

[illegible]

Sunshine 811
 Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig.

PROJECT No.:	F25000
DRAWN BY:	CA
CHECKED BY:	MA
DATE:	02/24/202
CAD I.D.:	F250001-OVERALL SIT

PROJECT:

**980 SW 12th AVE.
POMPAN0 BEACH**

— FOR —

**JOEFRAN
INVESTMENTS, LLC**

POMPANO BEACH
FLORIDA

THOMAS
ENGINEERING GROUP

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

RYAN OSCAR THOMAS
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 53891

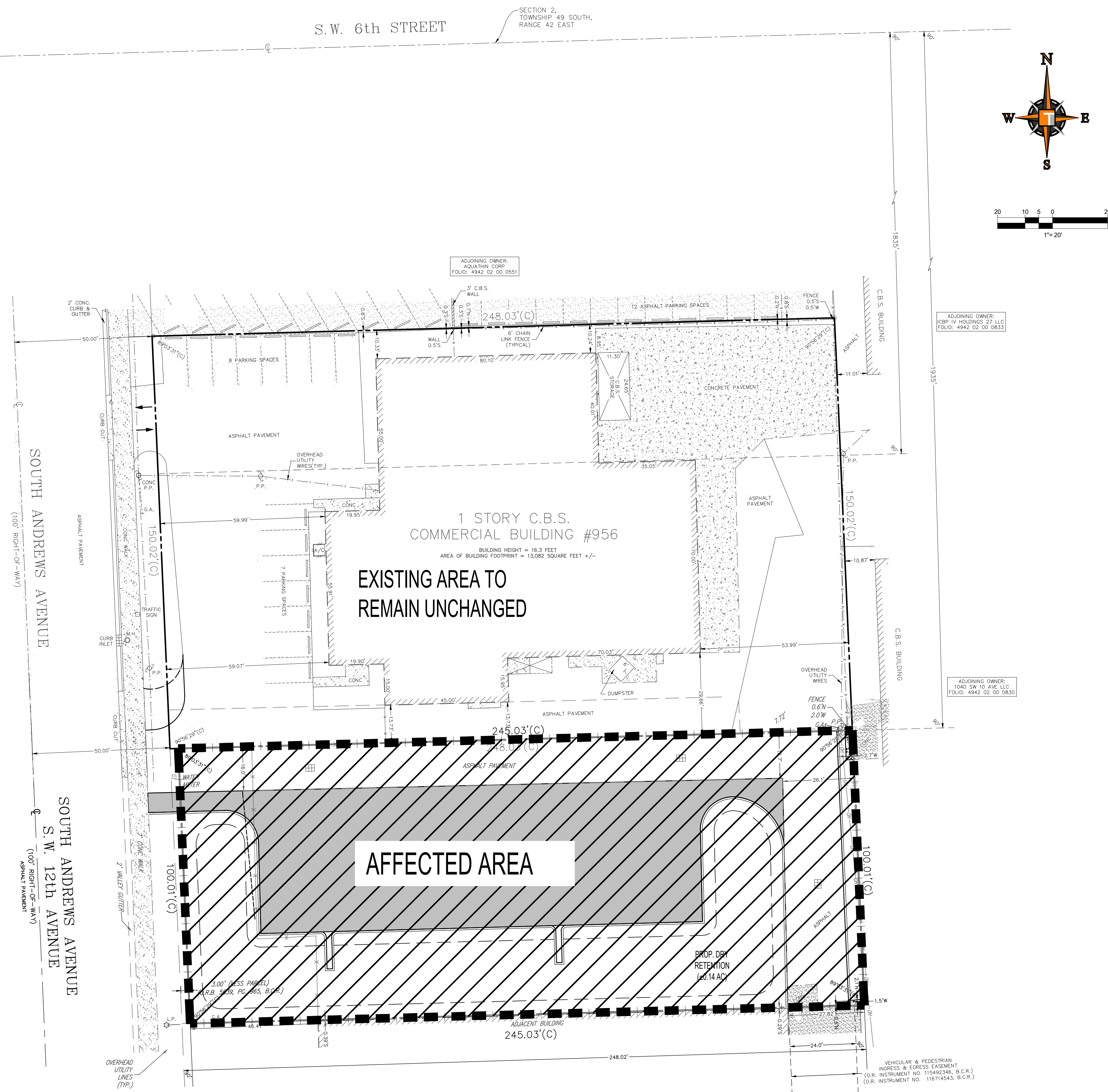
October 30, 2025
FLORIDA BUSINESS CERT. OF AUTH. No. 2752

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: _____

C-05



OWNER/APPLICANT:	JOEFFRAN INVESTMENTS, LLC
CURRENT USE:	VACANT LOT
FEMA FLOOD ZONE:	ZONES X AND AE (BFE 7) PER FIRM PANEL 12011C0359J DATED JULY 31, 2024
OVERALL SITE AREA:	24,503 SF (0.563 AC)
LAND USE DESIGNATION:	INDUSTRIAL (I)
ZONING DESIGNATION:	GENERAL INDUSTRIAL (I-1)
ABUTTING ZONING DESIGNATION:	GENERAL INDUSTRIAL (I-1)
WATER/WASTEWATER SERVICE PROVIDER:	POMPANO BEACH

	<u>REQUIRED</u>	<u>PROVIDED</u>
MIN. LOT AREA	10,000. SF	24,503. SF
MIN. LOT WIDTH	100'	100.01'
MAX. LOT COVERAGE	60%	0%
MIN. PERVIOUS AREA	20%	39%

LAND USE AREA BREAKDOWN:
OVERALL SITE PLAN AFFECTED AREA:

<u>PERVIOUS AREA:</u>	<u>AFFECTED AREA</u>
GREEN AREAS:	9,559. SF (39%)
TOTAL PERVIOUS:	9,559. SF (39%)
<u>IMPERVIOUS AREA:</u>	
PAVING	14,517. SF (59.2%)
CURB	428. SF (1.7%)
TOTAL IMPERVIOUS:	14,945. SF (61%)
TOTAL AFFECTED AREA	24,503. SF (100%)

PARKING CALCULATIONS:

REQUIRED: (13,082 SF x 1 SPACE/1,000 SF) = 13.1 SPACES

EXISTING: 15 SPACES

PROPOSED: 10 ADDITIONAL SPACES

NOTE:

1. THE MAXIMUM HEIGHT OF THE EXTERIOR LIGHTING, WHETHER MOUNTED ON POLES OR WALLS, SHALL NOT EXCEED 20 FEET IN THOSE PARTS OF NONRESIDENTIAL DISTRICT WITHIN 200 FEET OF A RESIDENTIAL ZONING DISTRICT. ALL OTHER LIGHTS SHALL NOT EXCEED 30 FT

2. SUFFICIENT "BROWARD SHERIFF'S OFFICE - NO TRESPASS" SIGNAGE WILL BE POSTED AT ALL GATES AND ACCESS TO THE PROPERTY.

LEGAL DESCRIPTION:

THE SOUTH 100.00 FEET OF THE NORTH 2,035.00 FEET OF THE EAST 248.00 FEET OF THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 LYING SOUTH OF GOVERNMENT LOT 5, SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PROPERTY LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA, LESS THE WEST 3.00 FEET.