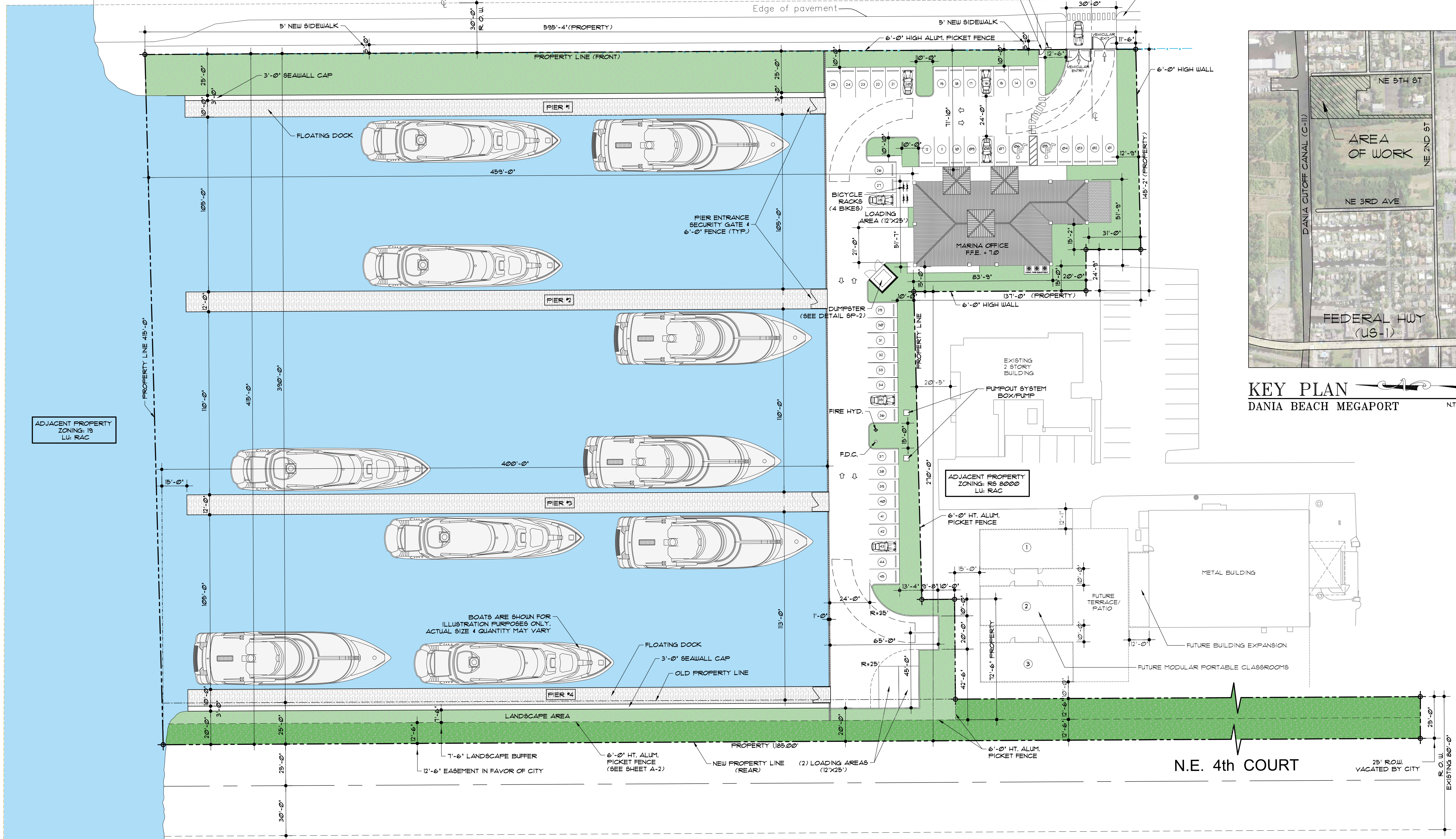


ZONING DISTRICT: R-S 8000 (MARINA & ACCESSORY FACILITIES PERMITTED UNDER SPECIAL EXCEPTION) EXISTING LAND USE: REGIONAL ACTIVITY CENTER (RAC)										
	LOT			DENSITY		BULK		YARD		
	AREA (SQFT)	WIDTH (FT.)	DEPTH (FT.)	DENSITY (DU/ GROSS ACRE)	HEIGHT (STORIES/FT.)	COVERAGE (PERCENT)	FRONT (FT.)	INTERIOR SIDE BOTH/SIDE (FT.)	REAR (FT.)	CORNER SIDE (FT.)
MINIMUM REQUIRED	8000	75	100	----	----	----	25'	20/10	15	15
MAXIMUM ALLOWED	----	----	----	5	2/25	35%	----	----	----	----
PROVIDED	278,984	415	595	N/A	1/18	6.5%	11'	475/20	15	----

PARKING REQUIREMENTS:
 -40 BOATS (1 SPACE/BOAT BERTH)+40 SPACES
 -DOCKMASTER SINGLE
 -FAMILY BUILDING (2 SPACE/UNIT) + 2 SPACES
 -TOTAL PARKING PROVIDED + 42 SPACES
 -TOTAL PARKING REQUIRED + 45 SPACES
 -LOADING AREAS PROVIDED + 3 SPACES
 -BICYCLE SPACES PROVIDED + 4 SPACES

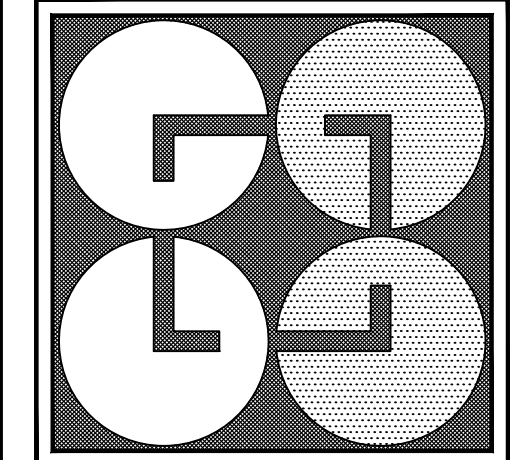
AREA COMPUTATIONS: (1) (2)
 LOT AREA: 278,984 SF.
 PROPOSED SQUARE FOOTAGE OF BUILDINGS: 3,931 SF.
 AREA DEDICATED TO VEHICULAR USE: 23,800 SF.
 LOT COVERAGE BY ROOFED STRUCTURES: 5,268 SF.
 MARINA BASIN (EXCAVATED) AREA (INCL. PIERS): 141,079 SF.
 UPLAND (UN-EXCAVATED) AREA: 9,909 SF.
 IMPERVIOUS AREA (VEHICULAR USE, WALKWAYS, BUILDINGS): 34,186 SF. (41.95%)
 LANDSCAPE AREA (PERVIOUS): 47,133 SF (58.05%)

(1) LOT AREA INCLUDED 25'-0" VACATED ROW BY CITY.
 (2) PERCENTAGES FOR IMPERVIOUS AREA, LANDSCAPE AREA, AND LOT COVERAGE PERCENTAGES ARE CALCULATED BASED ON 'UPLAND' (UNEXCAVATED AREA) CONSIDERED AS 100% (TOTAL LOT AREA, LESS MARINA BASIN).



KEY PLAN
 DANIA BEACH MEGAPORT
 N.T.S.

SITE PLAN
 SCALE: 1"=30'



GUTIERREZ & LOZANO ARCHITECTS

2830 W. STATE ROAD 84, SUITE 117
 FT. LAUDERDALE, FL. 33312
 PHONE: (954) 321-3442
 FAX: (954) 321-3564
 WWW.GUTIERREZLOZANO.COM

REVISIONS
▲ DRC I COMMENTS 6-04-15
▲ DRC II COMMENTS 6-29-15

MANUEL GUTIERREZ
 STATE OF FLA. REG. No. 8253

SEAL

CARLOS LOZANO
 STATE OF FLA. REG. No. 0014722

PROPOSED SITE PLAN FOR:
DANIA BEACH MEGAPORT
 AT:
 441 NE 2ND ST.
 DANIA BEACH, FL 33004

SHEET TITLE:
 SITE PLAN

JOB No.:

DATE: 04/07/15

SHEET
SP-1
 OF

EDELMAN DANIA