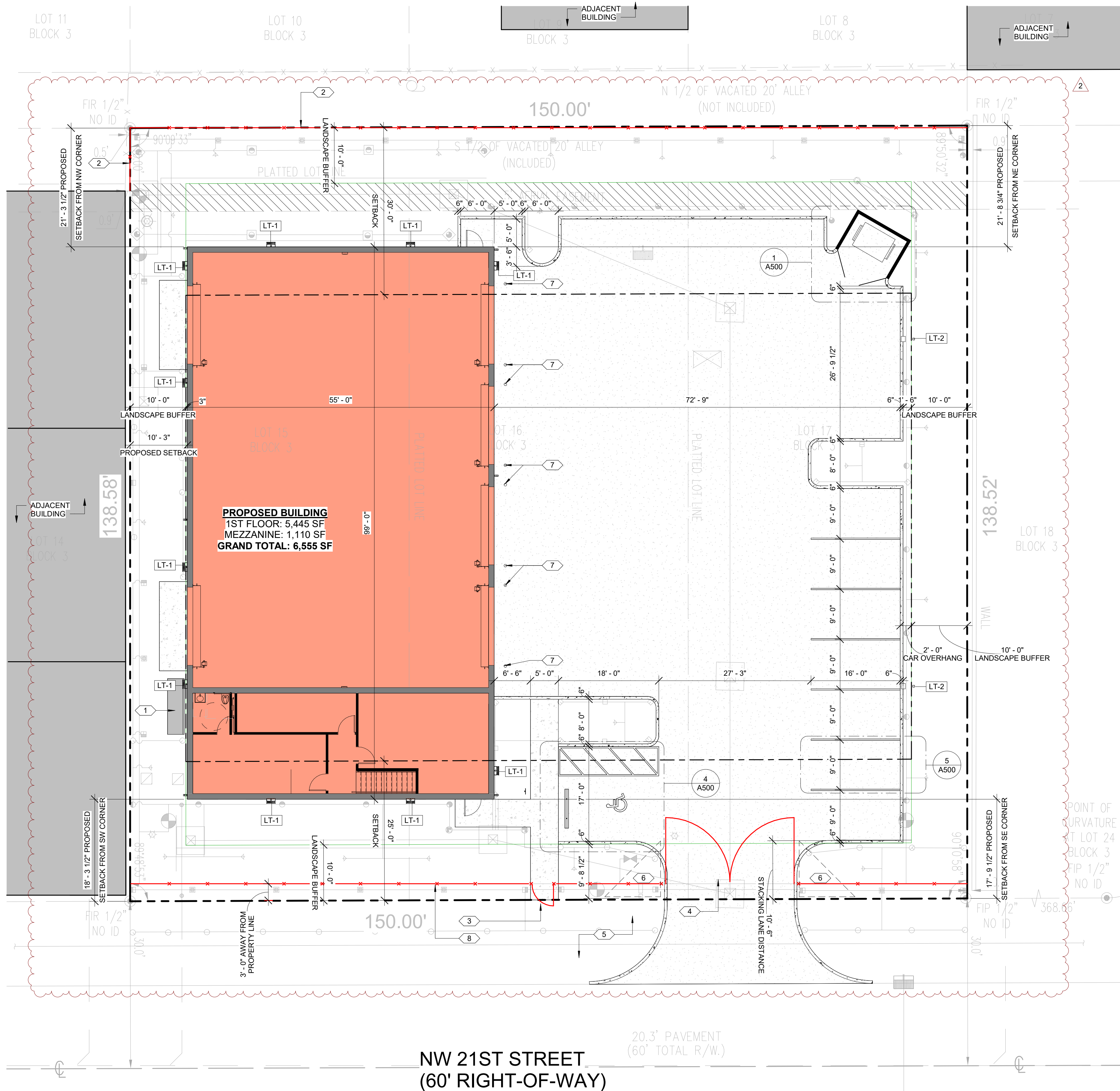


1 SITE PLAN - PROPOSED
1" = 10'-0"



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 POMPAO 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: POMPAO BEACH, FLORIDA 33069
MUNICIPALITY: POMPAO 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:	17'-6" [a]	17'-9 1/2"
SIDE YARD:	10'	10'-3"
REAR YARD:	21' [a]	21'-3 1/2"

BUILDING HEIGHT:	MAXIMUM:	PROPOSED:
	45'	25'-0 1/2"

FAR:	MAXIMUM:	PROPOSED:
	65% (13,510.07 SF)	6,555 SF

[a] AS PER TABLE 155.2421 B.1, 30% MAXIMUM ALLOWABLE EXTENT OF ADJUSTMENT IS ALLOWED FOR BROWNFIELD SITE WITHIN DESIGNATED BROWNFIELD AREA THEREFORE 25'-0" X 70% = 17'-6" REQUIRED

[a] AS PER TABLE 155.2421 B.1, 30% MAXIMUM ALLOWABLE EXTENT OF ADJUSTMENT IS ALLOWED FOR BROWNFIELD SITE WITHIN DESIGNATED BROWNFIELD AREA THEREFORE 30'-0" X 70% = 21'-0" REQUIRED

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:	ACCESSIBLE SPACES:	TOTAL PROVIDED:
	7	1 [a]	8

[a] AS PER 2023 FBC-A, TABLE 208.2, WHEN PROVIDING BETWEEN 1 AND 25 PARKING SPACES, THE MINIMUM REQUIRED ACCESSIBLE PARKING SPACES SHALL BE 1.

06. LOADING ZONE:

AS PER TABLE 155.5102.M.1 OF POMPAO 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 POMPAO 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.
- PROVIDE SIGNS TO DIRECT PEDESTRIAN TRAFFIC DURING DEMOLITION AND CONSTRUCTION WORK. AS PER FBC 3306.1 PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY THIS CHAPTER AND TABLE 3306.1.
- AS PER FBC A502.6, PARKING SPACE IDENTIFICATION SHALL COMPLY WITH FBC A703.7.2.1, INCLUDING SIGNAGE WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
- IN ACCORDANCE WITH FLORIDA BUILDING CODE BROWARD COUNTY AMENDMENTS (FBC-BCA) 110.13.2.1, ALL ROAD RIGHTS-OF-WAY SHALL REMAIN FREE OF CONSTRUCTION WASTE AND TRASH AT ALL TIMES. ALL WASTE AND TRASH RESULTING FROM CONSTRUCTION SHALL BE CONTAINED WITHIN THE PROPERTY ON WHICH THE CONSTRUCTION OCCURS.
- ALL OVERHEAD UTILITIES SHALL BE BURIED FOR THIS PROJECT.

SITE LEGEND

PROPERTY LINE

KEYNOTES

#	NOTE
1	POSSIBLE LOCATION FOR AIR CONDITIONER CONDENSER UNIT. ALL AIR CONDITIONERS SHALL BE ENERGY STAR QUALIFIED. SEE MECHANICAL. PROVIDE SCREENING AROUND THE EQUIPMENT AS PER POMPAO BEACH, FL ZONING CODE SEC. 155.5301.A
2	CHAINLINK FENCE (8'-0" TALL) - SEE CIVIL
3	GATE FOR PEDESTRIANS: 4'-0" WIDE - SEE CIVIL
4	AN ACCESS CONTROL GATE FOR VEHICLES WITH VIDEO SURVEILLANCE (2) X 11'-6" = 23'-0" WIDE - SEE CIVIL - GATES TO REMAIN COMPLETELY OPEN DURING BUSINESS HOURS TO COMPLY WITH 155.5101.G.8.
5	PROVIDE TOWING SIGN CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES. EXACT LOCATION TO BE DETERMINED.
6	10'-0" x 10'-0" SIGHT TRIANGLE
7	BOLLARDS
8	ALUMINUM METAL PERIMETER FENCE (8'-0" TALL) - 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
POMPAO BEACH, FLORIDA 33069

REVISIONS:

NO.	DATE	DESCRIPTION
1	2025-08-12	DRC PLAN REVIEW
2	2025-08-19	VARIANCE FOR STACKING LANE

KEY PLAN:

PROJECT NUMBER: 24-057

DATE ISSUED: 2025-06-30

SHEET TITLE:

SITE PLAN - PROPOSED

SHEET NO.:

SP-2

SITE PLAN APPROVAL