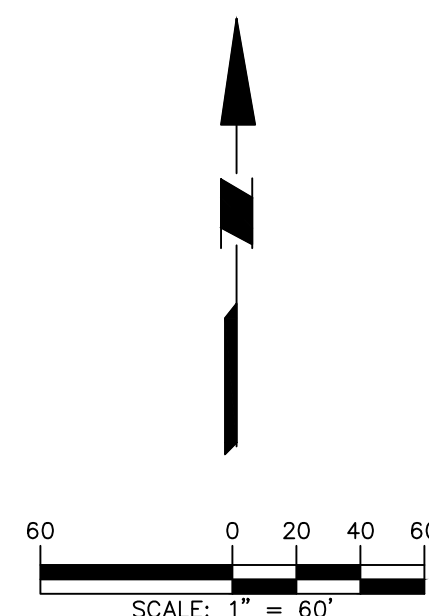








POMPANO BEACH ZONING TABLE			
ZONING DISTRICT: I-1 (General Industrial) <sup>(1)</sup>			
	ITEM	Allowed/Required	Proposed
SITE	Land Use:	Warehouse (Distribution/Storage)	Warehouse (Distribution/Storage)
	Lot Area: Min. Lot Area (I-1 Zoning)	10,000 SF (0.23 Acres)	450,452 SF (10.3 AC)
	Min. Lot Width	100 FT	483 FT
BUILDING	Building Setbacks:		
	Min. Front (E)	25 FT	27.0 FT
	Min. Side (N)	10 FT	76.7 FT
	Min. Side (S)	10 FT	14.8 FT
	Min. Rear (W)	30 FT	53.5 FT
	Building Height/Stories:	45 FT	45 FT
LANDSCAPE	Maximum Building Coverage	65%	40%
	Minimum Pervious Coverage	20% (2.1 Acres)	22.3% 2.31 AC
	Minimum Landscape Perimeter Buffer:		
	North	10 FT	10.0 FT
	East	10 FT	27.0 FT
	West	10 FT	10.0 FT
	South	10 FT	13.8 FT
PARKING AND ACCESS	Car Parking Space Size:		
	Standard Space Size	9 FT x 18 FT	9 FT x 18 FT
	Min. Aisle Width	23 FT	23 FT
	Minimum Number of Loading Berths:	12	>12
	Min. Loading Berth Dimensions	12 FT X 55 FT	12 FT X 55 FT
	Lot Accesses:		
LIGHTING	Min. Driveway Access Width	12 FT (One-way), 24 FT (Two-way)	24 FT (Two-way)
	Maximum Height of Light Pole	30 FT	30 FT
SIGNAGE	Maximum Height of Monument Sign	6 FT	6 FT
	Max. Area of Monument Sign	100 SF	100 SF
NOTES	(1) All data referenced from the Pompano Beach, Florida Code of Ordinances		



FESTIVAL SOUTH (I-1 ZONING)	SF	ACRES	%
AREA	450,452	10.3	100%
PROPOSED PERVIOUS AREA	100,726	2.3	22%
REQUIRED PERVIOUS AREA	90,090	2.1	20%



## SITE DATA FOR FESTIVAL SOUTH

FESTIVAL INDUSTRIAL (I-1 ZONING)	SF	PARKING SPACES PROVIDED	PARKING RATIO
BUILDING 1	110,375	98	0.89
BUILDING 2	71,755	62	0.86
TOTAL BUILDING AREA (TOTAL SITE)	182,130	160	0.88
<b>PARKING REQUIREMENTS</b>	<b>SF</b>	<b>PARKING SPACES REQUIRED</b>	
I-1 ZONING			
OFFICE (1/400 SF)	18,213		46
WAREHOUSE (1/2500 SF)	163,917		70
TOTAL			116

SIGN LEGEND	
	STOP SIGN (R1-1)
	HANDICAP PARKING SIGN (R7-8)
	RIGHT-TURN ONLY (R3-5R)
	YIELD TO PEDESTRIAN (R1-5B)

LEGEND	
	PROPERTY LINE
	LANDSCAPE BUFFER LINE
	BUILDING SETBACK LINE

**NOTE:**  
TO THE BEST OF THE ARCHITECTS OR ENGINEERS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

FIRE FLOW CALCULATIONS (PER NFPA STANDARDS)		
BUILDING UNITS	1	2
BUILDING NAMES LABELS	BUILDING 1	BUILDING 2
BUILDING CONSTRUCTION TYPE	IIB	IIB
BUILDING SPRINKLER TYPE	QUICK RESPONSE - COMMERCIAL RISE SPRINKLER HEAD	
BUILDING FLOOR AREA	110,375 SF	71,756 SF
BUILDING STORES	1	1
BUILDING HEIGHT	38' 6"	38' 6"
REQUIRED FLOW (GPM)	7,000 - 75% = 1,750 GPM	5,750 - 75% = 1,438 GPM

The minimum fire flow is measured at 20 psi residual pressure, must not be less than 1,000 gpm.  
The total length of pipe going into the fire hydrants from the mains is 128 feet.

**18.4.4.3.3**  
Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm.

**18.4.4.3.4**  
Required fire flow for buildings protected by an approved automatic sprinkler system shall not exceed 2,000 gpm for 2 hours.

**18.4.4.4 Required Fire Flow and Automatic Sprinkler System Demand**  
For a building with an approved fire sprinkler system, the flow demand and the fire sprinkler system demand shall not be required to be added together. The water supply shall be capable of delivering the larger of the individual demands.

Date	Description	No
Revisions		

		<p style="font-size: 0.8em;">This item has been digitally signed and sealed by Michael Carr, P.E. on the date adjacent to the seal.</p> <p style="font-size: 0.7em;">Signature must be verified on any electronic copies.</p>	
SIGNATURE: _____		DATE SIGNED: _____	
<b>MICHAEL CARR</b> PROFESSIONAL ENGINEER FL Lic. No. 72424			
<h1 style="margin: 0;">LANGAN</h1> <p style="margin: 5px 0;">Langan Engineering and Environmental Services, LLC.</p> <p style="margin: 5px 0;">110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301</p>			
T: 954.320.2100		F: 954.320.2101 <a href="http://www.langan.com">www.langan.com</a>	
FBPE REGISTRY NO. 6601/LB8172/LB8196			
Project: _____			
<h2 style="margin: 0;">FESTIVAL SOUTH</h2>			
NW 33RD ST POMPAN0 BEACH			
<b>BROWARD COUNTY</b>		<b>FLORIDA</b>	
Drawing Title: _____			
<h1 style="margin: 0;">OVERALL SITE PLAN</h1>			
Project No. <div style="text-align: center; border: 1px solid black; padding: 5px;">330134202</div>		Drawing No.	
Date <div style="text-align: center; border: 1px solid black; padding: 5px;">JANUARY 2026</div>		<h1 style="margin: 0;">SP-1.0</h1>	
Drawn By <div style="text-align: center; border: 1px solid black; padding: 5px;">EWM</div>			
Checked By <div style="text-align: center; border: 1px solid black; padding: 5px;">CL</div>			