LEGAL DESCRIPTION

POMPANO BEACH INDUSTRIAL CENTER 39-24 B LOTS 5,6 BLK 3.

SCOPE OF WORK:

THE PURPOSE OF THIS PERMIT IS TO:

1. BUILD A NEW TWO STORY BUILDING.
2. INSTALL NEW PARKING SPACES.
3. INSTALL NEW LANDSCAPING.
4. BUILD A NEW DUMPSTER ENCLOSURE.

SITE DATA (EXISTING ZONING B-4)

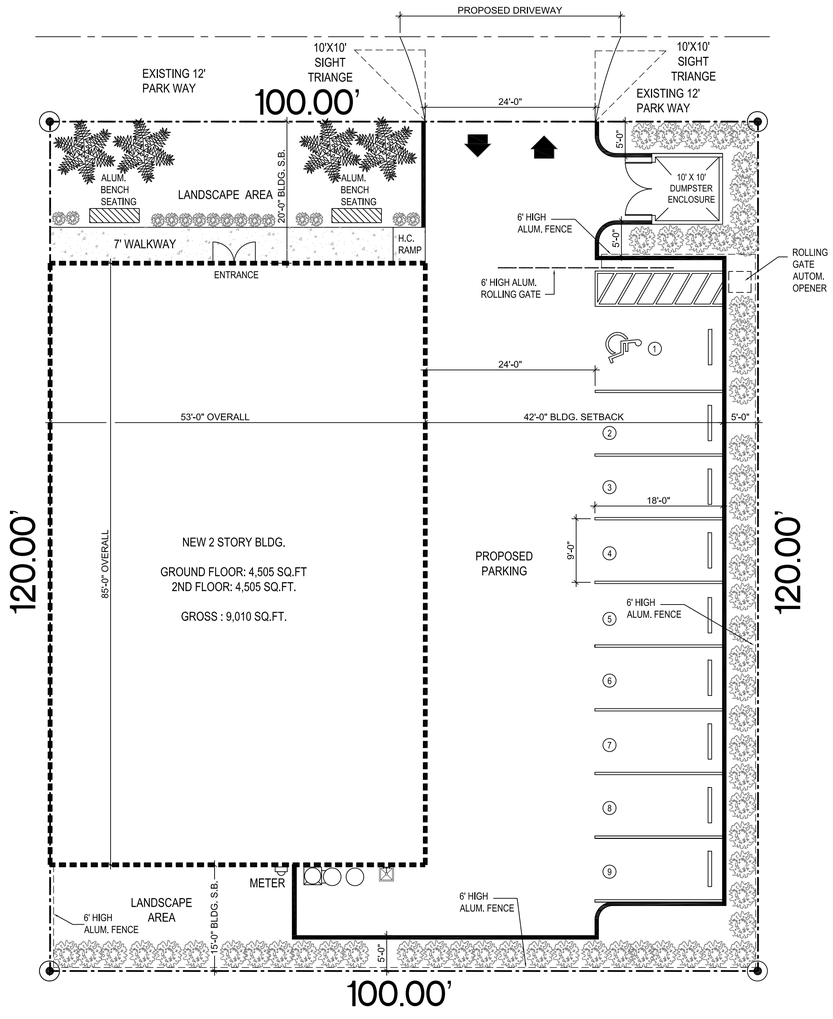
	REQUIRED	PROVIDED
LOT AREA MINIMUM (SQ.FT.)	10,000	12,000
LOT WIDTH MINIMUM (FT)	100	100
DENSITY MAXIMUM (DU/AC)	N/A	N/A
LOT COVERAGE, MAXIMUM (% OF LOT AREA)	60%	38%
PERVIOUS AREA, MINIMUM (% OF LOT AREA)	20%	20%
HEIGHT, MAXIMUM (FT.)	105'	36'-9"
FRONT YARD SETBACK, MINIMUM (FT.)	0	20'-0"
STREET SIDE YARD SETBACK, MINIMUM (FT)	0	N/A
SETBACK FROM A WATERWAY OR CANAL, MINIMUM (FT.)	15'	N/A
SETBACK FROM THE HISTORIC DUNE VEGETATION LINE, MINIMUM (FT.)	25'	N/A
INTERIOR SIDE YARD SETBACK, MINIMUM (FT.)	0	47'-0"
REAR YARD SETBACK, MINIMUM (FT.)	30'	15'-0"
DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES		N/A

PARKING REQUIREMENT

1ST FLOOR OFFICE AREA:..... 611 SQ.FT. / 400 = 2 SPACES OFFICE
1ST FLOOR WAREHOUSE AREA:.....3,894 SQ.FT. / 500 = 8 SPACES

2ND FLOOR WAREHOUSE AREA:..... 4,505 SQ.FT. / 500 = 9 SPACES

TOTAL PARKING SPACES REQUIRED = 19 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 9 PARKING SPACES



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF RAMOS ARCHITECTS & ASSO, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RAMOS ARCHITECTS & ASSOCIATES. WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.
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PROPOSED NEW TWO-STORY BUILDING FOR:
50 S.W. 5TH STREET
50 S.W. 5TH STREET POMPANO BEACH, FL 33060

Ramos Architects & Associates
780 TAMIAMI CANAL ROAD MIAMI, FL 33144 (305) 506-7388

SEAL:

JOSE RAMOS AR11115

Digitally signed by Jose Ramos
Date: 2026.01.20 13:10:44 -05'00'

ARCHITECT OF RECORD
JOSE RAMOS | FLA. REG. AR11115 | AAC1595

DATE:
02/20/25
09/30/25
01/13/26

PROJECT NUMBER
24151

SHEET
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