

POMPAÑO BEACH ZONING TABLE			
ZONING DISTRICT: I-1 (General Industrial) <sup>(1)</sup> , B-3 (General Business) <sup>(2)</sup>			
SITE	ITEM	Allowed/Required	Proposed
		Warehouse (Distribution/Storage)	Warehouse (Distribution/Storage)
SITE	Lot Area:		
	Min. Lot Area (I-1 Zoning)	10,000 SF (0.23 Acres)	1,040,518 SF (23.9 AC)
BUILDING	Min. Lot Area (B-3 Zoning)	10,000 SF (0.23 Acres)	51,227 SF (1.2 AC)
	Total Lot Area	10,000 SF (0.23 Acres)	1,091,765 SF (25.1 AC)
LANDSCAPE	Min. Lot Width	100 FT	1,709 FT
	Building Setbacks:		
PARKING AND ACCESS	Min. Front (N)	25 FT	86 FT
	Min. Side (E)	10 FT	100 FT
LIGHTING	Min. Side (W)	10 FT	99.2 FT
	Min. Rear (S)	30 FT	64.5 FT
SIGNAGE	Building Height/Stories:	45 FT	44 FT
	Maximum Building Coverage	65%	46%
NOTES	Minimum Pervious Coverage	20%	20%
	Landscape Area		219,309 SF
NOTES	Minimum Landscape Perimeter Buffer:		
	North	20 FT	31.3 FT
NOTES	East	20 FT	20 FT
	West	20 FT	20 FT
NOTES	South	10 FT	10 FT
	Car Parking Space Size:		
NOTES	Standard Space Size	9 FT x 16 FT + 2 FT vehicular overhang	9 FT x 16 FT + 2 FT vehicular overhang
	Min. Aisle Width	23 FT	23 FT
NOTES	Minimum Number of Loading Berths:	12	>12
	Min. Loading Berth Dimensions	12 FT X 55 FT	TBD
NOTES	Lot Accesses:		
	Min. Driveway Access Width	12 FT (One-way), 24 FT (Two-way)	12 FT (One-way), 24 FT (Two-way)
NOTES	Maximum Height of Light Pole	30 FT	30 FT
	Maximum Height of Free Standing Sign	16 FT	16 FT
NOTES	Max. Area of Freestanding Sign	100 SF	100 SF
NOTES	(1) All data referenced from the Pompano Beach, Florida Code of Ordinances		
	(2) 1.2 acre outparcel will be included into this industrial development.		

(I-1 ZONING)	SF	ACRES	%
AREA	1,040,518	23.9	95%
PROPOSED PERVIOUS AREA	191,799	4.4	18%
(B-3 ZONING)			
AREA	51,227	1.2	5%
PROPOSED PERVIOUS AREA	31,192	0.7	3%
TOTAL SITE AREA	1,091,765	25.1	100%
TOTAL REQUIRED PERVIOUS AREA	218,353	5.0	20%
TOTAL PROPOSED PERVIOUS AREA	219,311	5.0	20%

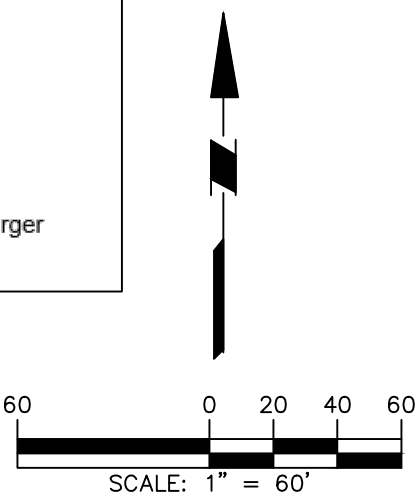
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FESTIVAL INDUSTRIAL (I-1 ZONING)	SF	PARKING SPACES PROVIDED	PARKING RATIO
BUILDING 1	115,749	113	0.98
BUILDING 2	61,148	66	1.03
BUILDING 3	299,748	243	0.81
TOTAL BUILDING AREA (TOTAL SITE)	476,645	422	0.89
PARKING REQUIREMENTS	SF	PARKING SPACES REQUIRED	
I-1 ZONING			
OFFICE (1/400 SF)	47,665		120
WAREHOUSE (1/2500 SF)	428,981		176
TOTAL			296

LEGEND

- PERIMETER LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- B-3 ZONING OUTPARCEL
- PROPERTY LINE
- PROPOSED LANDSCAPE AREA
- PROPOSED MULCH

NEEDED FIRE FLOW CALCULATIONS (PER NFPA STANDARDS)		
BUILDING UNITS	2	
BUILDING NAMES/LABELS	BUILDING 1	BUILDING 2
BUILDING CONSTRUCTION TYPE	IIB	IIB
BUILDING SPRINKLER TYPE	QUICK RESPONSE - COMMERCIAL FIRE SPRINKLER HEAD	
BUILDING FLOOR AREA	114,894 S.F.	60,301 S.F.
BUILDING STORIES	1	1
BUILDING HEIGHT	38'-6"	38'-6"
REQUIRED FIRE FLOW	7,250 - 75% = 1,812 GMP	5,250 - 75% = 1,312 GPM
The minimum fire flow is measured at 20 psi (137.9 kPa) residual pressure, must not be less than 1000 gpm. The total length of pipe going into the fire hydrants from the mains are 314 L.F.		
<b>18.4.4.3.3</b> 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 (2270 L/min).		
<b>18.4.4.3.4</b> Required fire flow for buildings protected by an approved automatic sprinkler system shall not exceed 2000 gpm (7571 L/min) for 2 hours.		
<b>18.4.4.4</b> Required Fire Flow and Automatic Sprinkler System Demand. For a building with an approved fire sprinkler system, the fire 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.		



DRC

PZ24-12000024

Date: 07/02/2025

Description: REVISIONS

No.:

★

MICHAEL P. CARR

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LICENSE

No. 72424

★

STATE OF

FLORIDA

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SIGNATURE

ENGINEER

DATE SIGNED

MICHAEL CARR

PROFESSIONAL ENGINEER FL Lic. No. 72424

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FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB172/LB198

Project: FESTIVAL INDUSTRIAL

POMPAÑO BEACH BROWARD COUNTY FLORIDA

Drawing Title: OVERALL SITE PLAN

Project No. 330134201

Date: FEBRUARY 2025

Drawn By: EWM

Checked By: MPC

Drawing No. SP-1.0

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