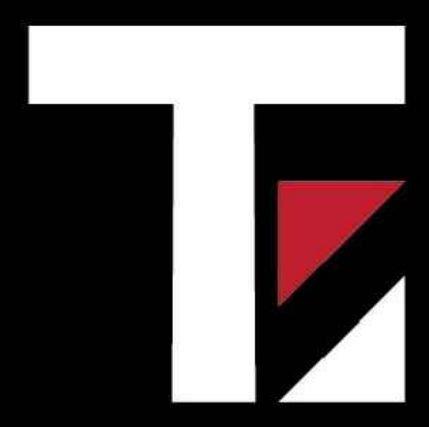




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Date: 06/09/2026

This item has been digitally signed and sealed by Justin Thompson, PE, on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DEMISOL
HOLDINGS, LLC
1550 NW 24TH AVENUE
POMPANO BEACH, FL 33315
CITY OF POMPANO BEACH BROWARD COUNTY

Project No.	25-015
Date	06/09/2026
Scale	As Shown
Drawn By	UCS
Checked By	JT

Revisions		
No.	Description	Date

SITE DATA
TABLE

SITE DEVELOPMENT DATA TABLE					
NO.	GENERAL	EXISTING	PROPOSED		
1.	SITE IDENTIFICATION	STRAP 484228010482	STRAP 484228010482		
2.	STREET ADDRESS	1550 NW 24TH AVENUE POMPANO BEACH, FL 33069	1550 NW 24TH AVENUE POMPANO BEACH, FL 33069		
3.	JURISDICTION	CITY OF POMPANO BEACH	CITY OF POMPANO BEACH		
4.	ZONING	B-4 - HEAVY BUSINESS I-1 - GENERAL INDUSTRIAL I-1X - SPECIAL INDUSTRIAL	B-4 - HEAVY BUSINESS I-1 - GENERAL INDUSTRIAL I-1X - SPECIAL INDUSTRIAL		
5.	OVERLAY DISTRICT	NA	NA		
6.	ADJACENT ZONING				
6a.	NORTH	I-1X	I-1X		
6b.	SOUTH	B3	B3		
6c.	EAST	I-1	I-1		
6d.	WEST	I-1, I-1X	I-1, I-1X		
7.	FUTURE LAND USE	C - COMMERCIAL I - INDUSTRIAL	C - COMMERCIAL I - INDUSTRIAL		
8.	DEVELOPMENT TYPE	INDUSTRIAL	INDUSTRIAL		
9.	FLOOD ZONE				
9a.	FEMA	ZONE X	ZONE X		
9b.	CITY	ZONE X	ZONE X		
10.	FINISHED FLOOR ELEVATION	10.31'	10.31'		
11.	SURVEY DATUM	NAVD 88	NAVD 88		
NO.	AREA CALCULATIONS	EXISTING	% OF SITE**	PROPOSED	% OF SITE**
12.	GROSS PROPERTY AREA	84,563 SF (1.94 AC)	100%	84,563 SF (1.94 AC)	100%
13.	RIGHT-OF-WAY DEDICATION AREA	6,788 SF (0.16 AC)	8%	6,788 SF (0.16 AC)	8%
14.	NET PROPERTY AREA	77,775 SF (1.79 AC)	92%	77,775 SF (1.79 AC)	92%
15.	PROJECT SITE AREA**	77,775 SF (1.79 AC)	92%	77,775 SF (1.79 AC)	92%
16.	BUILDING GROUND FLOOR AREA	5,106 SF (0.12 AC)	7%	5,106 SF (0.12 AC)	7%
17.	FLOOR AREA RATIO	0.07	-	0.07	-
18.	IMPERVIOUS AREA				
18a.	PAVEMENT AREA	7,818 SF (0.18 AC)	-	49,154 SF (1.13 AC)	-
18b.	CONCRETE / GRAVEL AREA	58,613 SF (1.35 AC)	-	0 SF (0.00 AC)	-
18c.	ROOF AREA	5,106 SF (0.12 AC)	-	5,106 SF (0.12 AC)	-
18d.	TOTAL IMPERVIOUS AREA	71,537 SF (1.65 AC)	92%	54,260 SF (1.25 AC)	70%
19.	TOTAL WATER MANAGEMENT AREA	-	-	-	-
20.	PERVIOUS AREA				
20a.	OPEN SPACE/GREEN SPACE	6,238 SF (0.14 AC)	-	21,504 SF (0.49 AC)	-
20b.	PERVIOUS PAVERS / TURF	0 SF (0.00 AC)	-	2,011 SF (0.05 AC)	-
20c.	TOTAL PERVIOUS AREA	6,238 SF (0.14 AC)	8%	23,515 SF (0.54 AC)	30%
NO.	BUILDING REQUIREMENTS	REQUIRED	PROPOSED		
21.	BUILDING SETBACKS				
21a.	FRONT (WEST)	25 FT	2.7 FT		
21b.	SIDE STREET (SOUTH)	10 FT	409.2 FT		
21c.	SIDE (NORTH)	10 FT	0 FT		
21d.	REAR (EAST)	30 FT	62 FT		
22.	BUILDING SPACING	-	-		
NO.	LANDSCAPING	REQUIRED	PROPOSED		
23.	LANDSCAPE BUFFERS				
23a.	WEST	10 FT	15 FT		
23b.	SOUTH	25 FT	33.2 FT		
23c.	NORTH	6 FT	6 FT		
23d.	EAST	10 FT	10 FT		
NO.	PARKING	REQUIRED	PROPOSED		
24.	PARKING RATIO	1 PER 1,000 SQ FT OF INDOOR SPACE PLUS 1 PER 5,000 SQ FT OF OUTDOOR STORAGE AREA	5,106 SF / 1,000 = 5 SPACES		
25.	PARKING SPACE DIMENSIONS	-	9 FT X 18 FT		
26.	PARKING SPACES				
26a.	ON-SITE SPACES	-	6 SPACES		
26b.	ADA SPACES	-	1 SPACES		
26c.	OFF-SITE SPACES	-	4 SPACES		
26d.	GARAGE SPACES	-	-		
26e.	TOTAL SPACES	-	11 SPACES		