

DRC

PZ25- 12000043  
01/21/2026

MATCHLINE - SEE SHEET SP-3.2 FOR CONTINUATION

A  
B  
C  
D  
E  
F

PORTION OF TRACT G  
POMPANO INDUSTRIAL PARK THIRD ADDITION  
P.B. 111 PG. 33

LANDS OF  
33 NW 33RD ST INDUSTRIAL, LLC  
INSTR. 117728272  
PID: 4842-21-07-0070  
AREA= 451,421 SF OR 10.363 ACRES

TRACT F  
POMPANO INDUSTRIAL PARK THIRD ADDITION  
P.B. 111 PG. 33

LANDS OF  
POWERLINE PARK SERVICE ASSOCIATION, INC.  
O.R.B. 21444 PG. 917  
PID: 4842-21-07-0060

EXIST. 50' UTILITY EASEMENT  
O.R.B. 12627 PG. 130

N89°41'47"E 40.73'  
EXIST. 20' UTILITY EASEMENT  
P.B. 111 PG. 33

N00°19'17"E  
186.39'(M)  
188.82'(R)

N.W. 27TH AVENUE  
VARIABLE WIDE RIGHT-OF-WAY  
ASPHALT PAVED PUBLIC ROADWAY  
P.B. 111 PG. 33

NW 27TH AVE

BLOUNT ROAD

BUILDING HEIGHT	42.3'
REQ. FOUNDATION PLANTING WIDTH	22'
50% REDUCTION (REFER TO LANDSCAPE PLANS FOR SUPERIOR LANDSCAPING REQUIREMENTS)	11'
PROVIDED WIDTH	12'

**BUILDING 2**  
71,755 S.F.  
62 SPACES  
0.86 SPACES / 1,000 SF

BUILDING HEIGHT	42.3'
REQ. FOUNDATION PLANTING WIDTH	22'
50% REDUCTION (REFER TO LANDSCAPE PLANS FOR SUPERIOR LANDSCAPING REQUIREMENTS)	11'
PROVIDED WIDTH	11'-15'

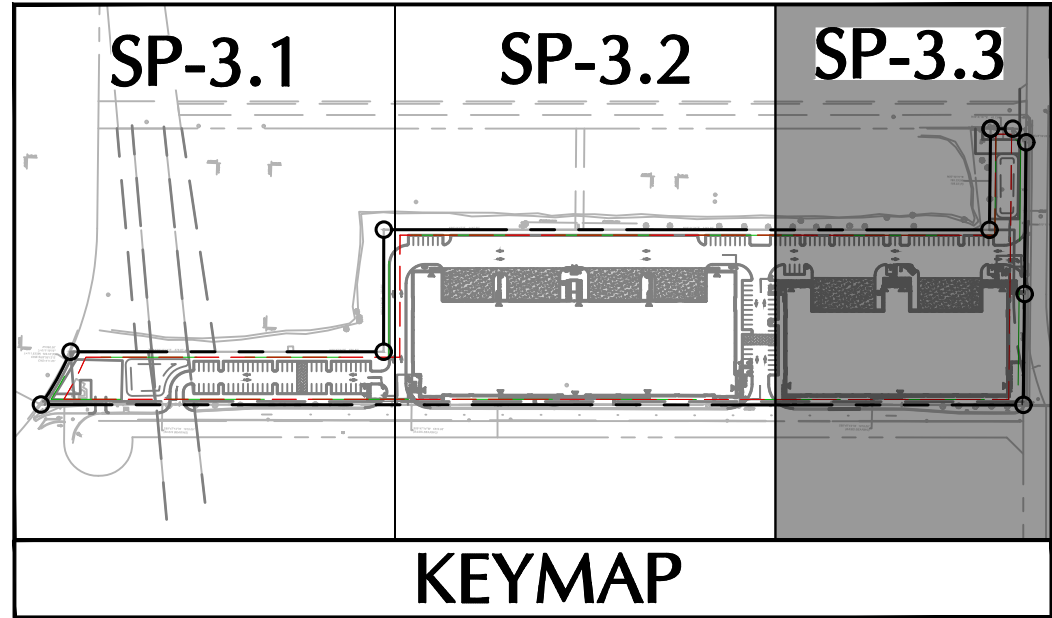
S89°47'14"W 1810.06'  
(BASIS BEARING)

N.W. 33RD STREET

60' WIDE RIGHT-OF-WAY  
ASPHALT PAVED PUBLIC ROADWAY  
P.B. 172 PG. 129

SOUTH LINE OF NORTH 1/2-  
NORTH 1/2- WEST 3/4  
OF SEC. 21-48-42

30 0 15 30  
SCALE: 1" = 30'



LEGEND	
	PROPERTY LINE
	LANDSCAPE BUFFER LINE
	BUILDING SETBACK LINE
	PROPOSED LANDSCAPE AREA

**MICHAEL P. CARR**  
LICENSE No. 72424  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
DATE SIGNED  
MICHAEL CARR  
PROFESSIONAL ENGINEER FL Lic. No. 72424

**LANGAN**

Langan Engineering and  
Environmental Services, LLC.

110 East Broward Boulevard, Suite 1500  
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FBPE REGISTRY NO. 65011.B8172L8198

Project

**FESTIVAL SOUTH**

NW 33RD ST  
POMPANO BEACH

BROWARD COUNTY FLORIDA

Drawing Title

**PARTIAL  
PERVIOUS PLAN**

Project No.

330134202

Date

DECEMBER 2025

Drawn By

DMP

Checked By

CL

Drawing No.

**SP-3.3**

Date	Description	No.
	Revisions	