

**SCHMIDT
NICHOLS**

LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

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Martin Brower Industrial

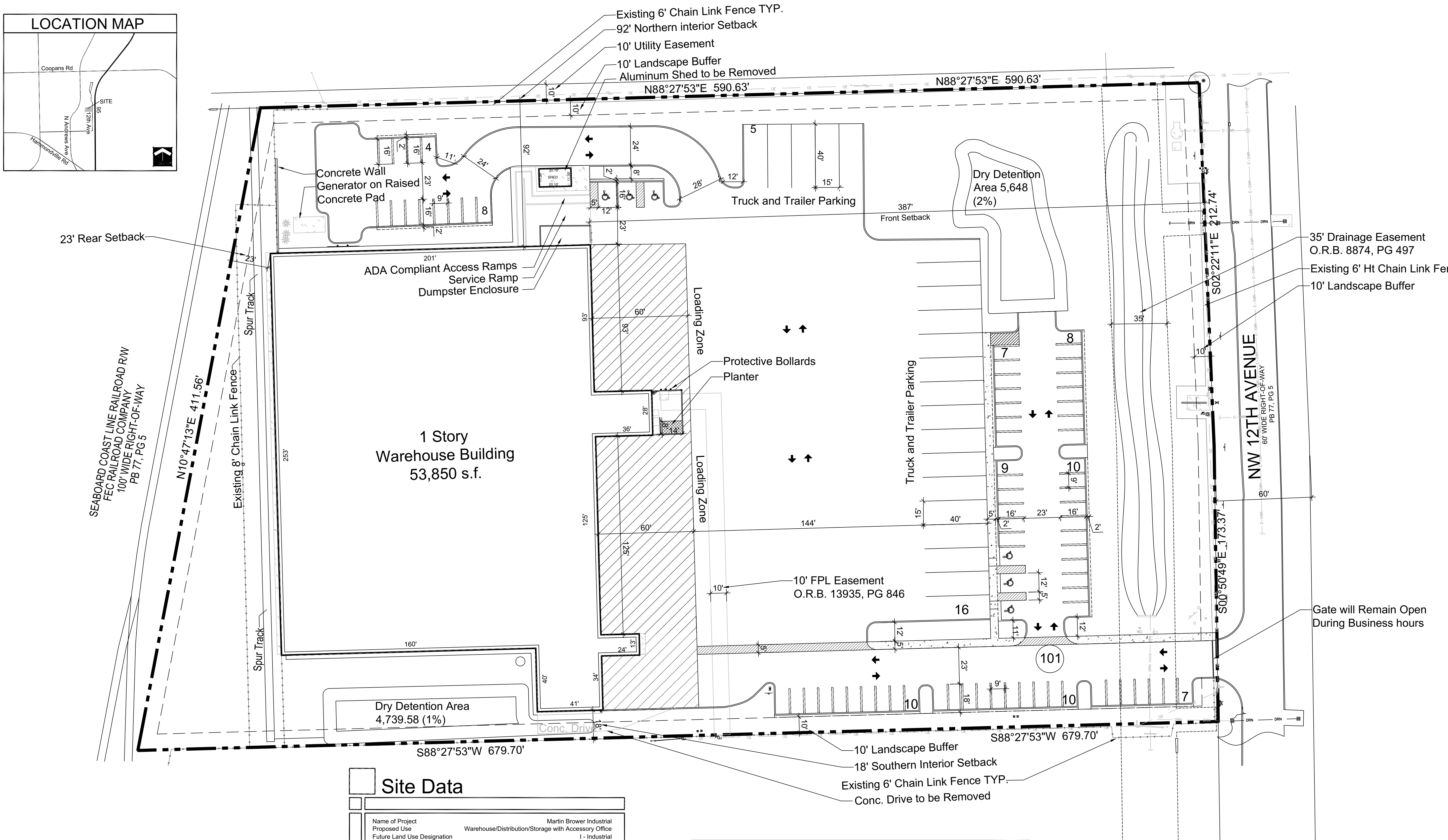
Pompano Beach, Florida

Date: 04/13/22
Scale: 1" = 30'-0"
Design By: AH
Drawn By: AH
Checked By: JN
File No: 431.05
Job No: XX-XX

REVISIONS / SUBMISSIONS

Concept A

DRC
PSP-1 of 1
PZ22-12000023
12/07/2022



Site Data

Name of Project	Martin Brower Industrial
Proposed Use	Warehouse/Distribution/Storage with Accessory Office
Future Land Use Designation	I - Industrial
Zoning District	I-1
Section, Township, Range	27/42/48
Folio Number	4842 27 38 0011
Total Site Area	5.875 Acres (255,909 s.f.)
Total Gross Floor Area	53,850 s.f.
Warehouse	53,850 s.f.
Total Floor Area Ratio	.21
Total Building Coverage	21%
Impervious Area	65% (165,522 s.f.)
Buildings (53,850 s.f.)	
Pavement/Walks (116,672 s.f.)	
Pervious Area	35% (90,387 s.f.)
Open Space	
Building Height	30'±
Number of Stories	1
Parking Required	43 SPACES
Industrial- 1 Space/750 s.f. (First 3,000 s.f.) @ 3,000 s.f. = 4	
1 Space/2,500 s.f. (Remaining s.f.) @ 50,867 S.f. = 20	
Office- 1 Space/ 400 G.F.A. @ 7,310 s.f.=19 (round up)	
Proposed Parking	101 SPACES
Handicap Spaces Required	3
Handicap Spaces Proposed	6
Loading Required*	3
Loading Provided	20

DEVELOPMENT REGULATIONS

ZONING DISTRICT	MINIMUM LOT DIMENSIONS					SETBACKS/SEPARATIONS			
	SIZE	WIDTH	FRONTAGE	DEPTH	DENSITY/ GFA	MAX. FAR	MAX. BLDG. COVER	FRONT	REAR
I	10,000 S.F.	100'	100'	N/A	N/A	xx	65%	25'	30'
I	5.87 AC.	386.11'	386.11'	679.70'	N/A	.21	21%	387'	23'

NOTE

(6) 10' X 27' Truck Space To be Eliminated and Replaced With (21) 15' wide x 40' Deep truck space in yard area. These spaces are not included in the parking calculations

Required Parking = 43 Total (See Parking Calculations Below)

Originally Approved 1986 Site Plan Shows 107 Total Parking space

