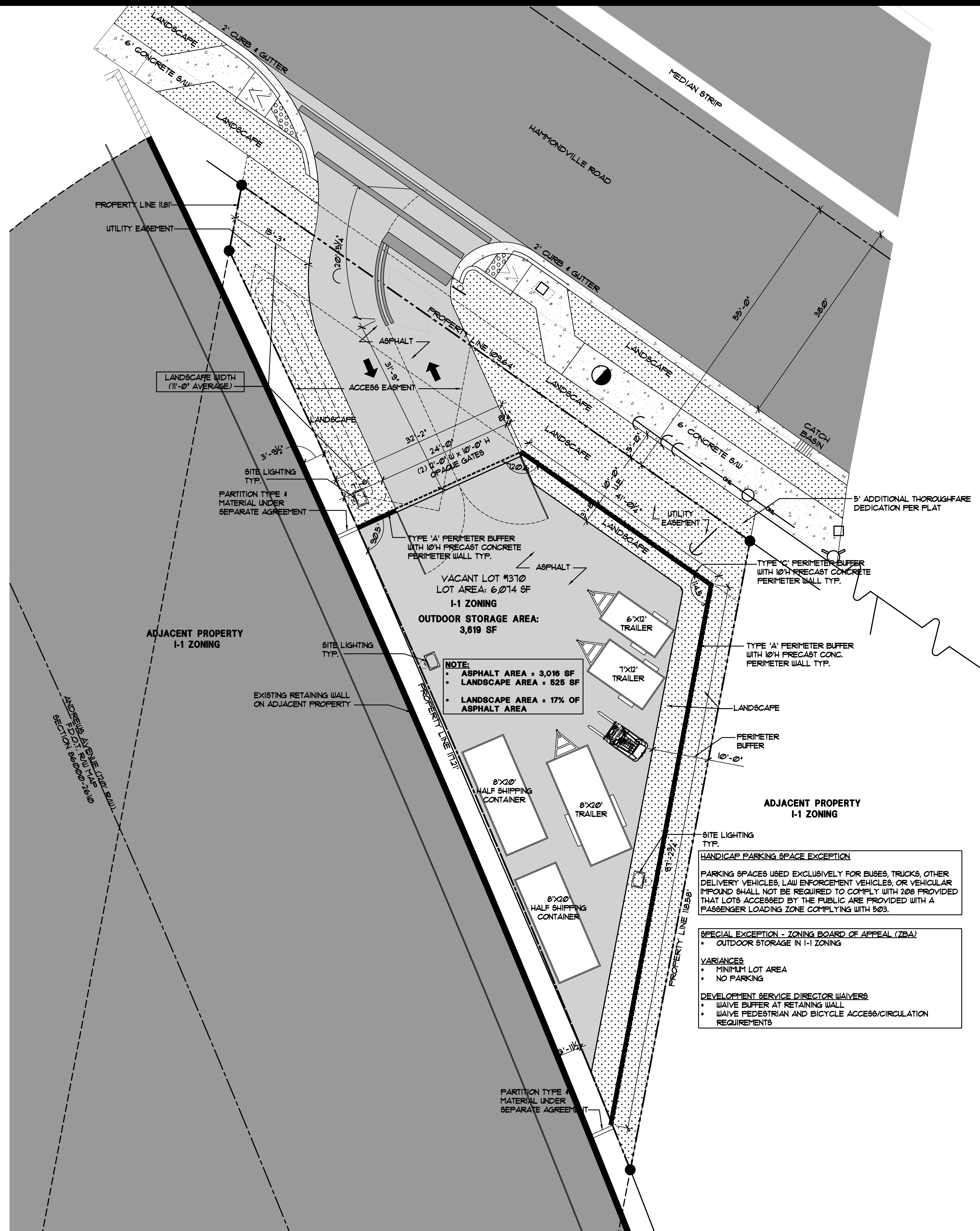




1370 MARTIN LUTHER KING JR DR  
POMPANO BEACH, FL 33060  
VACANT LOT

|                                 | ACRE                           | SQUARE FOOTAGE |
|---------------------------------|--------------------------------|----------------|
| NET SITE AREA                   | .14                            | 6,014 SF       |
| ZONING                          | I-1 - GENERAL INDUSTRIAL       |                |
| LAND USE DESIGNATION            | INDUSTRIAL                     |                |
| EXISTING USE                    | VACANT                         |                |
| PROPOSED USE                    | OUTDOOR STORAGE AS PRIMARY USE |                |
| ABUTTING PROPERTIES             | USE                            | ZONING         |
| NORTH - MARTIN LUTHER KING BLVD | --                             | --             |
| SOUTH - ANDREWS AVE             | --                             | --             |
| EAST                            | VACANT                         | I-1            |
| WEST                            | VACANT                         | I-1            |

|                 | REQUIRED         | EXISTING/PROPOSED |
|-----------------|------------------|-------------------|
|                 | SQ. FT. / LENGTH | SQ. FT. / LENGTH  |
| LOT AREA (MIN)  | 10000 SQ. FT.    | 6014 SQ. FT.      |
| LOT WIDTH (MIN) | 100 FT.          | 130'-4"           |

|               | REQUIRED |          | EXISTING/PROPOSED |          |
|---------------|----------|----------|-------------------|----------|
|               | SQ. FT.  | % OF LOT | SQ. FT.           | % OF LOT |
| PERVIOUS AREA | 1215 SF  | 20%      | 2078 SF           | 34%      |
|               |          |          |                   |          |

PARCEL 'A', HORN PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL  
'A'; THENCE ALONG THE WEST LINE OF PARCEL 'A',  
NORTH 10°46'40" EAST, A DISTANCE OF 3158 FEET TO  
THE POINT OF BEGINNING; THENCE CONTINUE ALONG  
SAID WEST LINE, NORTH 10°46'40" EAST, A DISTANCE OF  
212.75 FEET TO A POINT OF CURVATURE.

THENCE SOUTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2720.56 FEET, A CENTRAL ANGLE OF 3°44'03", A CHORD BEARING AND DISTANCE OF SOUTH 23°33'35" EAST, 171.19 FEET, AND AN ARC LENGTH OF 171.30 FEET TO A POINT ON THE EAST LINE OF PARCEL 'A'

THENCE ALONG SAID EAST LINE OF PARCEL 'A', SOUTH  
10°46'40" WEST, A DISTANCE OF 143.04 FEET TO A POINT  
AT THE SOUTHEAST CORNER OF PARCEL 'A'

THENCE ALONG THE SOUTH LINE OF PARCEL 'A', NORTH  
55°00'20" WEST, A DISTANCE OF 79.79 FEET TO A POINT  
OF CURVATURE.

THENCE CONTINUE NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2600.56 FEET, A CENTRAL ANGLE OF 1°00'16", A CHORD BEARING AND DISTANCE OF NORTH 21°04'23" WEST, 5163 FEET, AND AN ARC LENGTH OF 5165 FEET TO THE POINT OF BEGINNING.

SAID PORTION BEING DEDICATED FOR FLORIDA  
DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY  
PURPOSES, PER RIGHT-OF-WAY MAP SECTION  
86000-2610, FOR THE ANDREWS AVENUE EXTENSION  
PROJECT.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS, INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED FOR USE OR IN CONNECTION WITH THE SPECIFIED PROJECT, OR ANY OTHER PROJECT, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. NO SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS ARE TO BE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT/PLANNER/INC.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER DIMENSIONS SHOWN ON THESE DRAWINGS. THE ARCHITECT/PLANNER/INC. SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. THE ARCHITECT/PLANNER/INC. SHALL BE RESPONSIBLE FOR THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DETAILS OF ASSEMBLY SHALL BE PROVIDED BY THE MANUFACTURER. ALL DIMENSIONS SHALL BE PRECEDED BY THE MANIPULATION OF THESE 50 NOTED.

FAX: (954) 943-7708

PH: (954) 941-3329



**SMAX LLC  
(MAX MARINE ELECT.)  
OUTDOOR STORAGE**

**1370 DR. MARTIN LUTHER KING JR. BLVD.  
POMPANO BEACH, FL 33060**

DATE \_\_\_\_\_

2025-07-22

PROJECT NO.  
**25006**

| BY | REVISIONS | DATE |
|----|-----------|------|
|----|-----------|------|

SHEET NO.

# A-100

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