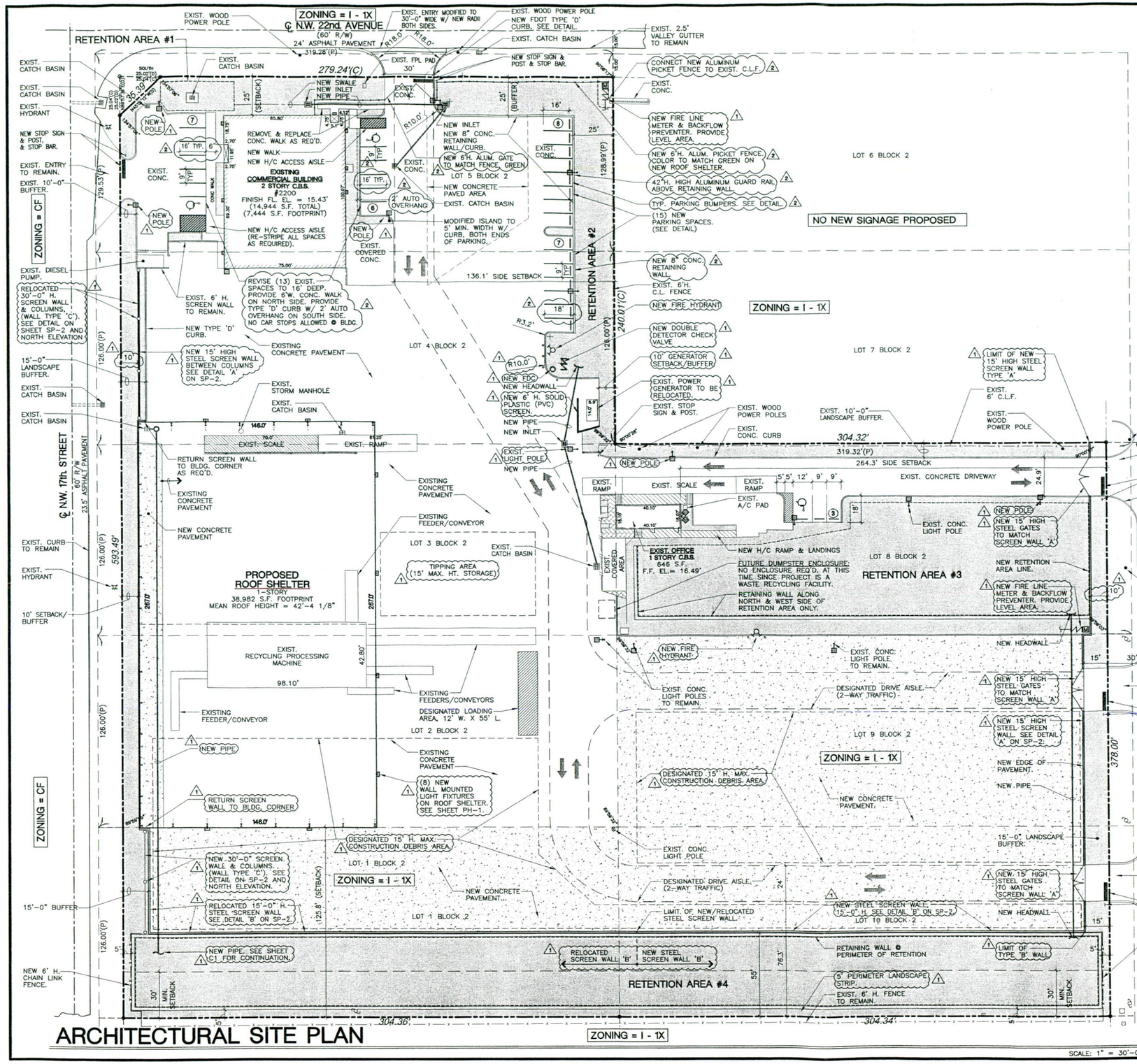

William A. Flint, III
Landscape Architect
2310 S.E. COUNTRY CLUB LANE
Stuart, Florida 34996
772-220-0424 Reg.# 941

SITE DATA

ZONING: SPECIAL INDUSTRIAL = I-1X (CURRENT)

LAND USE – INDUSTRIAL (CURRENT)

LEGAL DESCRIPTION :
LOTS 1, 2, 3, 4, 5, 8, 9 AND 10 IN BLOCK 2 OF "POMPANO MANOR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH FIFTEEN FEET (15') OF LOTS 8, 9 AND 10; THE NORTH FIFTEEN FEET (15') OF LOTS 1, 2, 3, 4 AND 5; AND THE EAST FIFTEEN FEET (15') OF LOT 5; AND A TRIANGULAR PIECE OF LAND IN THE NORTHEAST (NE) CORNER OF LOT 5, BLOCK 2, POMPANO MANOR, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 15 FEET SOUTH OF THE NORTH LINE OF LOT 5 AND 15 FEET WEST OF THE EAST LINE OF LOT 5; THENCE SOUTH ALONG A LINE 15 FEET WEST OF AND PARALLEL TO THE EAST LINE OF LOT 5 ON AN ASSUMED BEARING OF SOUTH, FOR A DISTANCE OF 25.02 FEET; THENCE NORTH 45°01'12" WEST, A DISTANCE OF 35.39 FEET; THENCE NORTH 89°57'36" EAST, A DISTANCE OF 25.02 FEET TO THE POINT OF BEGINNING, ALL BEING IN BLOCK 2, OF POMPANO MANOR ACCORDING TO THE PLAT THEREOF.

SITE DATA	SQ. FT.	ACRES	%
TOTAL SITE	= 302,882 S.F.	= 6.953 AC	= 100.0 %
PROPOSED SITE: (INCLUDES EXIST. AREAS TO REMAIN)			
EXIST. BUILDINGS:	= 8,090 S.F.	= 0.186 AC	= 2.67 %
PAVING/SCALES (VUA):	= 202,612 S.F.	= 4.652 AC	= 66.90 %
WALK, STOOPS, PADS, EQUIP.:	= 11,650 S.F.	= 0.267 AC	= 3.85 %
SOD/LANDSCAPED AREAS (20% REQUIRED)	= 80,530 S.F.	= 1.848 AC	= 26.58 %
TOTAL PROPOSED IMPERVIOUS AREA	= 222,352 S.F.	= 5.105 AC	= 73.42 %
TOTAL PROPOSED PERVIOUS AREA	= 80,530 S.F.	= 1.848 AC	= 26.58 %
PERIMETER PERVIOUS AREA	= 27,599 S.F.	= 0.634 AC	= 9.11 %
INTERIOR PERVIOUS AREA	= 52,931 S.F.	= 1.214 AC	= 17.47 %

SETBACKS:	REQUIRED:	PROVIDED
NORTH	10.0'	10.0' (NEW)
SOUTH	10.0'	136.1' (EXISTING)
EAST (FRONT)	25.0'	25.0' (EXISTING)
WEST (REAR)	30.0'	125.8' (NEW)

BUILDING MEAN HEIGHT ALLOWED 45.00'
BUILDING MEAN HEIGHT PROVIDED 42.34' (PROPOSED ROOF SHELTER)

BUILDING RATIOS	SQ.FT.	%
EXIST. COMM. BLDG.: (NON-CONFORMING USE)	= 14,944 S.F.	= 27.38 %
PROPOSED ROOF SHELTER:	= 38,982 S.F.	= 71.44 %
EXIST. OFFICE BLDG.:	= 646 S.F.	= 1.18 %
TOTAL AREA:	= 54,572 S.F.	= 100.0 %

PARKING REQUIREMENTS

§55.111 - PARKING SPACE SIZE (BX1)
FOR INDUSTRIAL USES, EACH PARKING SPACE PROVIDED SHALL BE 9 FEET WIDE X 18 FEET DEEP WITH DOUBLE STRIPING.

§55.113 - REQUIREMENTS IN VARIOUS ZONES (BX4).
(4) WAREHOUSES, STORAGE BUILDINGS, MANUFACTURING AND INDUSTRIAL ESTABLISHMENTS SHALL PROVIDE PARKING SPACES AND LOADING/UNLOADING AREA AS FOLLOWS:

(a) ONE PARKING SPACE FOR EACH 500 SQUARE FEET, OR MAJOR FRACTION THEREOF, FOR THE FIRST 10,000 SQUARE FEET OF GROSS FLOOR AREA OF THE BUILDING, PLUS
(b) ONE PARKING SPACE FOR EACH 1,000 SQUARE FEET, OR MAJOR FRACTION THEREOF, FOR THE REMAINDER OF THE GROSS FLOOR AREA OF THE BUILDING, PLUS
(c) ONE PARKING SPACE FOR EACH VEHICLE OPERATING FROM THE PREMISES, PLUS
(d) PARKING FOR OFFICES AS REQUIRED FOR OFFICE BUILDINGS: ONE SPACE FOR EACH 250 S.F.
(e) LOADING AND UNLOADING AREA:

GROSS FLOOR AREA OF BUILDING	NUMBER OF SPACES *
10,000 – 25,000	1

* MINIMUM DIMENSIONS OF 12 FEET X 55 FEET AND OVERHEAD CLEARANCE OF 14 FEET FROM STREET GRADE REQUIRED.

PARKING PROVIDED		REQ'D.	PROV'D.
(a)	N/A – EXISTING COMMERCIAL BUILDING REMAINS NON-CONFORMING USE W/ EXISTING APPROVED PARKING TO REMAIN =	28	28
(b)	N/A – ROOF SHELTER REQUIRES NO PARKING =	0	0
(c)	N/A – NO FLEET VEHICLES FOR THIS USE =	0	0
(d)	EXIST. OFFICE BLDG. = 646 S.F. 646 S.F. / 250 = 2.58 SPACES	3	3
(e)	LOADING AREAS =	1	1
	TOTAL PARKING SPACES =	31	31
	REGULAR SPACES =	28	28
	H/C SPACES =	3	3

THIS DRAWING IS COPYRIGHTED AND IS THE PROPERTY OF AHRENS COMPANIES. IT IS UNLAWFUL TO COPY AND/OR USE THIS DOCUMENT FOR ANY REASON WITHOUT WRITTEN PERMISSION FROM AHRENS COMPANIES.

REVISIONS	BY
1 05-04-10 DRC REV.	
2 05-18-10 AAC REV.	

AHRENS COMPANIES
DESIGN/BUILD - GENERAL CONSTRUCTION
OFFICE: (561) 863-9004 LICENSE: #CBC060515 #AA26000664
1461 KINETIC ROAD, LAKE PARK, FL. 33403-1911

PROPOSED SITE PLAN & ROOF SHELTER
SUN RECYCLING 2
2281 N.W. 16TH STREET
POMPANO BEACH, FLORIDA

WILLIAM A. FLINT, III
LANDSCAPE ARCHITECT
FLORIDA REGISTRATION # 941
DATE:

DATE 03-31-10
SCALE 1" = 30'-0"
DRAWN JAO
10-000016
SHEET SP-1
1 OF 2 SHEETS

DRC
PZ25-12000007
05/07/2025