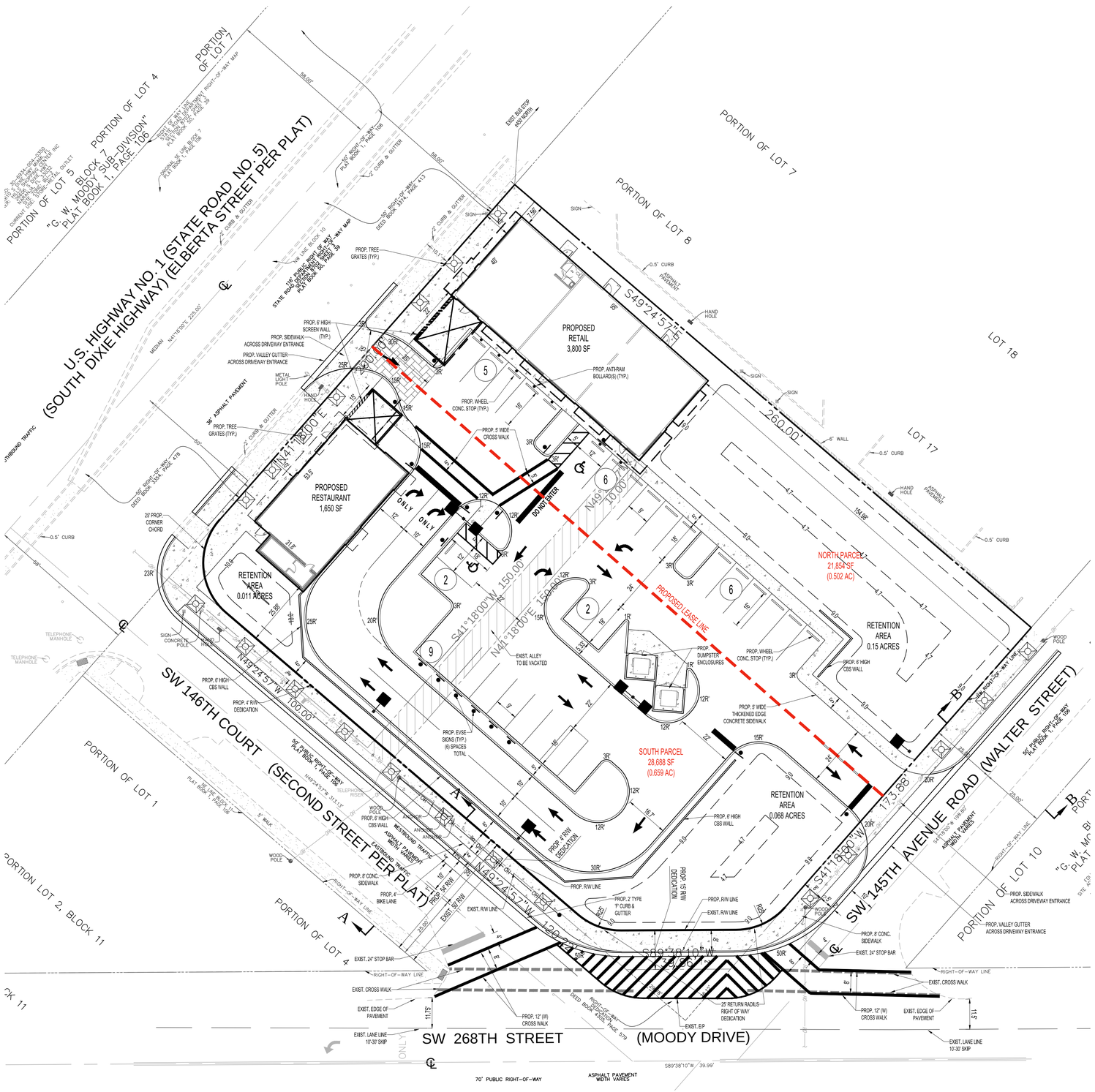

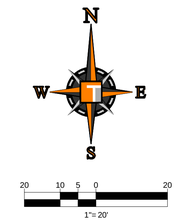

SITE DATA

	REQUIRED / ALLOWED	PROVIDED	REMARKS
ZONING DISTRICT			
CURRENT ZONING	NARANJA COMMUNITY URBAN CENTER		
SUB DISTRICT	CORE / CENTER	CENTER	REDESIGNATING TO CENTER
LOT AREA SUMMARY			
GROSS LOT AREA (SF)	50,107 SF		PER SURVEY
GROSS LOT AREA (ACRES)	+/- 1.15 AC		
LOT OCCUPATION			
LOT AREA		49,777 SF	INCLUDES VACATED ALLEY, DOES NOT INCLUDE CORNER CHORD
LOT WIDTH	200 FT	200 FT	
FLOOR AREA RATIO (FAR)	1.0 (CENTER)	.003	SUCO 33-284.84.1.B.2
MINIMUM SIDEWALK WIDTH			
US-1 SOUTH DIXIE HWY	5'-0"	6' (EXIST.)	NCUC 33-284.70
SW 146TH COURT	8'-0"	8'-0"	NCUC 33-284.70
SW 145TH AVENUE ROAD	8'-0"	8'-0"	NCUC 33-284.70
BUILDING FRONTAGE WIDTH	70% MIN. AT BUILD TO LINE	70% (130.5')	
OPEN SPACE	20% (9,955 SF)	38.6% (19,193 SF)	
PRIVATE OPEN SPACE	10% (4,978 SF)	33% (15,756 SF)	
BUILDING SETBACK			
FRONT	10'-0"	10'-0"	
INTERIOR SIDE	10'-0"	6'-0"	
REAR	10'-0"	154.98'	
BUILDING HEIGHT			
MIN. HEIGHT	2 STORIES MIN. (CENTER)-MORE THAN 16'	2 STORIES (16'-1")	SUCO 33-284.86.B.12
PARKING REQUIREMENTS			
RETAIL PARKING	1 SPACE / 250 SQ FT (3,800 SQ FT) : 15.2 SPACES		SUCO 33-284.86.F.2
RESTAURANT PARKING	1 SPACE / 50 SQ FT (1,650 SQ FT) : 16.5 SPACES		SUCO 33-284.86.F.2
PARKING REDUCTIONS	20% x 33 SPACES = 7 SPACES		SUCO 33-284.86.F.3 (WITHIN ±450' FROM A BUS STOP)
TOTAL PARKING	33 - 7 = 26 SPACES	30 SPACES (INCLUDES ADA SPACES)	
ADA PARKING	2 SPACES	2 SPACES	
EVSE (ELEC. VEHICLE SUPPLY EQUIPMENT)	20% = 6 SPACES	6 SPACES	

HATCH LEGEND

PROPOSED CONCRETE PAVEMENT

EXISTING CONCRETE PAVEMENT

This document has been digitally signed and sealed by Matthew J. Cigale, P.E.
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Matthew J Cigale

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DN: c=US, o=Florida, dnQualifier=A01410D0000017CE117D11A00004DEB, cn=Matthew J Cigale
Date: 2022.04.05 17:16:04 -04'00'

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609
125 W. INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	F200096.01
DRAWN BY:	CAD
CHECKED BY:	MJC
DATE:	2021-08-19
CAD I.D.:	F200096.01-SITE

PROJECT:

NARANJA 4 CENTER SOUTH DIXIE HIGHWAY & SW 146TH COURT

FOR

EDIVIAL INTERNATIONAL REALTY, LLC

MIAMI-DADE COUNTY FLORIDA

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

MATTHEW J. CIGALE LICENSE No. 74584 STATE OF FLORIDA PROFESSIONAL ENGINEER
April 5, 2022
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-04

Printed on Tuesday, April 05, 2022, 3:18 PM by Matt Cigale
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