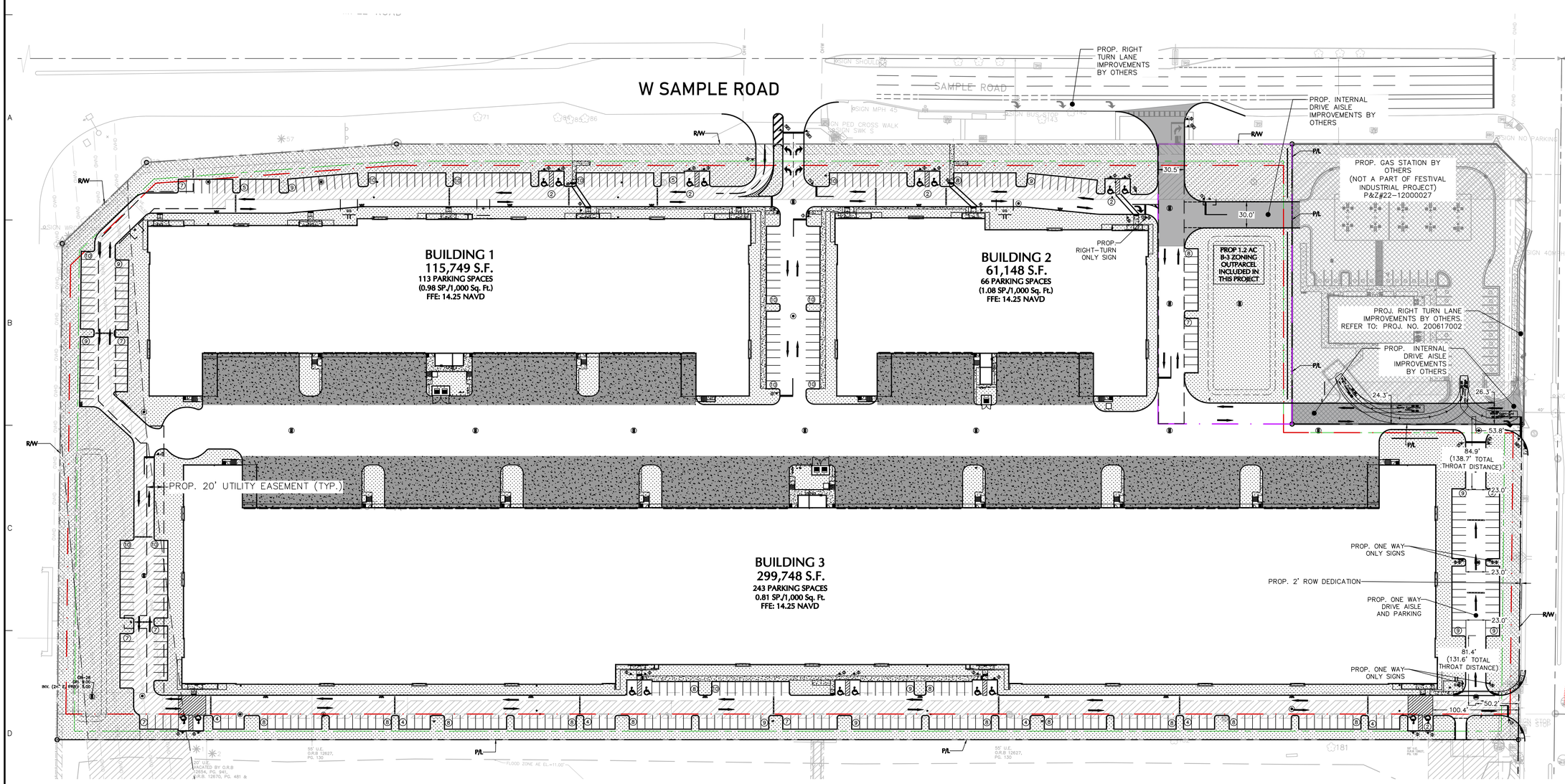

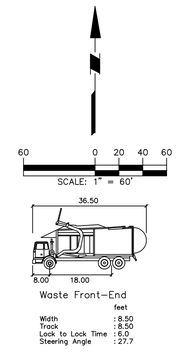

SIGN LEGEND

1. STOP SIGN (R1-1)
2. HANDICAP PARKING SIGN (R7-8)
3. LEFT-TURN ONLY (R3-5L)
4. RIGHT-TURN ONLY (R3-5R)
5. YIELD TO PEDESTRIAN (R1-5B)
6. ONE WAY (R6-1)
7. DO NOT ENTER (R5-1)
8. WRONG WAY (R5-1A)

POMPANO BEACH ZONING TABLE

ZONING DISTRICT: I-1 (General Industrial) [1], B-3 (General Business)[2]

	ITEM	Allowed/Required	Proposed
SITE	Land Use:	Warehouse (Distribution/Storage)	Warehouse (Distribution/Storage)
	Lot Area:		
	Min. Lot Area (I-1 Zoning)	10,000 SF (0.23 Acres)	1,040,518 SF (23.9 AC)
	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)
	Min. Lot Width	100 FT	1,709 FT
BUILDING	Building Setbacks:		
	Min. Front (N)	25 FT	86 FT
	Min. Side (E)	10 FT	100 FT
	Min. Side (W)	10 FT	99.2 FT
	Min. Rear (S)	30 FT	64.5 FT
	Building Height/Stories:	45 FT	44 FT
	Maximum Building Coverage	65%	46%
LANDSCAPE	Minimum Pervious Coverage	20%	20%
	Minimum Landscape Perimeter Buffer:		
	North	20 FT	31.3 FT
	East	20 FT	20 FT
	West	20 FT	20 FT
	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
	Min. Aisle Width	16 FT	16 FT
	Minimum Number of Loading Berths:	12	>12
	Min. Loading Berth Dimensions	12 FT X 55 FT	TBD
	Lot Accesses:		
	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 acre outparcel will be included into this industrial development.		

SITE INDEX

(I-1 ZONING)	SF	ACRES	%
AREA	1,040,518	23.9	95%
PROPOSED PERVIOUS AREA	190,302	4.4	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 REQUIRED PERVIOUS AREA	218,353	5.0	20%
TOTAL PROPOSED PERVIOUS AREA	219,410	5.1	20%

FESTIVAL INDUSTRIAL (I-1 ZONING)	SF	PARKING SPACES PROVIDED	PARKING RATIO
BUILDING 1	115,749	113	0.98
BUILDING 2	61,148	66	1.08
BUILDING 3	299,748	243	0.81
TOTAL BUILDING AREA (TOTAL SITE)	476,645	422	0.89
PARKING REQUIREMENTS	SF	PARKING SPACES REQUIRED	
I-1 ZONING			
OFFICE (1/400 SF)	47,665		120
WAREHOUSE (1/2500 SF)	428,981		176
TOTAL			296

LEGEND

- PERIMETER LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- B-3 ZONING OUTPARCEL
- PROPERTY LINE
- PROPOSED LANDSCAPE AREA
- PROPOSED MULCH

BC TRANSIT NOTES:
- MAINTAIN PASSENGER ACCESS TO AND FROM BUS STOPS DURING CONSTRUCTION.
- IN THE EVENT THAT THE PROJECT IS TO IMPACT ANY BUS STOP, COORDINATE THE TEMPORARY RELOCATION OF THE BUS STOP OR BUS STOPS WITH KURT PETGRAVE AT 954-357-6793, KPETGRAVE@BROWARD.ORG AT LEAST 2 WEEKS BEFORE START OF CONSTRUCTION.
- EXISTING BUS SHELTER, BUS STOP SIGN AND SIGN POST, BIKE RACK AND AMENITIES SHALL BE PROTECTED FROM BEING DAMAGED DURING CONSTRUCTION AND REINSTATED IN ORIGINAL CONDITION, ANY DAMAGE TO BE AT CONTRACTOR'S EXPENSE.

NEEDED FIRE FLOW CALCULATIONS
(PER NFPA STANDARDS)

BUILDING UNITS	2	
BUILDING NAMES/LABELS	BUILDING 1	BUILDING 2
BUILDING CONSTRUCTION TYPE	IIB	IIB
BUILDING SPRINKLER TYPE	QUICK RESPONSE - COMMERCIAL FIRE SPRINKLER HEAD	
BUILDING FLOOR AREA	114,894 S.F.	60,301 S.F.
BUILDING STORIES	1	1
BUILDING HEIGHT	38'-6"	38'-6"
REQUIRED FIRE FLOW	7,250 -75% = 1,812 GMP	5,250-75%= 1,312 GPM

The minimum fire flow is measured at 20 psi (137.9 kPa) residual pressure, must not be less than 1000 gpm. The total length of pipe going into the fire hydrants from the mains are 314 L.F.

18.4.4.3.3
Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).

18.4.4.3.4*
Required fire flow for buildings protected by an approved automatic sprinkler system shall not exceed 2000 gpm (7571 L/min) for 2 hours.

18.4.4.4* Required Fire Flow and Automatic Sprinkler System Demand.
For a building with an approved fire sprinkler system, the fire flow demand and the fire sprinkler system demand shall not be required to be added together. The water supply shall be capable of delivering the larger of the individual demands.

Date	Description	No.
REVISIONS		

MICHAEL P. CARR LICENSE No. 72424 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael Carr, 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.

SIGNATURE DATE SIGNED

MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

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FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project
FESTIVAL INDUSTRIAL
POMPANO BEACH
BROWARD COUNTY FLORIDA

Drawing Title
OVERALL SITE PLAN

Project No.	Drawing No.
330134201	SP-1.0
Date: JUNE 27, 2025	
Drawn By: EWM	
Checked By: MPC	

LANGAN
Project No. 330134201

P&Z PZ24-12000024 09/24/2025

P&Z PZ24-12000024 08/27/2025

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