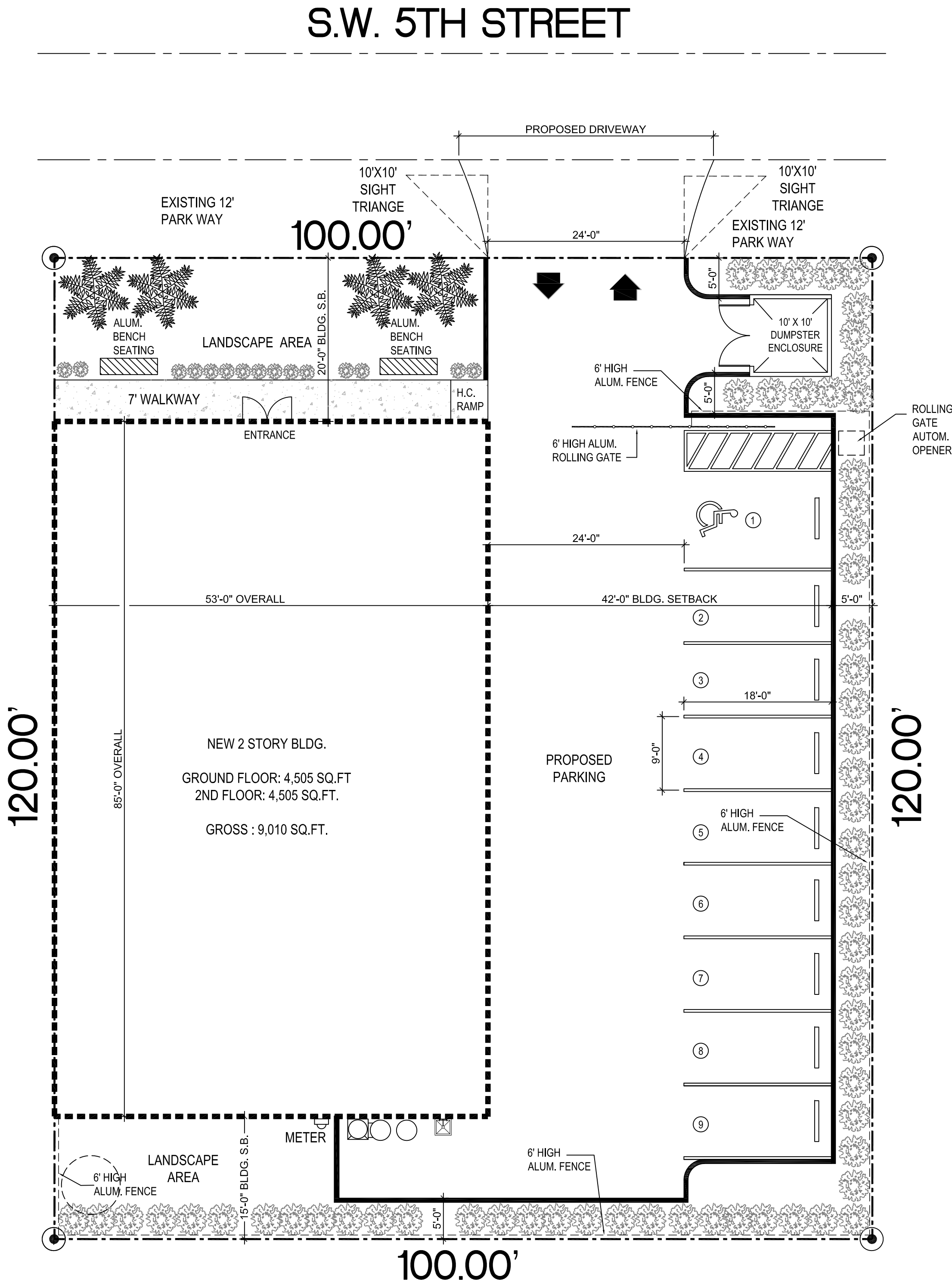


<h2 style="margin: 0;">LEGAL DESCRIPTION</h2>																																												
POMPAÑO BEACH INDUSTRIAL CENTER 39-24 B LOTS 5,6 BLK 3.																																												
<h2 style="margin: 0;">SCOPE OF WORK:</h2>																																												
THE PURPOSE OF THIS PERMIT IS TO:																																												
<ol style="list-style-type: none"> 1. BUILD A NEW TWO STORY BUILDING. 2. INSTALL NEW PARKING SPACES. 3. INSTALL NEW LANDSCAPING. 4. BUILD A NEW DUMPSTER ENCLOSURE. 																																												
<h2 style="margin: 0;">SITE DATA (EXISTING ZONING B-4)</h2>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;"></th> <th style="width: 25%;">REQUIRED</th> <th style="width: 25%;">PROVIDED</th> </tr> </thead> <tbody> <tr> <td>LOT AREA MINIMUM (SQ.FT.).....</td> <td style="text-align: center;">10,000</td> <td style="text-align: center;">12,000</td> </tr> <tr> <td>LOT WIDTH MINIMUM (FT).....</td> <td style="text-align: center;">100</td> <td style="text-align: center;">100</td> </tr> <tr> <td>DENSITY MAXIMUM (DU/AC).....</td> <td style="text-align: center;">N/A</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td>LOT COVERAGE, MAXIMUM (% OF LOT AREA).....</td> <td style="text-align: center;">60%</td> <td style="text-align: center;">38%</td> </tr> <tr> <td>PERVIOUS AREA, MINIMUM (% OF LOT AREA).....</td> <td style="text-align: center;">20%</td> <td style="text-align: center;">20%</td> </tr> <tr> <td>HEIGHT, MAXIMUM (FT.).....</td> <td style="text-align: center;">105'</td> <td style="text-align: center;">36'-9"</td> </tr> <tr> <td>FRONT YARD SETBACK, MINIMUM (FT.).....</td> <td style="text-align: center;">0</td> <td style="text-align: center;">20'-0"</td> </tr> <tr> <td>STREET SIDE YARD SETBACK, MINIMUM (FT.).....</td> <td style="text-align: center;">0</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td>SETBACK FROM A WATERWAY OR CANAL, MINIMUM (FT.).....</td> <td style="text-align: center;">15'</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td>SETBACK FROM THE HISTORIC DUNE VEGETATION LINE, MINIMUM (FT.).....</td> <td style="text-align: center;">25'</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td>INTERIOR SIDE YARD SETBACK, MINIMUM (FT.).....</td> <td style="text-align: center;">0</td> <td style="text-align: center;">47'-0"</td> </tr> <tr> <td>REAR YARD SETBACK, MINIMUM (FT.).....</td> <td style="text-align: center;">30'</td> <td style="text-align: center;">15'-0"</td> </tr> <tr> <td>DIMENSIONAL STANDARDS FOR ACCESSORY STRUCTURES.....</td> <td></td> <td style="text-align: center;">N/A</td> </tr> </tbody> </table>		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
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<h2 style="margin: 0;">PARKING REQUIREMENT</h2>																																												
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																																												



SCALE: 1" = 10'-0"

PROPOSED NEW TWO-STORY BUILDING FOR:

50 S.W. 5TH STREET

50 S.W. 5TH STREET POMPANO BEACH, FL 33060

Ramos Architects & Associates

780 TAMAMI CANAL ROAD MIAMI FL 33144

SEAL:

ARCHITECT OF RECORD
JOSE RAMOS | FLA. REG. AR11115 | AAC15

DATE: 02/20/25

09/30/25

01/13/20

Abstract

PROJECT NUMBER

04151

24151

SHEET CD

SP
