

DRC

PZ25- 12000043
01/21/2026

MATCHLINE - SEE SHEET SP-3.2 FOR CONTINUATION

A
B
C
D
E
F

PORTION OF TRACT G
POMPANO INDUSTRIAL PARK THIRD ADDITION
P.B. 111 PG. 33

LANDS OF
33 NW 33RD ST INDUSTRIAL, LLC
INSTR. 117728272
PID: 4842-21-07-0070
AREA= 451,421 SF OR 10.363 ACRES

TRACT F
POMPANO INDUSTRIAL PARK THIRD ADDITION
P.B. 111 PG. 33

LANDS OF
POWERLINE PARK SERVICE ASSOCIATION, INC.
O.R.B. 21444 PG. 917
PID: 4842-21-07-0080

EXIST. 50' UTILITY EASEMENT
O.R.B. 12627 PG. 130

N89°41'47"E 40.73'
EXIST. 20' UTILITY EASEMENT
P.B. 111 PG. 33

N00°19'17"E
186.39'(M)
188.82'(R)

N.W. 27TH AVENUE
VARIABLE WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
P.B. 111 PG. 33

NW 27TH AVE

BLOUNT ROAD

BUILDING HEIGHT	42.3'
REQ. FOUNDATION PLANTING WIDTH	22'
50% REDUCTION (REFER TO LANDSCAPE PLANS FOR SUPERIOR LANDSCAPING REQUIREMENTS)	11'
PROVIDED WIDTH	12'

BUILDING 2
71,755 S.F.
62 SPACES
0.86 SPACES / 1,000 SF

BUILDING HEIGHT	42.3'
REQ. FOUNDATION PLANTING WIDTH	22'
50% REDUCTION (REFER TO LANDSCAPE PLANS FOR SUPERIOR LANDSCAPING REQUIREMENTS)	11'
PROVIDED WIDTH	11'-15'

S89°47'14"W 1810.06'
(BASIS BEARING)

N.W. 33RD STREET

60' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
P.B. 172 PG. 129

NW 33RD ST

30 0 15 30
SCALE: 1" = 30'

SP-3.1

SP-3.2

SP-3.3

KEYMAP

LEGEND

	PROPERTY LINE
	LANDSCAPE BUFFER LINE
	BUILDING SETBACK LINE
	PROPOSED LANDSCAPE AREA

SIGNATURE
MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

DATE SIGNED

LANGAN

Langan Engineering and
Environmental Services, LLC.

110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301

T: 954.320.2100 F: 954.320.2101 www.langan.com
FBPE REGISTRY NO. 65011.B8172L8198

Project

FESTIVAL SOUTH

NW 33RD ST
POMPANO BEACH

BROWARD COUNTY FLORIDA

Drawing Title

**PARTIAL
PERVIOUS PLAN**

Project No.

330134202

Date

DECEMBER 2025

Drawn By

DMP

Checked By

CL

Drawing No.

SP-3.3

Date	Description	No.
	Revisions	