NOTES:

1. OUTDOOR STORAGE AS A PRINCIPAL USE IS THE KEEPING, IN AN AREA THAT IS NOT TOTALLY AND PERMANENTLY ENCLOSED, OF ANY FINISHED GOODS, MATERIAL, MERCHANDISE, BOATS, OR VEHICLES IN THE SAME PLACE FOR MORE THAN 24 HOURS, WHERE SUCH STORAGE IS THE PRINCIPAL USE OF A LOT. THIS USE DOES NOT INCLUDE FLEET VEHICLES ASSOCIATED WITH AN APPROVED BUSINESS, A JUNKYARD OR SALVAGE FACILITY OR THE DISPLAY AND STORAGE OF VEHICLES AS PART OF AN AUTOMOBILE, RECREATIONAL VEHICLE, TRAILER, OR TRUCK SALES OR RENTAL USE.
2. ITEMS STORED WITHIN THE DESIGNATED OUTDOOR STORAGE AREAS SHALL NOT EXCEED THE HEIGHT OF THE PROPOSED PERIMETER SCREENING INDICATED BY THIS PLAN.
3. MANUAL GATE TO BE OPEN DURING BUSINESS HOURS AND INCLUDE A KNOX LOCK FOR FIRE/EMERGENCY DEPARTMENT ACCESS.

LEGAL DESCRIPTION:

THAT PORTION OF LOTS 1 & 2 OF "TURNPIKE INDUSTRIAL PARK" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

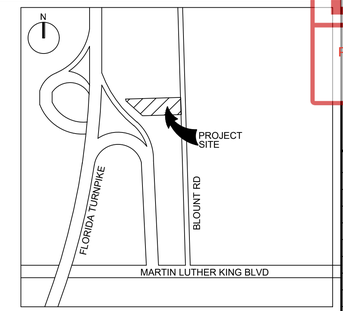
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF BLOUNT ROAD AS SHOWN ON SAID PLAT OF "TURNPIKE INDUSTRIAL PARK"; THENCE N.0°09'16" W. (PLAT BEARING) 136.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.0°09'16"W. ALONG SAID WEST RIGHT-OF-WAY LINE 172.00 FEET; THENCE S.89°58'06"W. 554.95 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THE NEXT TWO (2) DESCRIBED COURSES BEING ALONG THE WEST LINE OF SAID LOTS 1 AND 2: (1) THENCE S.18°11'52"E. 18.36 FEET; (2) THENCE S.46°05'20"E. 222.72 FEET; THENCE N. 89°58'06"E. 389.23 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF BLOUNT ROAD AND THE POINT OF BEGINNING.

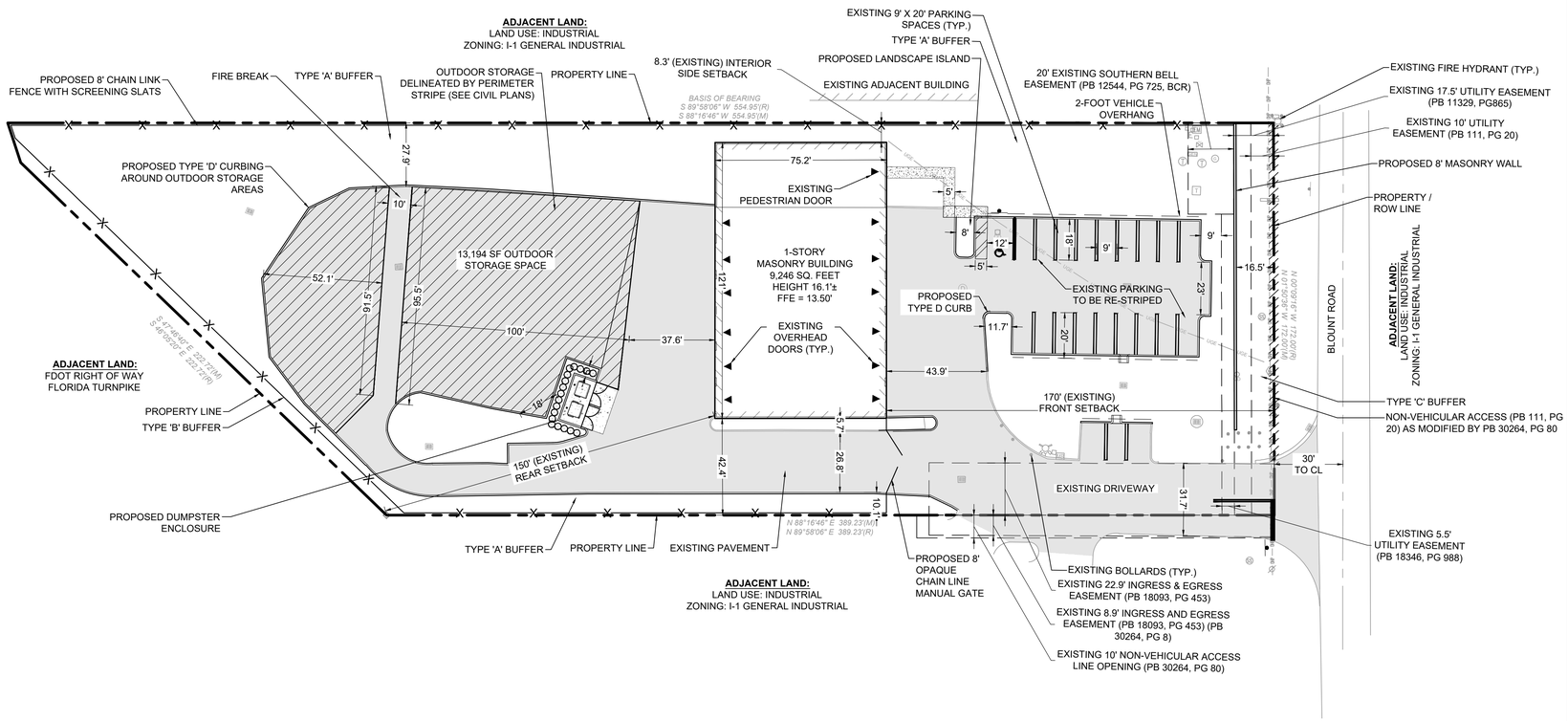
TOGETHER WITH A NONEXCLUSIVE PERPETUAL CROSS ACCESS EASEMENT CREATED BY THE CROSS ACCESS EASEMENT AND MAINTENANCE AGREEMENT RECORDED JANUARY 25, 1991 IN OFFICIAL RECORDS BOOK 18093, PAGE 453, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

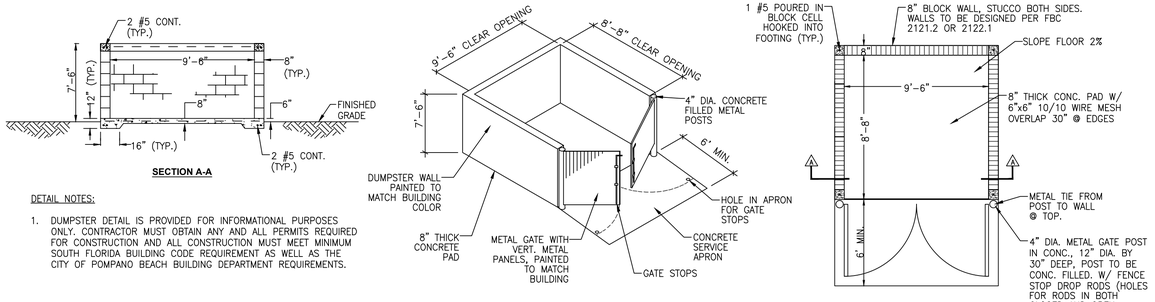
N

GRAPHIC SCALE
0 30 60
SCALE: 1" = 30 '

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







DETAIL NOTES:

1. DUMPSTER DETAIL IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR MUST OBTAIN ANY AND ALL PERMITS REQUIRED FOR CONSTRUCTION AND ALL CONSTRUCTION MUST MEET MINIMUM SOUTH FLORIDA BUILDING CODE REQUIREMENT AS WELL AS THE CITY OF POMPANO BEACH BUILDING DEPARTMENT REQUIREMENTS.

DUMPSTER DETAIL
N.T.S.

SITE DATA TABLE

PROJECT ADDRESS: 1621 BLOUNT ROAD, POMPANO BEACH

FOLIO No. 484228090020

PROJECT INFORMATION:

LAND USE DESIGNATION:	I - INDUSTRIAL
ZONING DESIGNATION:	I-1 GENERAL INDUSTRIAL

	SQ. FT.	ACREAGE
NET SITE AREA (SF)	82,155 SF	1.89
GROSS BUILDING AREA (SF)	9,246 SF	

SERVICE PROVIDERS:

POTABLE WATER	CITY OF POMPANO BEACH
SANITARY SEWER	CITY OF POMPANO BEACH
SOLID WASTE	COASTAL WASTE AND RECYCLING

ZONING DISTRICT REQUIREMENTS:	REQUIRED / ALLOWED	PROVIDED	
BUILDING HEIGHT (FT)	45 FT (MAX)	16.1 FT	EXISTING
LOT COVERAGE (MAXIMUM)	65% (MAX)	11.3%	EXISTING
PERVIOUS AREA	20% (MIN)	40.2%	EXISTING
VUA PERVIOUS AREA (% OF VUA)	15% (MIN)	15% (3,735 SF)	EXISTING

SETBACK REQUIREMENTS:	REQUIRED (MIN)	PROVIDED	
FRONT YARD (EAST)	25 FT	170 FT	EXISTING
INTERIOR SIDE YARD (NORTH)	10 FT	8.3 FT	EXISTING NON-CONFORMING
INTERIOR SIDE YARD (SOUTH)	10 FT	42.4 FT	EXISTING
REAR YARD (WEST)	30 FT	150 FT	EXISTING

SITE AREA CALCULATIONS:

	SQ. FT.	%	ACREAGE
NET SITE AREA:	82,155	100%	1.89
		PROVIDED	
	SQ. FT.	%	ACREAGE
IMPERVIOUS AREA			
BUILDING FOOTPRINT (INCL. OVERHANG)	9,246	11.3%	0.21
VEHICULAR USE AREA	24,900	30.3%	0.57
OUTDOOR STORAGE PAVEMENT	13,194	16.1%	0.30
CONCRETE	85	0.1%	0.00
MISC PAVEMENT	1,700	2.1%	0.04
PERVIOUS AREA (20% MINIMUM)	33,030	40.2%	0.76
TOTAL	82,155	100%	1.89

PARKING CALCULATIONS:

	REQUIRED	PROVIDED	
USE			
OUTDOOR STORAGE			
1 SPACE PER 5,000 SF (15,000 SF)	3.0		STD. SPACES (9X18)
WAREHOUSE DISTRIBUTION (17,036 SF)			
OFFICE (1,800 SF)	0		UP TO 20% EXEMPT PER CODE SECTION 155.5102.D.1 (NOTE 5)
1 SPACE PER 750 SF (3,000 SF)	4.0		
1 SPACE PER 2,500 SF (4,446 SF)	1.8		
TOTAL PARKING	9	22	
ADA SPACES	1	1	ADA SPACES (12X18)
LOADING ZONE	N/A*	N/A*	

* LOADING ZONE NOTE REQUIRED FOR BUILDINGS LESS THAN 10,000 SF (CODE SECTION 155.5102.M.1)

PZ25-12000040
02/04/2026

KEITH
2200 West Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE
1	PER DRC COMMENTS	12/30/2025

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:	12/19/25
DESIGNED BY:	NW
DRAWN BY:	FA
CHECKED BY:	NW
BID-CONTRACT:	

This item has been digitally signed and sealed by **NILES T. WARRICK, P.E.** on the date adjacent to the seal.

NILES T. WARRICK LICENSE No. 94320 STATE OF FLORIDA PROFESSIONAL ENGINEER

Signature must be verified on any electronic copies.

2025.12.23 11:09:12-05'00'

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

CLIENT

JADIAN IOS
4800 HAMPDEN LANE, SUITE 420
BETHESDA, MD 20184

PROJECT

1621 BLOUNT RD OUTDOOR STORAGE
1621 Blount Road
Pompano Beach FL

SHEET TITLE

SITE PLAN

SHEET NUMBER	SP-101
PROJECT NUMBER	15564.00

STATUS: PRELIMINARY

Plotted by: mamodio On 12/23/2025 10:51 AM

Drawing name: H:\15564.00 - 1621 Blount Road - Pompano Beach - Jadian IOS\Engineering\Cadd\15564.00-SP-1XX.dwg