



POMPANO BEACH ZONING TABLE ZONING DISTRICT: I-1 (General Industrial) ⁽¹⁾		
SITE	Allowed/Required	Proposed
	Warehouse (Distribution/Storage)	Warehouse (Distribution/Storage)
Land Use:	Warehouse (Distribution/Storage)	Warehouse (Distribution/Storage)
Lot Area:	10,000 SF (0.23 Acres)	450,452 SF (10.3 AC)
Min. Lot Area (I-1 Zoning)	10,000 SF	450,452 SF
Min. Lot Width	100 FT	483 FT
Building Setbacks:		
Min. Front (E)	25 FT	25.9 FT (BLDG 2)
Min. Side (N)	10 FT	76.7 FT (BLDG 1)
Min. Side (S)	10 FT	14.8-FT (BLDG 1), 15.8 FT (BLDG 2)
Min. Rear (W)	30 FT	53.5 FT (BLDG 1)
Building Height/Stories:	45 FT	45 FT
Maximum Building Coverage	65%	40%
Minimum Pervious Coverage	20% (2.1 Acres)	22.3% 2.31 AC
LANDSCAPE		
Minimum Landscape Perimeter Buffer:		
North	10 FT	10.0 FT
East	10 FT	26.0 FT
West	10 FT	10.1 FT
South	10 FT	11.8 FT - 15.8 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:		
Min. Driveway Access Width	12 FT (One-way), 24 FT (Two-way)	24 FT (Two-way)
LIGHTING		
Maximum Height of Light Pole	30 FT	30 FT
SIGNAGE		
Maximum Height of Monument Sign	6 FT	6 FT
Max. Area of Monument Sign	50 SF	50 SF
NOTES	(1) All data referenced from the Pompano Beach, Florida Code of Ordinances	

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

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
PARKING REQUIREMENTS		PARKING SPACES REQUIRED	
I-1 ZONING			
OFFICE (1/400 SF)		46	
WAREHOUSE (1/2500 SF)		70	
TOTAL		116	

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	110,375 SF	71,755 SF
BUILDING STORIES	1	1
BUILDING HEIGHT	38' 6"	38' 6"
REQUIRED FIRE FLOW	7,000 - 75% = 1,750 GPM	5750 - 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.

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.

BC TRANSIT NOTES:
- MAINTAIN PASSENGER ACCESS TO AND FROM BUS STOPS DURING CONSTRUCTION.
- IN THE EVENT THAT THE PROJECT IS TO IMPACT ANY BUS STOP, COORDINATE THE TEMPORARY RELOCATION OF THE BUS STOP OR BUS STOPS WITH KURT PETGRAVE AT 954-357-6793, KPETGRAVE@BROWARD.ORG AT LEAST 2 WEEKS BEFORE START OF CONSTRUCTION.
- EXISTING BUS SHELTER, BUS STOP SIGN AND SIGN POST, BIKE RACK AND AMENITIES SHALL BE PROTECTED FROM BEING DAMAGED DURING CONSTRUCTION AND REINSTATED IN ORIGINAL CONDITION, ANY DAMAGE TO BE AT CONTRACTOR'S EXPENSE.

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

LEGEND	
	PROPERTY LINE
	LANDSCAPE BUFFER LINE
	BUILDING SETBACK LINE

Revisions		
Date	Description	No.

This item has been digitally signed and sealed to protect the design. The seal is located on the right side of the page.

Signature must be verified on any electronic copies.

MICHAEL P. CAPR
LICENSE
No. 72424
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE
MICHAEL P. CAPR
PROFESSIONAL ENGINEER FL Lic. No. 72424

LANGAN
Langan Engineering and
Environmental Services, LLC.
110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301
T: 954.320.2100 F: 954.320.2101 www.langan.com
FBPE REGISTRY NO. 65011, LB8172LB8198

Project
FESTIVAL SOUTH
NW 33RD ST
POMPANO BEACH
BROWARD COUNTY FLORIDA
Drawing Title
OVERALL SITE PLAN

Project No. 330134202
Drawing No. SP-1.0
Date MARCH 2026
Drawn PZ25-12000043
05/27/2026
Checked By MPC