SITE DATA

LAND USE = INDOOR SHOOTING RANGE / IND
ZONING = LIGHT INDUSTRIAL
LOT COVERAGE : 37.1 %
OWNERSHIP : PARTNERSHIP
TOTAL ACREAGE : 2.01 AC
GROSS FLOOR AREA : 32,494.25 S.F.
NET PERVIOUS AREA : 32,494.25 S.F.
IMPERVIOUS AREA : 74,113 S.F. = 85 %
PERVIOUS AREA : 12,749 S.F. = 15 %
BUILDING STORIES : 1
* ALL INFORMATION ABOVE IS BASED ON THE EXISTING CONDITIONS.

* TENANT IMPROVEMENT : GUN RANGE = 5500 S.F.

IL - Light Industrial District

Zoning Requirements:

1. **Lot area and dimensions:**

Minimum area:	1 acre
Maximum area:	Unlimited
Depth:	200 feet
Width:	100 feet
Frontage:	100 feet

2. **Minimum yard setback requirements (H: 73-10):**

Front:	40 feet
Side (interior):	15 feet
Side (corner):	25 feet
Rear:	20 feet

3. **Total floor area and building height:**

Maximum total floor area:	45% of the total lot area
Building height:	35 feet

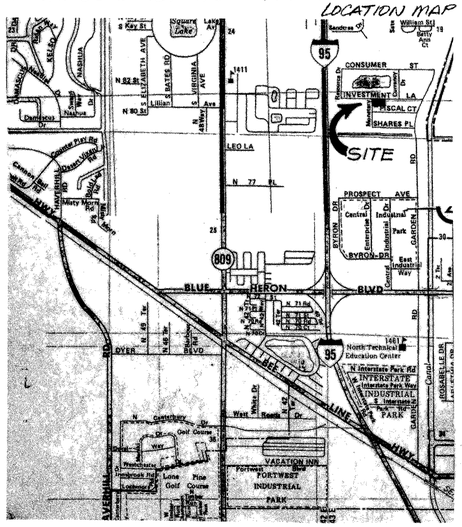
PARKING REQUIREMENTS :

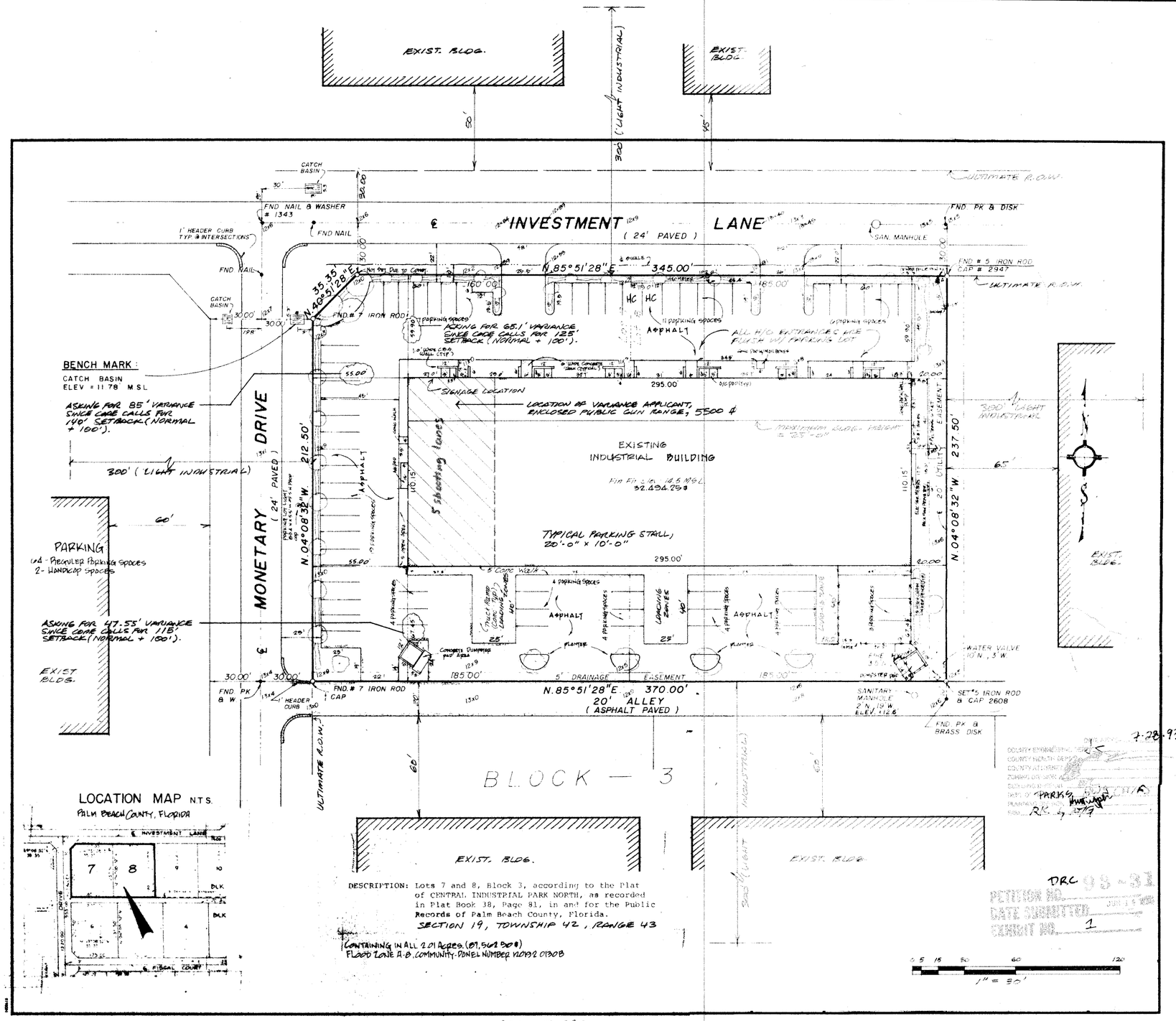
IL (LIGHT INDUSTRIAL) SPACE : 1 SPACE/1000 ft,
26,994.25 ft = 27 SPACES
+
1 SPACE / # EMPLOYEES OF GREATEST SHIFT =
10 EMPLOYEES = 10 SPACES
+
GUN RANGE :
1 SPACE / 250 ft,
5500 ft / 250 ft = 22 SPACES

TOTAL SPACES REQUIRED = 59
TOTAL SPACES PROVIDED = 66

* AVERAGE DAILY TRIPS (ORIGINAL) : 1354
AVERAGE DAILY TRIPS (REVISED) : 1354

LOCATION MAP NTS





VARIANCE NO. BA93-48 AT BOARD OF ADJUSTMENT MEETING APRIL 15, 1993
ALL SURRONDING PROPERTY IS ZONED LIGHT INDUSTRIAL PLAT BOOK 38, PAGE 81

BUILDING OWNER : CENTRAL INDUSTRIAL PARK DISTRIBUTION CENTER
APPLICANT / GUN RANGE OWNER : J.E. DILTS
AGENT : RICHARD C. AHRENS, PARTNER, C.I.P.D.C.
DEVELOPER : AHRENS COMPANIES
6758 N MILITARY TRAIL
WEST PALM BEACH, FL 33407

VARIANCE NO. BA93-48
ACADEMY INDOOR GUN RANGE - SITE PLAN

REVISIONS	BY

AHRENS DESIGN GROUP
6758 NO. MILITARY TRAIL, SUITE 301, WEST PALM BEACH, FLORIDA 33407

ACADEMY INDOOR GUN RANGE, INC.
CENTRAL INDUSTRIAL PARK DISTRIBUTION CENTER PART.
3750 INVESTMENT AVE
STE. 101, RIVIERA BEACH

Date	5/26/93
Scale	1:30
Drawn	G.C.
Job	C.I.P.D.C.
Sheet	SP-1
Of	Sheets