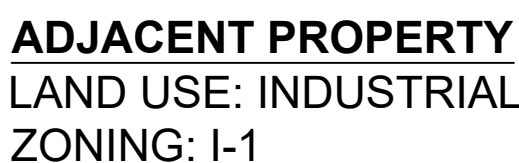


PZ25-14000013  
01/07/2026



INTERIOR SETBACK (NORTH)

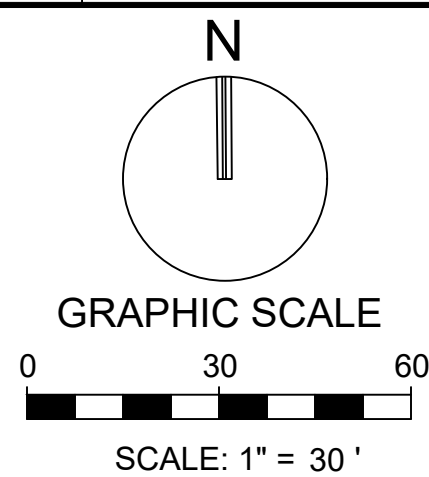
PROPOSED SWING GATE  
WITH KNOX LOCK

9TH STREET  
(PRIVATE DRIVE)

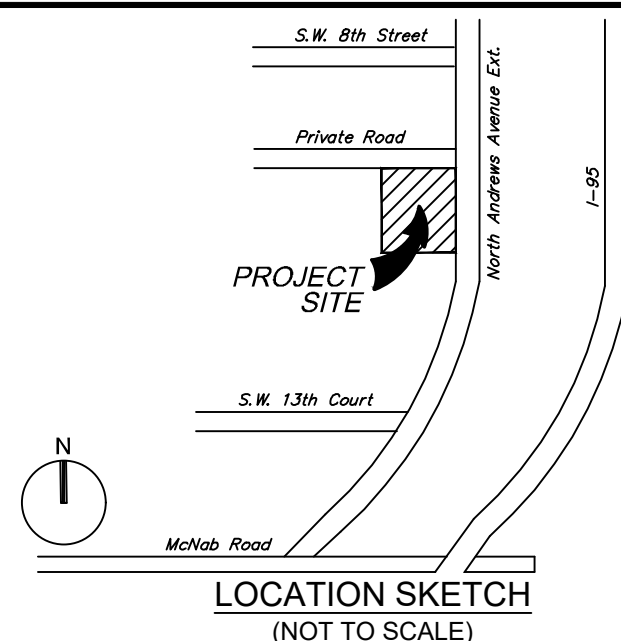
EXISTING

PROPOSED SWING GATE

S.W. 12TH AVENUE (NORTH  
ANDREWS AVENUE EXTENSION)



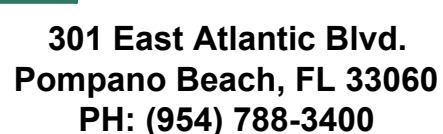
NOTE: PRINTED DRAWING SIZE  
MAY HAVE CHANGED FROM  
ORIGINAL. VERIFY SCALE USING  
BAR SCALE ABOVE.



SITE DATA TABLE			
PROJECT ADDRESS			
951 SW 12TH AVE, POMPANO BEACH, FL 33069			
FOLIO No. 49420200751			
PROJECT INFORMATION:			
LAND USE DESIGNATION:	INDUSTRIAL		
ZONING DESIGNATION:	I-1		
	<u>SQ. FT.</u>	<u>ACREAGE</u>	
SITE AREA (PER SURVEY)	304,869	7.00	
GROSS BUILDING AREA (SF)	24,224		
NOTES:			
1. SEE ARCHITECTURAL PLANS FOR INTERIOR BUILDING AREA			
SERVICE PROVIDERS:			
POTABLE WATER	CITY OF POMPANO BEACH		
SANITARY SEWER	CITY OF POMPANO BEACH		
SOLID WASTE	COASTAL WASTE AND RECYCLING		
ZONING DISTRICT			
<u>REQUIREMENTS:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>	
BUILDING HEIGHT	45 FT.	20 FT.	
PERVIOUS AREA (%)	20	31.1	
<u>SETBACK REQUIREMENTS:</u>	<u>REQUIRED (MIN)</u>	<u>PROVIDED</u>	
FRONT YARD (EAST)	25 FT.	56 FT.	
SIDE YARD INTERIOR (NORTH)	10 FT.	64.5 FT.	
SIDE YARD INTERIOR (SOUTH)	10 FT.	63.2 FT.	
REAR YARD (WEST)	30 FT.	182.5 FT.	
<u>SITE AREA CALCULATIONS:</u>			
	<u>SQ. FT.</u>	<u>%</u>	<u>ACREAGE</u>
NET SITE AREA:	304,869	100%	7.00
	<u>SQ. FT.</u>	<u>%</u>	<u>ACREAGE</u>
IMPERVIOUS AREA			
BUILDING FOOTPRINT (INCL. OVERHANG)	24,224	7.9%	0.56
PAVEMENT (VUA)	65,729	21.6%	1.51
PAVEMENT (STORAGE)	69,480	22.8%	1.60
SIDEWALKS/CONCRETE	50,217	16.5%	1.15
VEHICLE OVERHANG	519	0.2%	0.01
PERVIOUS AREA (20% MINIMUM)	94,700	31.1%	2.17
TOTAL	304,869	100%	7.00
<u>PARKING CALCULATIONS:</u>			
	<u>REQUIRED</u>	<u>PROVIDED</u>	
USE			
OUTDOOR STORAGE			
1 SPACE PER 5,000 SF (69,480 SF)	14		
WAREHOUSE DISTRIBUTION (24,224 SF)			OFFICE SF UP TO 20% OF GFA EXEMPT PER CODE SECTION 155.5102.D.1 (NOTE 5)
OFFICE (2,964 SF)	0		
1 SPACE PER 750 SF (3,000 SF)	4		
1 SPACE PER 2,500 SF (18,260 SF)	7		
TOTAL PARKING	25	40	STD. SPACES (9X18)
ADA PARKING	3	3	ADA SPACES (12X18)
LOADING ZONE	1	1	(50X73.5)

NOTES:

1. PLEASE REFER TO SURVEY FOR LEGAL DESCRIPTION



Florida Engineering Business License: CA7928  
Florida Surveyor and Mapper Business License: LB6860  
Florida Landscape Architecture Business License: LC2600045

[illegible]

**PRELIMINARY PLAN**  
**NOT FOR CONSTRUCTION**

**THESE PLANS ARE NOT FULLY PERMITTED  
AND ARE SUBJECT TO REVISIONS MADE  
DURING THE PERMITTING PROCESS.**

**RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.**

ISSUE DATE:	11/12/2025
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DESIGNED BY: NW

DRAWN BY: FA

CHECKED BY: \_\_\_\_\_ NW

**BID-CONTRACT:**

**NILES T. WARRICK, P.E.**  
**FLORIDA REG. NO. 94320**  
**(FOR THE FIRM)**

**CLIENT**

## JADIAN IOS

**PROJECT**

**951 SW 12th AVENUE  
POMPANO BEACH FL**

**SHEET TITLE**

## SITE PLAN

SHEET NUMBER	SP-101
PROJECT NUMBER	15427.00

Drawing name: H:\15427.00 - 951 S Andrews Ave - Jadian IOS\Engineering\Cadd\15427.00-SP-101-Site Plan.dwg  
Plotted by: mamodio On Wednesday, November 12, 2025 4:49:19 PM

STATIIS: PREI IMINARY