



ZONING INFORMATION

LEGAL DESCRIPTION:
2-49-42 NW1/4 TRACT LYING IN GOV LOT 4 DESC AS COMM AT SW COR GOV LOT 4, E 36.32 N 514.22 TO POB, N 316.33, NLY 54.03, SE 246.92, S 400, W 231.20, NW 31.96 TO POB, LESS THE S 150 THEREOF, PER OR 3695/532 & LESS POR DESC AS PARCEL 104 FOR RD

PARCEL ID: 4942 02 00 0110 LOT AREA: 32,017 sf 0.74 acres
 JURISDICTION: BROWARD
 ZONING: I-1 / GENERAL INDUSTRIAL
 FLOOD ZONE: X
 BASE FLOOD ELEVATION: NONE

CATEGORIES	REQUIRED / ALLOWED	EXISTING	PROVIDED
LOT OCCUPATION			
LOT COVERAGE	20,811 sf (65.00% max.)	-	7,673 sf (23.97%)
LANDSCAPE			
OPEN SPACE	6,403 sf (20.00% min.)	-	13,018 sf (40.66%)
PERVIOUS AREA	-	-	13,018 sf (40.66%)
IMPERVIOUS AREA	-	-	18,999 sf (59.34%)
SETBACKS			
FRONT	25'-0"	-	28'-7"
INTERIOR SIDE	10'-0"	-	59'-9"
SIDE STREET	10'-0"	-	10'-0"
REAR	30'-0"	-	30'-0"
HEIGHT			
BUILDING	45'-0" max	-	43'-0"
AREAS (UNDER AC)			
OFFICES	-	-	9,627 sf
WAREHOUSE	-	-	2,535 sf
SERVICES	-	-	323 sf
TOTAL	-	-	12,485 sf
PARKING			
OFFICES	1 per 400	24.07	25 stalls
WAREHOUSE	1 per 750	3.38	4 stalls
TOTAL	-	29 stalls	29 stalls
HANDICAP	-	2 stall	2 stall



Digitally signed by Daniel Alonso, Date: 2023.09.20 15:51:15 -0400