

C. Intensity and Dimensional Standards ¹

Lot area, minimum (sq ft)	10,000	Typical Lot Pattern
Lot width, minimum (ft)	100	
Density, maximum (du/ac)	n/a ⁴	
Lot coverage, maximum (% of lot area)	60	
Pervious area, minimum (% of lot area)	20	
Height, maximum (ft)	105 ²	
Front yard setback, minimum (ft)	0	
Street side yard setback, minimum (ft)	0 ³	
Setback from a waterway or canal, minimum (ft)	15	
Setback from the historic dune vegetation line, minimum (ft)	25	
Interior side yard setback, minimum (ft)	0 ³	
Rear yard setback, minimum (ft)	30	

Dimensional Standards for Accessory Structures

See Accessory Use -Specific standards in Article 4: Part 3.

NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]

1. See measurement rules and allowed exceptions/exceptions in Article 9: Part 4.

2. Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits in Section 155.3707.

3. Increased 1 ft for each 4 ft (or major fraction thereof) the structure's height exceeds 50 ft.

4. Mixed Use and Multi-Family Residential Development along the NW 31st Avenue between Dr. MLK, Jr Blvd and Atlantic Blvd may be permitted in the same manner (intensity and dimensional standards, development standards) as a B-3 (155.3304) Zoned property, subject to allocation of flex or reserve units in accordance with Chapter 154, Planning or the allocation of residential units in accordance with County Affordable Housing Policy 2.16.3 (if less than 10-acres) or Policy 2.16.4 and Article 3, Use Standards.

If the B-4 zoned areas adjacent to the 11-acre park west of NW 31st Avenue and east of Luzano and the Golfview Estates MHP are redeveloped to residential or mixed use, ensure the future site plans for those properties provide access from NW 31st Avenue to the City's wellfield on the 11-acre park site, as deemed necessary by Water Utilities at the time of site plan approval.

LEGAL DESCRIPTION

POMPAÑO BEACH INDUSTRIAL CENTER 39-24 B LOTS 5,6 BLK 3.

SCOPE OF WORK:

THE PURPOSE OF THIS PERMIT IS TO:

1. BUILD AN ADDITION TO AN EXISTING BUILDING.
2. INSTALL NEW PARKING SPACES.
3. INSTALL NEW LANDSCAPING.
4. BUILD A NEW DUMPSTER ENCLOSURE.

SITE DATA

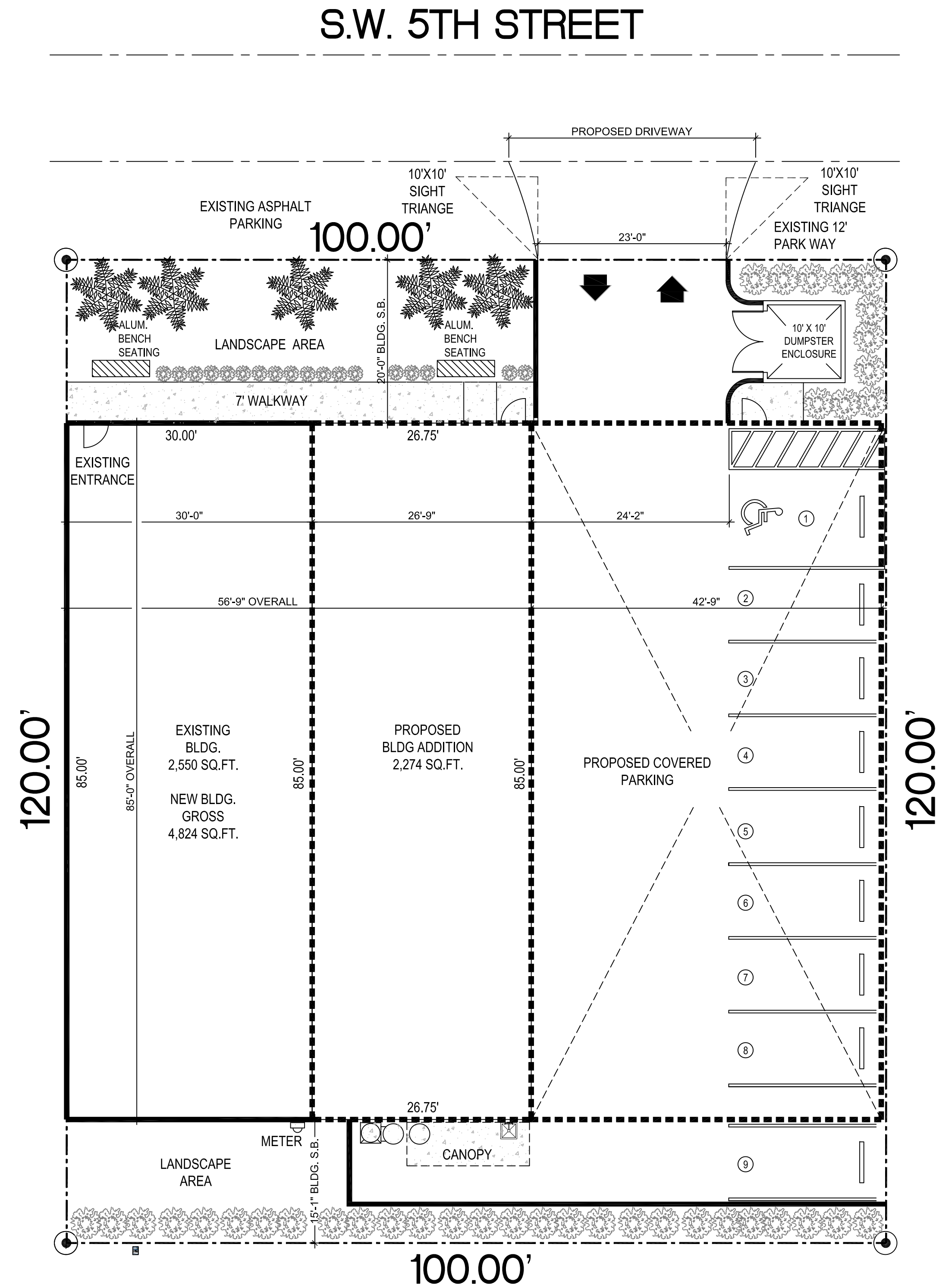
EXISTING ZONING = B-4
LOT AREA = 12,000 SQ.FT.
TOTAL GROSS BLDG. AREA = 4,824 SQ.FT.
BLDG. LOT COVERAGE AREA (40%) = 4,824 SQ.FT.
LANDSCAPE AREA (18%) = 2,160 SQ.FT.
IMPERVIOUS (42%) = 5,016 SQ.FT.
PERVIOUS (18%) = 2,160 SQ.FT.

SETBACKS	REQUIRED	PROVIDED
FRONT	0'-0"	20'-0"
RIGHT SIDE	0'-0"	0'-7"
LEFT SIDE	0'-0"	EXISTING
REAR	30'-0"	15'-1"

PARKING REQUIREMENT

PAINT BODY / WRECK SERVICES AREA: 4,219 SQ.FT. / 500 = 8 SPACES
OFFICE AREA: 605 SQ.FT. / 400 = 2 SPACES

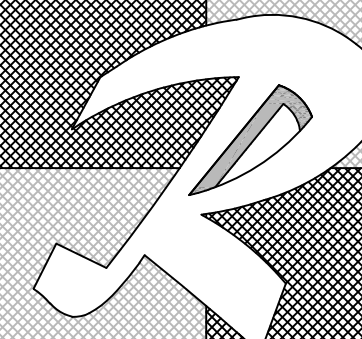
TOTAL PARKING SPACES REQUIRED = 10 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 9 PARKING SPACES



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

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PROPOSED BLDG. ADDITION & PARKING FOR:

50 S.W. 5TH STREET

50 S.W. 5TH STREET POMPAÑO BEACH, FL 33060

Ramos Architects & Associates

780 TAMiami CANAL ROAD MIAMI, FL 33144

[305] 506-7388

SEAL:

ARCHITECT OF RECORD
JOSE RAMOS | FLA. REG. AR11115 | AAC1595

DATE: 02/20/25

09/30/25

PROJECT NUMBER

24151

SHEET

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