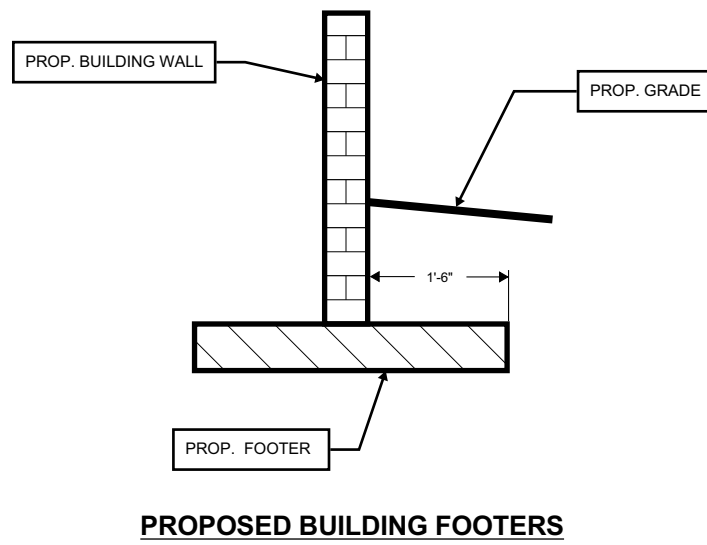


POMPAÑO BEACH ZONING TABLE			
ZONING DISTRICT: I-1 (General Industrial) ⁽¹⁾ , B-3 (General Business) ⁽²⁾			
SITE	ITEM	Allowed/Required	Proposed
		Warehouse (Distribution/Storage)	Warehouse (Distribution/Storage)
SITE	Lot Area:		
	Min. Lot Area (I-1 Zoning)	10,000 SF (0.23 Acres)	1,040,518 SF (23.9 AC)
SITE	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)
SITE	Min. Lot Width	100 FT	1,709 FT
	Building Setbacks:		
BUILDING	Min. Front (N)	25 FT	86 FT
	Min. Side (E)	10 FT	100 FT
BUILDING	Min. Side (W)	10 FT	99.2 FT
	Min. Rear (S)	30 FT	64.5 FT
BUILDING	Building Height/Stories:	45 FT	44 FT
	Maximum Building Coverage	65%	44%
LANDSCAPE	Minimum Pervious Coverage	20%	20%
	Landscape Area		210,070 SF
LANDSCAPE	Pervious Gravel Area		5,762 SF
	Pervious Pavers Area		5,040 SF
LANDSCAPE	Minimum Landscape Perimeter Buffer:		
	North	20 FT	31.3 FT
LANDSCAPE	East	20 FT	20 FT
	West	20 FT	20 FT
LANDSCAPE	South	10 FT	10 FT
PARKING AND ACCESS	Car Parking Space Size:		
	Standard Space Size	9 FT x 16 FT + 2 FT vehicular overhang	9 FT x 16 FT + 2 FT vehicular overhang
PARKING AND ACCESS	Car Parking Spaces:		
	Min. Number of Spaces:		
PARKING AND ACCESS	Warehouse (1 per 2,500 SF)	175 spaces	338 spaces
	Office (1 per 400 SF)	119 spaces	119 spaces
PARKING AND ACCESS	Min. Aisle Width	23 FT	23 FT
	Minimum Number of Loading Berths:	12	>12
PARKING AND ACCESS	Min. Loading Berth Dimensions	12 FT X 55 FT	TBD
	Lot Accesses:		
PARKING AND ACCESS	Min. Driveway Access Width	12 FT (One-way), 24 FT (Two-way)	12 FT (One-way), 24 FT (Two-way)
LIGHTING	Maximum Height of Light Pole	30 FT	30 FT
SIGNAGE	Maximum Height of Free Standing Sign	16 FT	16 FT
	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 Acres from the gas station parcel will be included into this industrial development.		

SITE INDEX			
(I-1 ZONING)	SF	ACRES	%
AREA	1,040,518	23.9	95%
PROPOSED PERVIOUS AREA	184,640	4.2	17%
(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 PROPOSED PERVIOUS AREA	220,872	5.1	20%

FESTIVAL INDUSTRIAL (I-1 ZONING)			
	SF	PARKING SPACES PROVIDED	PARKING RATIO
BUILDING 1	114,773	113	0.98
BUILDING 2	60,246	66	1.10
BUILDING 3	298,513	278	0.93
TOTAL BUILDING AREA (TOTAL SITE)	473,532	457	0.97
PARKING REQUIREMENTS		PARKING SPACES REQUIRED	
I-1 ZONING			
OFFICE (1/400 SF)	47,353		119
WAREHOUSE (1/2500 SF)	426,179		175
TOTAL	473,532		294



LEGEND	
	PERIMETER LANDSCAPE BUFFER LINE
	BUILDING SETBACK LINE
	B-3 ZONING OUTPARCEL
	PROPERTY LINE
	PROPOSED LANDSCAPE AREA
	PROPOSED PERVIOUS PAVERS
	PROPOSED PERVIOUS GRAVEL

Date	Description	No.
REVISIONS		
SIGNATURE: MICHAEL CARR		DATE SIGNED:
PROFESSIONAL ENGINEER FL Lic. No. 72424		

LANGAN
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FL CERTIFICATE OF AUTHORIZATION NO. 0000601/LB8172/LB8198

Project: **FESTIVAL INDUSTRIAL**

POMPAÑO BEACH
BROWARD COUNTY FLORIDA

Drawing Title: **OVERALL SITE PLAN**

Project No.	Drawing No.
330134201	SP-1.0
DATE: DECEMBER 24, 2024	DRAWN BY: EWM
CHECKED BY: MICHAEL CARR	PROJECT NO. 330134201-0501-CS101-0101

DRC
P224-12000024
02/05/2025