

PROJECT NARRATIVE

Southeastern Freight (SEF) is expanding the current facility by the following parameters:

- SEF has purchased the property to the West (7,2904 acres) and will now control and operate on a net lot acreage of 13,3604 acres.
- No renovations are planned for the existing buildings on the existing SEF lot
- No renovations are planned for the existing public parking or public access of the existing SEF lot
- SEF will be abandoning portions of existing ingress/egress easements along the north property line of the existing and newly acquired lots.
- SEF will be demolishing and removing portions of the existing asphalt drive along the north property line of the existing lot and will be replacing with landscape.
- SEF will be demolishing all existing buildings, foundations and pavement on newly acquired 7,2904 acres.
- SEF is proposing a multiple phased project.
- SEF will be constructing a new 60' x 418' (25,560sq.ft.) covered loading dock as part of Phase 1
- The design of the new loading dock will be an extension and similar in design to the existing loading dock
 - high raised concrete platform
 - 19'-1" max. height metal roof
 - Metal columns.
 - There will be no walls.
- Attached to the proposed loading dock will be a new 512 sq. ft. restroom facility
- SEF is proposing a future Phase II expansion of 19,937sq.ft. of loading docks
- SEF is proposing a future fueling station and canopy on the south portion of the site
 - Fueling station is not part of Phase 1
 - Fueling station will be permitted under separate permit
- SEF will be adding a separate 11,000 sq. ft. shop building on the NW portion of the site.
- The shop building will contain:
 - (5) fleet truck repair bays
 - (1) office
 - (1) conference room
 - Restroom/locker room facilities.
- SEF will be altering the existing site by:
 - Adding concrete aprons at new loading docks
 - Altering existing fencing and landscape
 - Altering (1) auto access gate
 - Adding asphalt drives as required to maneuver around building
 - Adding a 2.42 acre wet retention area
 - Adding a 3.06 acre dry retention area
- SEF will be adding 67 new trailer parking spaces

SITE INFORMATION:

JURISDICTION:	CITY OF POMPANO BEACH, FL.
WATER AND WASTEWATER PROVIDER:	CITY OF POMPANO BEACH
BUILDING CODE:	EXISTING BUILDING BUILT UNDER THE FLORIDA BUILDING CODE (2001 ED) AND ALL STATE AND LOCAL AMENDMENTS. NEW BUILDING BUILT UNDER THE FLORIDA BUILDING CODE (2017 ED)
NO DWELLINGS ARE PROPOSED. PRINCIPLE USE IS DISTRIBUTION FACILITY. ACCESSORY USE IS FLEET TRUCK SERVICE.	

USE:	AREA:	PARKING REQUIRED:	PARKING PROVIDED:	HANDICAP PARKING REQUIRED:	HANDICAP PARKING PROVIDED:
OFFICE SPACE (1st & 2nd flr)	9,480 SF	38 (1 PER 250 SF)	38	2	2
LOADING DOCK AREA (1st flr)	51,240 SF	62 (first 10,000 SF = 20 then 1 PER 1000 SF)	62	3	3
WAREHOUSE STORAGE (1st flr)	12,336 SF	8 (first 3,000 SF = 4 then 1 PER 2500 SF)	8	1	1
REST AREA BUILDING (1st flr)	4,399 SF	18 (1 PER 250 SF.)	18	1	1
SHOP BUILDING	11,000 SF	11 (1 PER 1000 SF.)	11	1	1
TOTAL =	88,455 SF.	137 PKG REQ'D	137 PROVIDED	8 PKG REQ'D	8 PROVIDED

REQUIRED:	EXISTING:	PROPOSED (COMBINED WITH EXPANSION)
ZONING:	I-1-GEN INDUST.	I-1-GEN INDUSTRIAL
LAND USE:	I-INDUSTRIAL	I-INDUSTRIAL
ABUTTING PROPERTIES ZONING:	NORTH: INDUSTRIAL SOUTH: INDUSTRIAL WEST: RESIDENTIAL EAST: INDUSTRIAL	

NET ACREAGE =	MIN. 10,000	727,140 SF (16.69 ACRES)	1,050,792 SF (24.12 ACRES)
LOT WIDTH=	MIN. 100'	530'	530'

BUILDING SQUARE FOOTAGE =	UNSPECIFIED	51,895 SF	88,455 SF
TOTAL BUILDING FOOTPRINT = <td>UNSPECIFIED</td> <td>50,518 SF</td> <td>87,360 SF</td>	UNSPECIFIED	50,518 SF	87,360 SF
PERCENT SITE COVERAGE =	65% MAX	7.05%	8.31%

TOTAL PERVIOUS AREA=	20% MIN.	33% (347,747 SF)	33% (347,747 SF)
TOTAL IMPERVIOUS AREA=	UNSPECIFIED	66% (703,045 SF)	66% (703,045 SF)

MAX. BUILDING HEIGHT=	45'	32'-0"	32'-0"
SETBACKS=	FRONT= 25' SIDE= 10' REAR= 30'	149'-0" 220'-1"68"-6" 525'-9"	149'-0" 220'-1"68"-6" 851'-6"

PARKING CALCULATIONS:

USE:	AREA:	PARKING REQUIRED:	PARKING PROVIDED:	HANDICAP PARKING REQUIRED:	HANDICAP PARKING PROVIDED:
OFFICE SPACE (1st & 2nd flr)	9,480 SF	38 (1 PER 250 SF)	38	2	2
LOADING DOCK AREA (1st flr)	51,240 SF	62 (first 10,000 SF = 20 then 1 PER 1000 SF)	62	3	3
WAREHOUSE STORAGE (1st flr)	12,336 SF	8 (first 3,000 SF = 4 then 1 PER 2500 SF)	8	1	1
REST AREA BUILDING (1st flr)	4,399 SF	18 (1 PER 250 SF.)	18	1	1
SHOP BUILDING	11,000 SF	11 (1 PER 1000 SF.)	11	1	1
TOTAL =	88,455 SF.	137 PKG REQ'D	137 PROVIDED	8 PKG REQ'D	8 PROVIDED

TRAILER PARKING COUNT:	USE:	EXISTING:	PROPOSED:	TOTAL:
LOADING BAY PARKING		87 SPACES	78 SPACES	165 SPACES
TRAILER PARKING		129 SPACES	60 SPACES	189 SPACES

NOTES:

- PARKING SPACE DIMENSIONS SHALL BE 9'x18' FOR INDUSTRIAL USES. 10'x20' SPACES ARE PROVIDED FOR TRUCK TRACTOR PARKING.
- EXISTING HANDICAP SPACES ARE 11'-0" X 15'-0" DEEP WITH MIN. 5' ACCESS AISLE. NO ACCESSIBLE SPACES ARE PROPOSED.

Legal Description

A portion of the Southeast one-quarter (SEK) of Section 3, Township 49 South, Range 42 East, more particularly described as follows:

Commencing at the Northeast corner of the Southeast one-quarter (SEK) of said Section 3, then due West on the said North line of the Southeast one-quarter (SEK) of Section 3, a distance of 233.39 feet to the Point of Beginning; thence due South a distance of 50.00 feet; thence South 03°17'00" East, a distance of 500.81 feet; thence due West, on a line 550 feet South of (as measured at right angles) and parallel to the said North line of the Southeast one-quarter (SEK) of Section 3, a distance of 1230.87 feet; thence due North, a distance of 50.00 feet; thence due West, a distance of 44.40 feet to a reference point "A"; thence due North, a distance of 500.00 feet to a point on said North line of the Southeast one-quarter (SEK) of Section 3; thence due East, on the said North line of the Southeast one-quarter (SEK), a distance of 1246.59 feet to the Point of Beginning.

TOGETHER WITH:

Beginning at the aforementioned reference point "A"; thence due West, along a line 500 feet South of (as measured at right angles) and parallel to the said North line of the Southeast one-quarter (SEK) of Section 3, a distance of 553.92 feet, to a point on a curve; thence Northwesterly along said curve to the right, whose tangent bears North 67°24'46" West, with a radius of 325.62 feet, a central angle of 35°25'44"; an arc distance of 202.19 feet to a point of tangency; thence North 28°25'44" West, a distance of 84.00 feet to a point of curve; thence Northwesterly along said curve to the right, with a radius of 378.40 feet, a central angle of 09°23'16"; an arc distance of 80.00 feet to a point on the East right of way line, thence North 09°07'00" East, a distance of 116.38 feet; thence South 08°05'16" East, a distance of 84.84 feet; thence South 25°38'51" East, a distance of 75.51 feet; thence South 28°25'44" East, a distance of 84.00 feet to a point of curve; thence Southeasterly on said curve to the left, with a radius of 203.64 feet, a central angle of 37°25'16"; an arc distance of 183.24 feet; thence due East, along a line 400.00 feet South of (as measured at right angles) and parallel with the said North line of the Southeast one-quarter (SEK) of Section 3, a distance of 545.66 feet; thence due South a distance of 40.00 feet to said reference point "A", and the Point of Beginning.

NOW KNOWN AS:

Parcels "A" and "B", LAMONT PLAT, according to the plat thereof, as recorded in Plat Book 172, Pages 132 and 133 of the public records of Broward County, Florida.

TOGETHER WITH:

A Parcel of Land in the Southeast one-quarter (SEK) of Section 3, Township 49 South, Range 42 East, being more particularly described as follows:

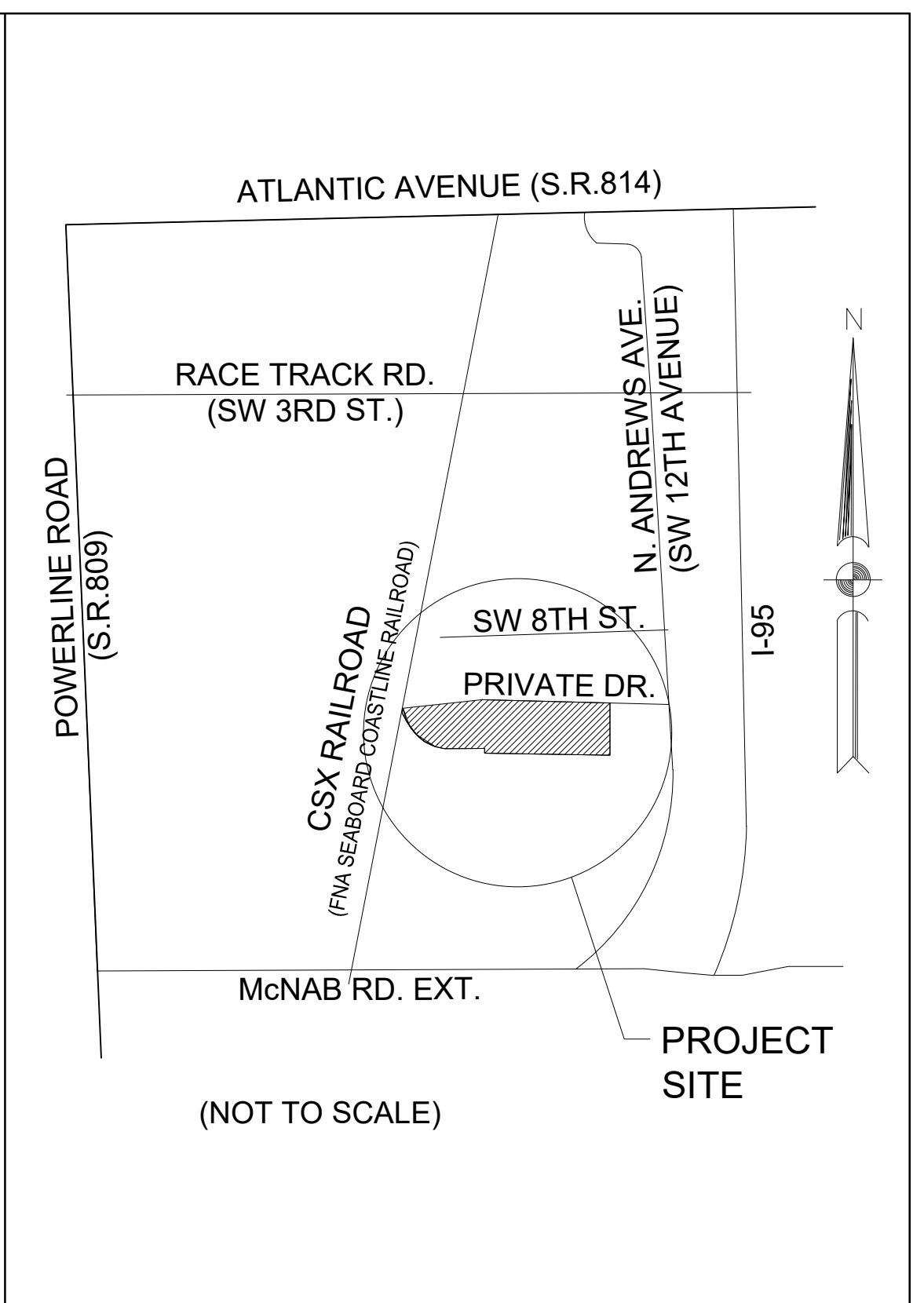
Commencing at the Northeast corner of said Southeast one-quarter (SEK) of Section 3, thence run West 1479.80 feet along the North line of said Southeast one-quarter (SEK) to the Point of Beginning; thence run West along said North line of the Southeast one-quarter (SEK), a distance of 730.70 feet to an intersection with the Easterly Right-of-Way line of the Seaboard Coast Line Railroad and the North line of the said Southeast one-quarter (SEK) of Section 3; thence South 09°07'00" West along said Easterly Right-of-Way line a distance of 128.88 feet; thence South 08°05'16" East a distance of 84.84 feet; thence South 25°38'51" East, a distance of 75.51 feet; thence South 28°25'44" East, a distance of 84.00 feet to a Point of Curve; thence Southeasterly along a curve to the left, with a radius of 203.62 feet and a central angle of 37°25'16" an arc distance of 183.24 feet; thence due East along a line of 460.00 feet South of and parallel to said North line of the Southeast one-quarter (SEK) of Section 3, a distance of 545.66 feet; thence due North a distance of 460.00 feet along a line perpendicular to the last described course, to the Point of Beginning.

LESS THE FOLLOWING DESCRIBED REAL PROPERTY:

A portion of the Southeast one-quarter (SEK) of Section 3, Township 49 South, Range 42 East, being more particularly described as follows:

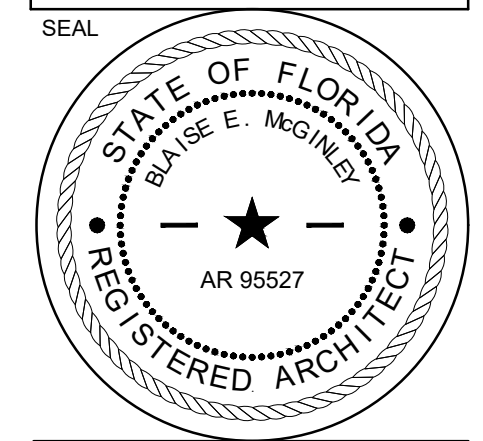
Commencing at the Northeast corner of said Southeast one-quarter (SEK) of Section 3, thence run West 1479.80 feet along the North line of said Southeast one-quarter (SEK), thence run South along a line perpendicular to the North line of the Southeast one-quarter (SEK), a distance of 10.00 feet to the Point of Beginning; thence continue South along said course a distance of 60.00 feet; thence West along a line 70.00 feet South of and parallel to said North line of the Southeast one-quarter (SEK), a distance of 70.00 feet; thence North along a line perpendicular to the last described course, a distance of 60.00 feet; thence East along a line 10.00 feet South and parallel to the said North line of the Southeast one-quarter (SEK), a distance of 70.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and Containing 1,044,585 square feet or 23,9804 acres, more or less.



REVISIONS:

1	DRC COMMENTS	05-29-2019
---	--------------	------------



CONSULTANT
BLAISE E. MCGINLEY
 Fl Reg # 95527
 6/11/2019

STILES ARCHITECTURAL GROUP
 301 East Las Olas Blvd
 Fort Lauderdale, Florida,
 954 - 627 - 9180 33301
 FL. REG # AA-26001798

PROJECT NARRATIVE

NOTE: BUILDING WILL BE 100% FIRE SPRINKLERED. BACKFLOW PREVENTOR SHALL BE SCREENED BY LANDSCAPE HEDGES

NOTE: FIRE HYDRANTS, FIRE CONNECTIONS, AND CHECK VALVE DEVICES INDICATED ON CIVIL DRAWINGS AND WATER SHALL BE AVAILABLE TO FIRE HYDRANT BEFORE BEGINNING CONSTRUCTION.

NOTE: EXCEPT WHERE NOTED ALL TYPICAL PARKING SPACES TO BE REDUCED TO 18' DEPTHS WITH CONTINUOUS 6" EXTRUDED CURBS IN LIEU OF WHEEL STOPS. TWO FEET OF LANDSCAPE NOT PART OF INTERIOR LANDSCAPE CALCULATIONS

KNOX BOX WILL BE PROVIDED FOR FIRE DEPARTMENT USE AT MAIN GATE ENTRY LOCATIONS

NOTE: LANDSCAPE AREAS SHALL NOT OBSCURE OR BLOCK FIRE HYDRANTS OR SIAMSE CONNECTIONS.

NOTE: TRAILERS ARE NOT TO BE PARKED MORE THAN 24 HOURS ON SITE.

GENERAL NOTES/INFORMATION/CALCULATIONS

NOTE: SLOPE ALL SIDEWALKS 1:12 MAXIMUM TO MEET ASPHALT PAVEMENT AT VEHICULAR INTERSECTION LOCATIONS. PROVIDE DETECTABLE WARNING SURFACE W/ EXPOSED AGGREGATE NON SKID SURFACE ACHIEVED WITH METAL LATH IMPRINTS AT ALL RAMPED SURFACES TO MEET ADA AND FLORIDA ACCESSIBILITY REQUIREMENTS

NOTE: GRADE ADJACENT TO BUILDING SHALL BE 1" BELOW FINISHED FLOOR (TYP. AROUND PERIMETER)

GENERAL NOTES:
 ELECTRIC - COORDINATE WITH FPM FOR UNDERGROUND SERVICE. WATER AND SEWER - COORDINATE WITH CITY UTILITIES
 DEPARTMENT SITE AND SECURITY LIGHTING A MIN. OF 0.5 FOOT CANDLES SHALL BE ACHIEVED ON THE GROUND AND THE ROOF. PARKING NEW LANDSCAPE - TO MEET CITY CODE

NOTE: SIGHT TRIANGLE NOT REQUIRED PER SECTION 155.040 OF POMPANO BEACH ZONING CODE. ACCESSSES DO NOT INTERSECT PUBLIC RIGHT-OF-WAYS.

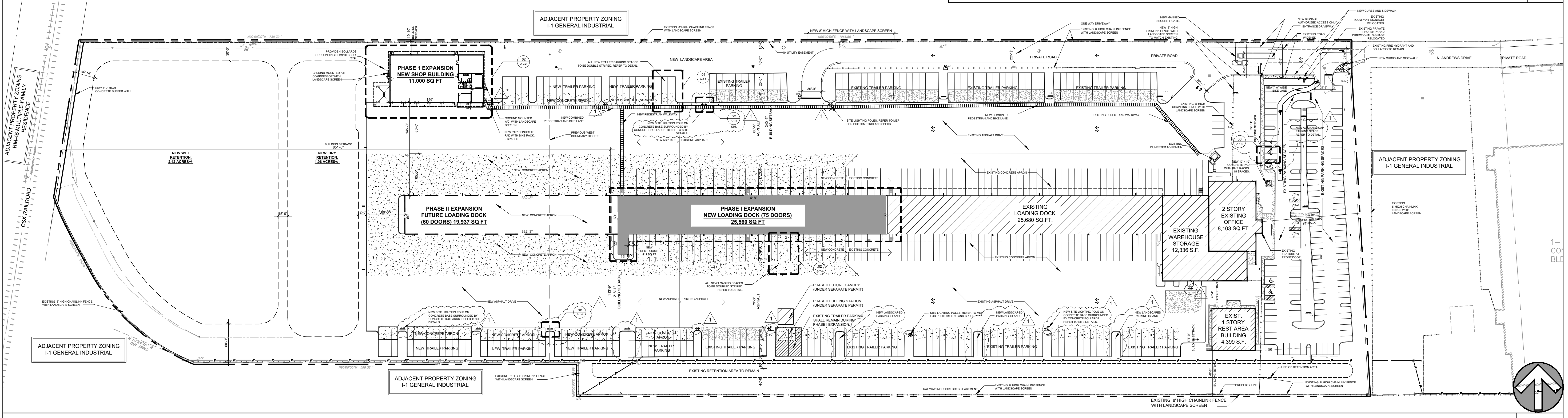
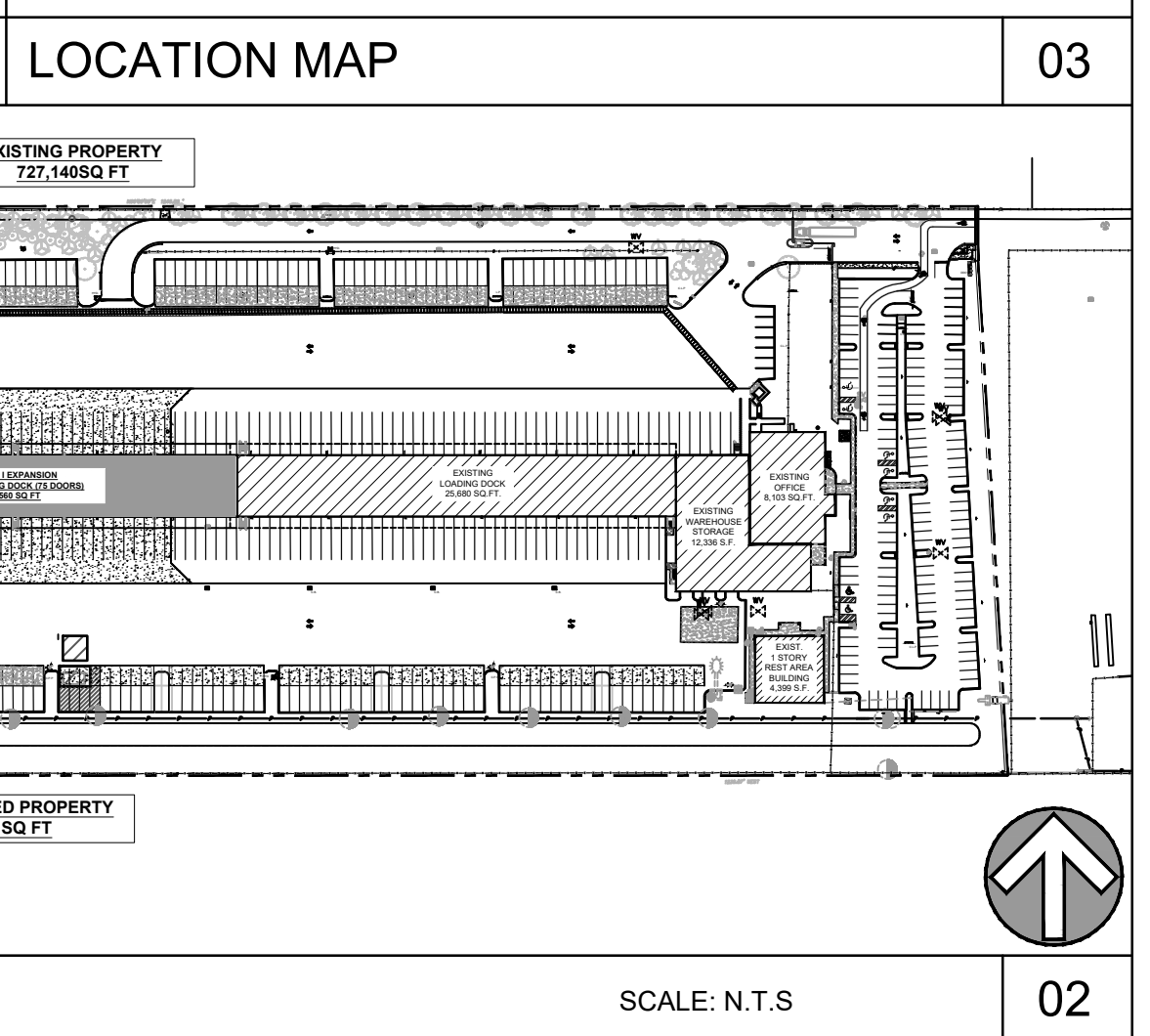
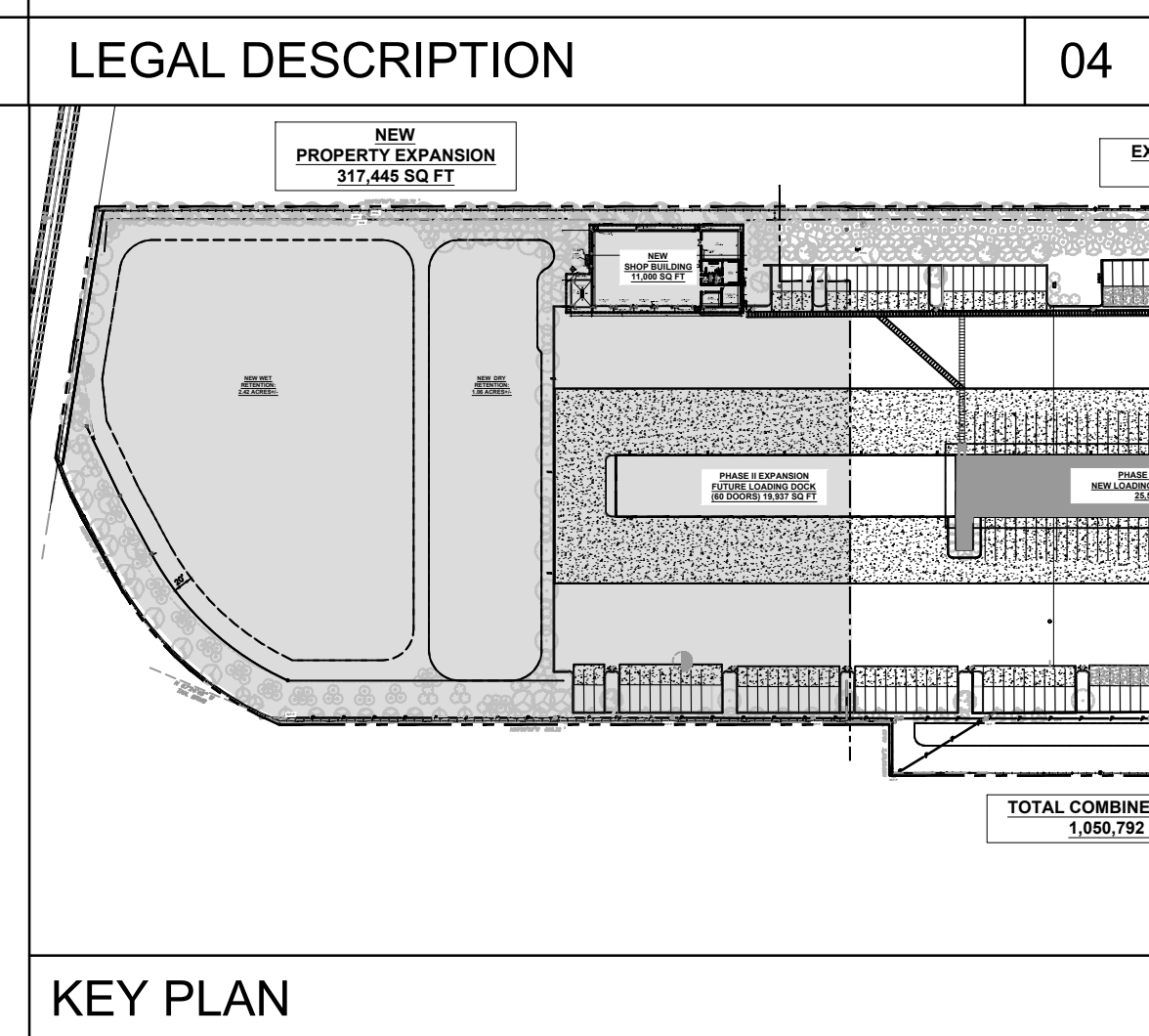
NOTE: ALL EXISTING HANDICAP PARKING SPACES TO BE ADA COMPLIANT.

LEGAL DESCRIPTION

NOTE: AIR CONDITIONERS, PUMPS, TRANSFORMERS, BACKFLOW PREVENTORS AND OTHER SIMILAR EQUIPMENT WILL BE SCREENED BY APPROVED LANDSCAPED HEDGES.

NOTE: ALL LANDSCAPE AREAS TO BE PROTECTED FROM VEHICLE ENCROACHMENT BY 6" CONCR. CURBS. SEE CIVIL FOR CURB TYPES

FIRE ACCESS DRIVES WHERE NOTED SHALL HAVE A MINIMUM 50' OUTSIDE TURNING RADIUS AND WILL MAINTAIN A 12' LANE WIDTH THROUGHOUT THE INSIDE CORNERS



A PROPOSED FACILITY EXPANSION FOR:
SOUTHEASTERN FREIGHT LINES
 933 SW 12TH AVE,
 POMPANO BEACH, FL 33069

OVERALL SITE PLAN

A-1.2

PROJECT NO:
 73989
 DRAWN BY:
 KW
 CHECKED BY:
 BM
 DATE:
 March 12, 2019

DRC APPLICATION SUBMITTAL