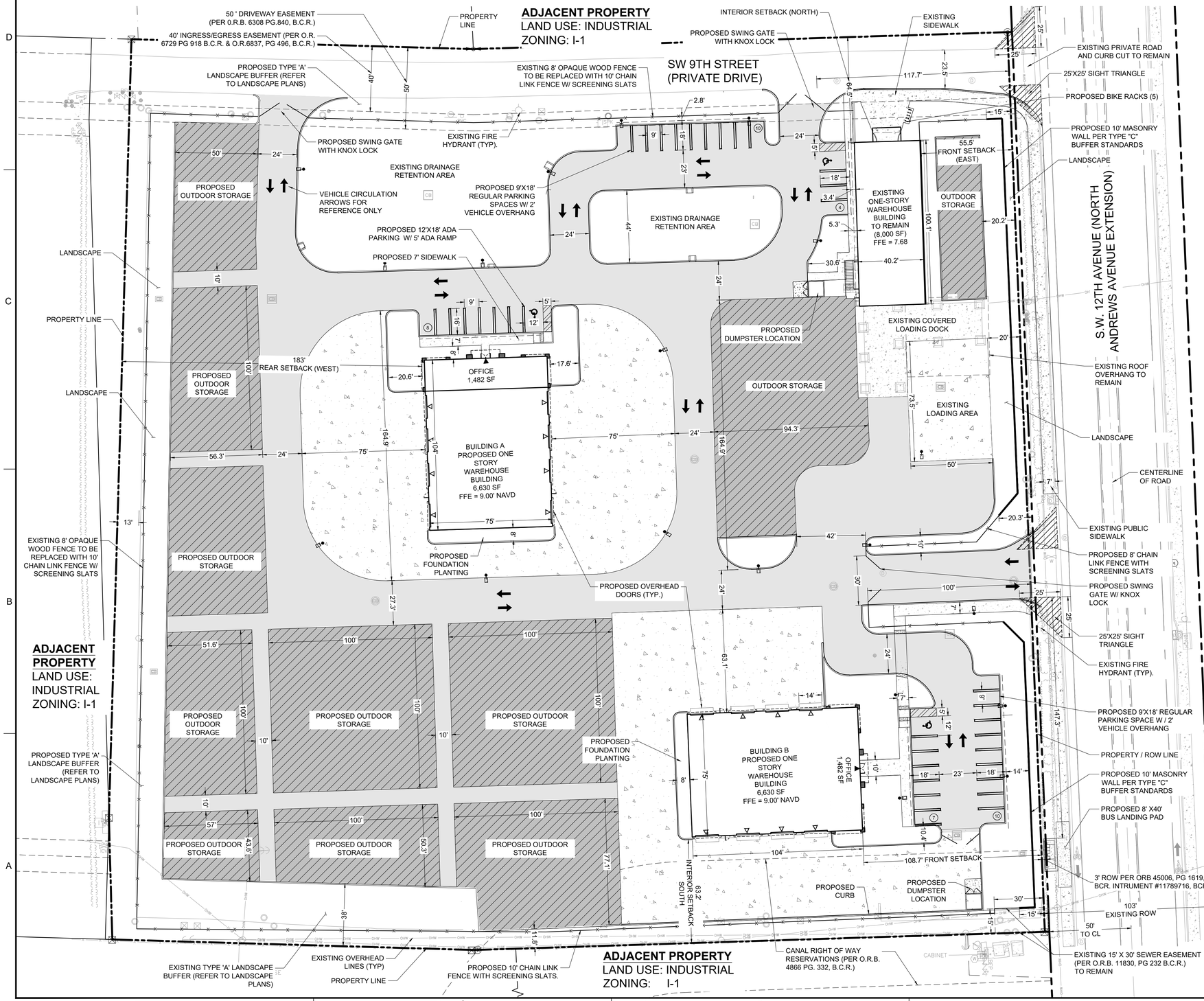
SITE PLAN NOTES:

1. PLEASE REFER TO SURVEY FOR LEGAL DESCRIPTION
2. OUTDOOR STORAGE AS A PRINCIPAL USE IS THE KEEPING, IN AN AREA THAT IS NOT TOTALLY AND PERMANENTLY ENCLOSED, OF ANY FINISHED GOODS, MATERIAL, MERCHANDISE, BOATS, OR VEHICLES IN THE SAME PLACE FOR MORE THAN 24 HOURS, WHERE SUCH STORAGE IS THE PRINCIPAL USE OF A LOT. THIS USE DOES NOT INCLUDE FLEET VEHICLES ASSOCIATED WITH AN APPROVED BUSINESS, A JUNKYARD OR SALVAGE FACILITY OR THE DISPLAY AND STORAGE OF VEHICLES AS PART OF AN AUTOMOBILE, RECREATIONAL VEHICLE, TRAILER, OR TRUCK SALES OR RENTAL USE.
3. ITEMS STORED WITHIN THE DESIGNATED OUTDOOR STORAGE AREAS SHALL NOT EXCEED THE HEIGHT OF THE PROPOSED PERIMETER SCREENING INDICATED BY THIS PLAN.
4. MANUAL GATE TO BE OPEN DURING BUSINESS HOURS AND INCLUDE A KNOX LOCK FOR FIRE/EMERGENCY DEPARTMENT ACCESS.
5. FLAMMABLE LIQUIDS OR GASES IN EXCESS OF 1,000 GALLONS SHALL BE STORED UNDERGROUND
6. ANY REPAIR OF EQUIPMENT SHALL BE CONDUCTED ON A PAVED SURFACE OR WITHIN AN ENCLOSED BUILDING



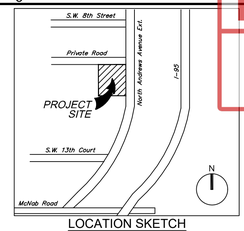
N

GRAPHIC SCALE

0 30 60

SCALE: 1" = 30 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



LOCATION SKETCH
(NOT TO SCALE)

SITE DATA TABLE

PROJECT ADDRESS

951 SW 12TH AVE, POMPANO BEACH, FL 33069

FOLIO No. 494202000751

PROJECT INFORMATION:

LAND USE DESIGNATION:	INDUSTRIAL	
ZONING DESIGNATION:	I-1	
	SQ. FT.	ACREAGE
SITE AREA (PER SURVEY)	304,869	7.00
GROSS BUILDING AREA (SF)	24,224	

NOTES:

1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA

SERVICE PROVIDERS:

POTABLE WATER	CITY OF POMPANO BEACH
SANITARY SEWER	CITY OF POMPANO BEACH
SOLID WASTE	COASTAL WASTE AND RECYCLING

ZONING DISTRICT REQUIREMENTS:	REQUIRED	PROVIDED
BUILDING HEIGHT	45 FT.	20 FT.
PERVIOUS AREA (%)	20	31.1

SETBACK REQUIREMENTS:	REQUIRED (MIN)	PROVIDED
FRONT YARD (EAST)	25 FT.	55.5 FT.
SIDE YARD INTERIOR (NORTH)	10 FT.	64.5 FT.
SIDE YARD INTERIOR (SOUTH)	10 FT.	63.2 FT.
REAR YARD (WEST)	30 FT.	183 FT.

SITE AREA CALCULATIONS:

	SQ. FT.	%	ACREAGE
NET SITE AREA:	304,869	100%	7.00
	PROVIDED		
	SQ. FT.	%	ACREAGE
IMPERVIOUS AREA			
BUILDING FOOTPRINT (INCL. OVERHANG)	23,345	7.7%	0.54
VUA	73,509	24.1%	1.69
NON VUA ASPHALT	7,407	2.4%	0.17
PAVEMENT (STORAGE)	69,031	22.6%	1.58
VUA CONCRETE	43,954	14.4%	1.01
PROPOSED SIDEWALKS	6,745	2.2%	0.15
PERVIOUS AREA (20% MINIMUM)	80,878	26.5%	1.86
IMPERVIOUS AREA	223,991		
TOTAL	304,869	100%	7.00

PARKING CALCULATIONS:

	REQUIRED	PROVIDED	
USE			
OUTDOOR STORAGE			
1 SPACE PER 5,000 SF (69,480 SF)	14		
WAREHOUSE DISTRIBUTION (24,224 SF)			OFFICE SF UP TO 20% OF GFA EXEMPT PER CODE SECTION 155.5102.D.1 (NOTE 5)
OFFICE (2,964 SF)	0		
1 SPACE PER 750 SF (3,000 SF)	4		
1 SPACE PER 2,500 SF (18,260 SF)	7		
TOTAL PARKING	25	40	STD. SPACES (9X18)
ADA PARKING	3	3	ADA SPACES (12X18)
LOADING ZONE	1	1	(50X73.5)

LEGEND:

- PROPOSED OUTDOOR STORAGE AREA
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- EXISTING CONCRETE

PRC
PZ25-12000039
02/18/2026

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE
	PRC RESUBMITTAL	01/14/2026

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	01/14/2026
DESIGNED BY:	NW
DRAWN BY:	FA
CHECKED BY:	NW
BID-CONTRACT:	

This item has been digitally signed and sealed by **NILES T. WARRICK, P.E.** on the date adjacent to the seal.

NILES T. WARRICK LICENSE No. 94320 STATE OF FLORIDA PROFESSIONAL ENGINEER

Signature must be verified on any electronic copies.

2026.01.13 13:40:38-05'00'

NILES T. WARRICK, P.E.
FLORIDA REG. NO. 94320
(FOR THE FIRM)

CLIENT

JADIAN IOS

PROJECT

951 SW 12th AVENUE POMPANO BEACH FL

SHEET TITLE

SITE PLAN

SHEET NUMBER	SP-101
PROJECT NUMBER	15427.00

STATUS: PRELIMINARY

Plotted by: mamodio On Tuesday, January 13, 2026 1:28:39 PM

Drawing name: H:\15427.00 - 951 S Andrews Ave - Jadian IOS\Engineering\Cadd\15427.00-SP-101-Site Plan.dwg