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| OWNER/APPLICANT: | JOEFRAN INVESTMENTS, LLC |
| CURRENT USE: | VACANT LOT |
| FEMA FLOOD ZONE: | ZONES X AND AE (BFE 7) PER FIRM PANEL 12011C0359J DATED JULY 31, 2024 |

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| 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:

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|-----------------------|----------------------|
| <u>PERVIOUS AREA:</u> | <u>AFFECTED AREA</u> |
| GREEN AREAS: | 9,559. SF (39%) |
| TOTAL PERVIOUS: | 9,559. SF (39%) |

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|-------------------|--------------------|
| IMPERVIOUS AREA: | |
| PAVING | 14,517. SF (59.2%) |
| CURB | 428. SF (1.7%) |
| TOTAL IMPERVIOUS: | 14,945. SF (61%) |

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| <u>TOTAL AFFECTED AREA</u> | 24,503. SF (100%) |
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PARKING CALCULATIONS:

REQUIRED: $(13,082 \text{ SF} \times 1 \text{ SPACE}/1,000 \text{ SF}) = 13.1 \text{ SPACES}$

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.

[illegible]

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 di

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| PROJECT No.: | F25000 |
| DRAWN BY: | CA |
| CHECKED BY: | MA |
| DATE: | 02/24/2025 |
| CAD I.D.: | F250001-OVERALL SITE |

PROJECT

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

FOR
JOEFRAN
INVESTMENTS, LLC

POMPANO BEACH
FLORIDA



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

January 14, 2026
FLORIDA BUSINESS CERT. OF AUTH. No. 2752

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER

C-05