



ZONING INFORMATION

LEGAL DESCRIPTION:

2-49-42 NW1/4 TRACT LYING IN GOV LOT 4 DESC AS COMM AT SW COR GOV LOT 4, E 36.32 N 514.22 TO POB, N 316.33, NLY 54.03, SE 246.92, S 400, W 231.20, NW 31.96 TO POB, LESS THE S 150 THEREOF, PER OR 3695/532 & LESS POR DESC AS PARCEL 104 FOR RD

PARCEL ID: 4942 02 00 0110

LOT AREA:

32,017 sf

0.74 acres

JURISDICTION: BROWARD

ZONING: I-1 / GENERAL INDUSTRIAL

FLOOD ZONE: X

BASE FLOOD ELEVATION: NONE

| CATEGORIES | REQUIRED / ALLOWED | EXISTING | PROVIDED |
|-----------------------------------|-------------------------|----------|----------------------------|
| LOT OCCUPATION | | | |
| LOT COVERAGE | 20,811 sf (65.00% max.) | - | 7,673 sf (23.97%) |
| LANDSCAPE | | | |
| OPEN SPACE | 6,403 sf (20.00% min.) | - | 13,018 sf (40.66%) |
| PERVIOUS AREA | | | 13,018 sf (40.66%) |
| IMPERVIOUS AREA | | | 18,999 sf (59.34%) |
| SETBACKS | | | |
| FRONT | 25'-0" | - | 28'-7" |
| INTERIOR SIDE | 10'-0" | - | 59'-9" |
| SIDE STREET | 10'-0" | - | 10'-0" |
| REAR | 30'-0" | - | 30'-0" |
| HEIGHT | | | |
| BUILDING | 45'-0" max | - | 43'-0" |
| AREAS (UNDER AC) | | | |
| OFFICES | - | - | 9,627 sf |
| WAREHOUSE | - | - | 2,535 sf |
| SERVICES | - | - | 323 sf |
| TOTAL | | | 12,485 sf |
| PARKING | | | |
| OFFICES | 1 per 400 24.07 | - | 25 stalls |
| WAREHOUSE | 1 per 750 3.38 | - | 4 stalls |
| TOTAL | | | 29 stalls |
| HANDICAP | 2 stall | - | 2 stall |