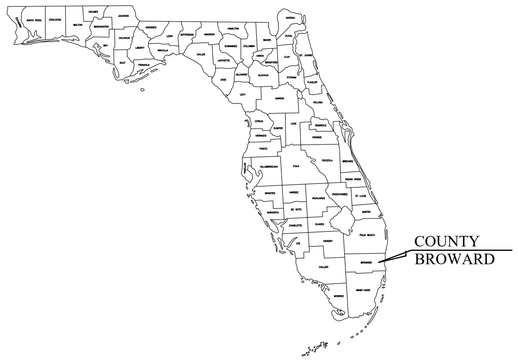
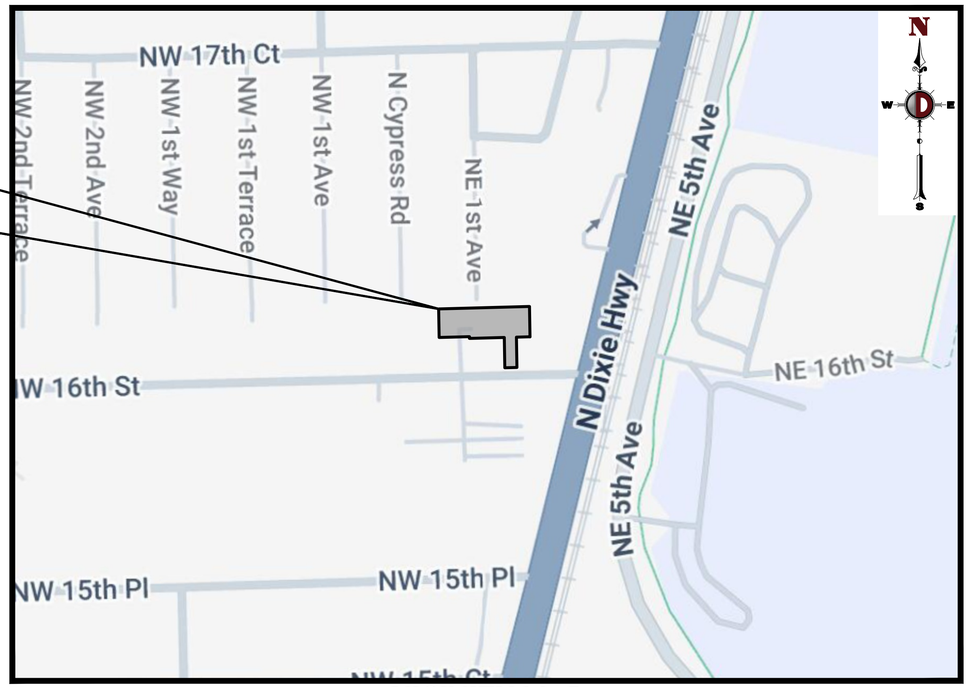
ENTITLEMENT PLANS
FOR
PROPOSED WAREHOUSE ADDITION



115 NW 16TH STREET
POMPANO BEACH, FLORIDA 33060
PARCEL ID: 4842-26-00-0371

PREPARED FOR:
LT 20, LLC
APRIL 2025



VICINITY MAP
SCALE: 1" = 250'
SECTION 26, TOWNSHIP 48S, RANGE 42E

GRAPHIC SCALE
0 125 250 500
(IN FEET)

PROJECT CONTACTS:

ENGINEER OF RECORD:
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LANDSCAPE ARCHITECT:
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FIRE RESCUE:
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POMPANO BEACH, FL
(954) 786-4510

DRAWING INDEX	
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C0.02	GENERAL NOTES
C1.00	SITE PLAN
C1.01	FIRE TRUCK CIRCULATION PLAN
C1.02	SITE DETAILS
C2.00	DEMOLITION & EROSION CONTROL PLAN – PHASE I
C2.01	EROSION CONTROL PLAN – PHASE II
C2.02	EROSION CONTROL DETAILS
C3.00	PAVING, GRADING & DRAINAGE PLAN
C3.01	PAVING, GRADING & DRAINAGE DETAILS
C4.00	UTILITY PLAN
C4.01	FIRE HYDRANT LOCATION PLAN
C4.02	UTILITY DETAILS
C4.03	UTILITY DETAILS
C5.00	PHOTOMETRIC PLAN
C5.01	PHOTOMETRIC DETAILS

LEGAL DESCRIPTION:

A PORTION OF THE NORTH 200 FEET OF THE SOUTH 225 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "A" OF "KENDALL GREEN SECTION 'A'", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 88°49'18" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "A" "KENDAL GREEN SECTION A", A DISTANCE OF 22.49 FEET TO A POINT THAT IS 227.47 FEET WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF NORTH DIXIE HIGHWAY; THENCE SOUTH 00°35'12" EAST, FOR A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 88°49'43" WEST, FOR A DISTANCE OF 44.85 FEET; THENCE RUN SOUTH 00°35'12" EAST, FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. 16TH STREET; THENCE RUN SOUTH 88°49'43" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 113419018, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 00°35'12" WEST, ALONG SAID RECORD DEED LINE, FOR A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID RECORD DEED; THENCE RUN SOUTH 88°49'43" WEST, ALONG THE NORTH LINE OF SAID RECORD DEED, SAID LINE ALSO BEING 125 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, FOR A DISTANCE OF 115.00 FEET TO THE NORTHWEST CORNER OF SAID RECORD DEED; THENCE RUN NORTH 00°35'12" WEST, FOR A DISTANCE OF 6.00 FEET; THENCE RUN SOUTH 88°49'43" WEST, 100.00 FEET TO A POINT THAT IS 1500 FEET EAST OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AND 106.00 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF N.W. 16TH STREET; THENCE RUN NORTH 00°35'12" WEST, ALONG THE EASTERLY LINE OF SAID 1500 FOOT PORTION OF LAND, FOR A DISTANCE OF 94.00 FEET TO THE SOUTH LINE OF "KENDALL GREEN SECTION 'A'", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 88°49'18" EAST, ALONG SAID SOUTH LINE OF RECORD SUBDIVISION, A DISTANCE OF 277.36 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 33,387 SQUARE FEET (0.767 ACRES), MORE OR LESS.

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
100 N.E. 5th AVENUE - SUITE B2
DELRAY BEACH, FLORIDA 33483
WWW.DYNAMICEC.COM

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Plotted: 05/27/25 - 4:07 PM, By: kkonkus, - Product Ver: 25.0
File: P:\DECPC PROJECTS\5758 LT 20 LLC\25-01613 Pompano Beach FL\Dwg\Entitlements\D5758250161 3SK0.dwg, ---> C0.00 COVER SHEET

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• CIVIL • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: SRM
DESIGNED BY: EC
CHECKED BY: ÁP
CHECKED BY: _

PROJECT: LT 20, LLC
PROPOSED WAREHOUSE ADDITION
PARCEL ID#: 4842-26-00-0371
115 NW 16TH STREET
POMPANO BEACH, BROWARD COUNTY, FL 33060

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
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STATE OF FLORIDA — PROFESSIONAL ENGINEER
ANGEL PIÑERO
Digitally signed by Angel Piñero Lugo
Date: 2025.05.28 10:05:02-04'00'

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TITLE:
COVER SHEET

SCALE: (H) AS (V) NOTED
DATE: 04/15/2025
PROJECT No: 5758-25-01613
SHEET: C0.00
Rev. #: .

DRC
PZ25-12000014
07/02/2025

ANGEL PIÑERO LUGO, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NUMBER 84307. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANGEL PIÑERO LUGO, P.E. 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.