



OWNER/APPLICANT:	JOEFRAN INVESTMENTS, LLC
CURRENT USE:	VACANT LOT
FEMA FLOOD ZONE:	ZONES X AND AE (BFE 7) PER FIRM PANEL 12011C0359J DATED JULY 31, 2024

OVERALL SITE AREA:	24,503 SF (0.563 AC)
LAND USE DESIGNATION:	INDUSTRIAL (I)
ZONING DESIGNATION:	GENERAL INDUSTRIAL
ABUTTING ZONING DESIGNATION:	GENERAL INDUSTRIAL
WATER/WASTEWATER SERVICE PROVIDER:	POMPANO BEACH

	<u>REQUIRED</u>	<u>PROVIDED</u>
MIN. LOT AREA	10,000. SF	24,503. SF
MIN. LOT WIDTH	100'	100.01'
MAX. LOT COVERAGE	60%	0%
MIN. PERVIOUS AREA	20%	36.8%

LAND USE AREA BREAKDOWN:
OVERALL SITE PLAN AFFECTED AREA:

<u>PERVIOUS AREA:</u>	<u>AFFECTED AREA</u>
GREEN AREAS:	9,023. SF (36.8%)
TOTAL PERVIOUS:	9,023. SF (36.8%)
<u>IMPERVIOUS AREA:</u>	
PAVING	15,032. SF (61.4%)
CURB	448. SF (1.8%)
TOTAL IMPERVIOUS:	15,480. SF (63.2%)
<u>TOTAL AFFECTED AREA</u>	<u>24,503. SF (100%)</u>

PARKING CALCULATIONS:

REQUIRED: $(13,082 \text{ SF} \times 1 \text{ SPACE}/1,000 \text{ SF}) = 13.1 \text{ SPACES}$

EXISTING: 15 SPACES

PROPOSED: 12 ADDITIONAL SPACES

NOTE:

1. THE MAXIMUM HEIGHT OF THE EXTERIOR LIGHTING, WHETHER MOUNTED ON POLES OR WALLS, SHALL NOT EXCEED 20 FEET IN THOSE PARTS OF NONRESIDENTIAL DISTRICT WITHIN 200 FEET OF A RESIDENTIAL ZONING DISTRICT. ALL OTHER LIGHTS SHALL NOT EXCEED 30 FEET.

2. SUFFICIENT "BROWARD SHERIFF'S OFFICE - NO TRESPASS" SIGNAGE WILL BE POSTED AT ALL GATES AND ACCESS TO THE PROPERTY.

THE SOUTH 100.00 FEET OF THE NORTH 2,035.00 FEET OF THE EAST 248.00 FEET OF THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 LYING SOUTH OF GOVERNMENT LOT 5, SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PROPERTY LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA, LESS THE WEST 3.00 FEET.

[illegible]

Sunshine 811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

PROJECT No.:	F250001
DRAWN BY:	CAD
CHECKED BY:	MAT
DATE:	02/24/2025
CAD I.D.:	F250001-SITE

PROJECT:

**980 SW 12th AVE.
POMPANO BEACH**

— FOR —

**JOEFARAN
INVESTMENTS, LLC**

POMPANO BEACH
FLORIDA

THOMAS
ENGINEERING GROUP

6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
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RYAN OSCAR THOMAS

PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 53891

August 12, 2025
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-06