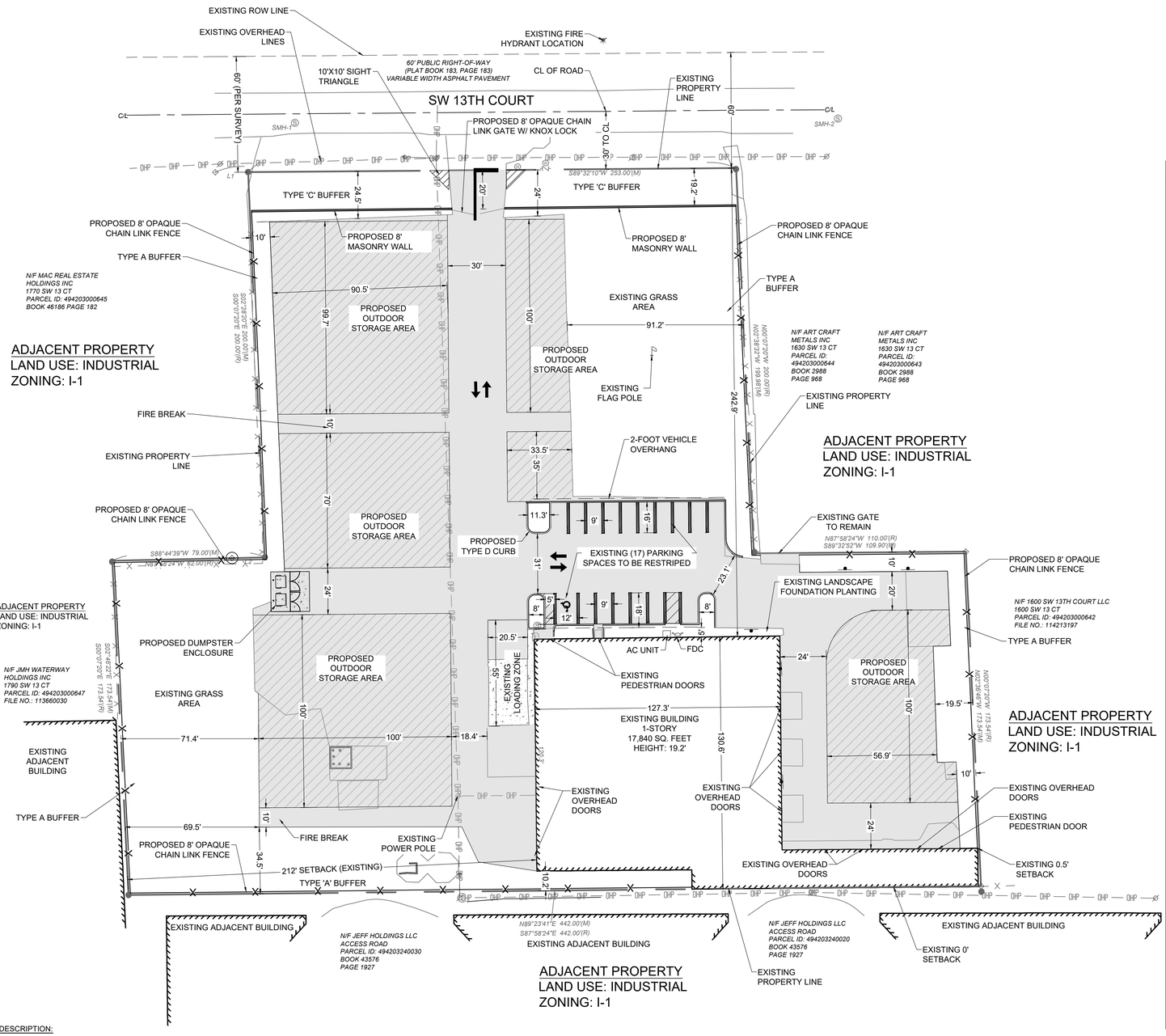


LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND LYING AND BEING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST

NOTES:

1. SEE SURVEY FOR FULL LEGAL DESCRIPTION
2. MANUAL SWING GATE TO BE OPEN DURING BUSINESS HOURS.
3. HEIGHT OF OUTDOOR STORAGE NOT TO EXCEED HEIGHT OF PERIMETER SCREENING

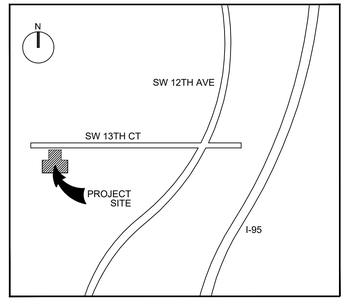
N

GRAPHIC SCALE

0 30 60

SCALE: 1" = 30 '

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



LOCATION SKETCH
(NOT TO SCALE)

SITE DATA TABLE

PROJECT ADDRESS: 1660 SW 13TH COURT, POMPANO BEACH

FOLIO No. 494203000646

PROJECT INFORMATION:

LAND USE DESIGNATION:	I - INDUSTRIAL	
ZONING DESIGNATION:	I-1 GENERAL INDUSTRIAL	
	SQ. FT.	ACREAGE
NET SITE AREA (SF)	127,523 SF	2.93
GROSS BUILDING AREA (SF)	18,036 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)	19.2 FT	EXISTING
LOT COVERAGE (MAXIMUM)	65% (MAX)	14.9%	EXISTING
PERVIOUS AREA	20% (MIN)	31.5%	EXISTING
VUA PERVIOUS AREA (% OF VUA)	15% (MIN)	15% (3,720 SF)	EXISTING

SETBACK REQUIREMENTS:	REQUIRED (MIN)	PROVIDED	
FRONT YARD	25 FT	242.9 FT	EXISTING
INTERIOR SIDE YARD (WEST)	10 FT	212 FT	EXISTING
INTERIOR SIDE YARD (EAST)	10 FT	0.5 FT	EXISTING NON-CONFORMING
REAR YARD	30 FT	0 FT	EXISTING NON-CONFORMING

SITE AREA CALCULATIONS:

	SQ. FT.	%	ACREAGE
NET SITE AREA:	127,523	100%	2.93
		PROVIDED	
	SQ. FT.	%	ACREAGE
IMPERVIOUS AREA			
BUILDING FOOTPRINT (INCL. OVERHANG)	18,955	14.9%	0.44
VEHICULAR USE AREA	24,800	19.4%	0.57
OUTDOOR STORAGE	34,500	27.1%	0.79
CONCRETE	1,273	1.0%	0.03
PAVEMENT	6,222	4.9%	0.14
PERVIOUS AREA (20% MINIMUM)	41,773	32.8%	0.96
TOTAL	127,523	100%	2.93

PARKING CALCULATIONS:

	REQUIRED	PROVIDED	
USE			
OUTDOOR STORAGE			
1 SPACE PER 5,000 SF (34,500 SF)	6.9		STD. SPACES (9X18)
WAREHOUSE DISTRIBUTION (17,036 SF)			
OFFICE (3,600 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 (10,436 SF)	4.2		
TOTAL PARKING	16	17	
ADA SPACES	1	1	ADA SPACES (12X18)
LOADING ZONE	1	1	(20.5'X55')

KEITH
301 East 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	DRC RESUBMITTAL	8/27/2025

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:	XX/XX/25
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX
BID-CONTRACT:	

This item has been digitally signed and sealed by **Thomas F. Donahue**, P.E. on the date adjacent to the seal.

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

Signature must be verified on any electronic copies.

2025.08.27 13:58:24-04'00'

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

1660 SW 13 POMPANO LLC

PROJECT

1660 SW 13TH COURT

SHEET TITLE

SITE PLAN

SHEET NUMBER	SP-101
PROJECT NUMBER	15434.00

STATUS: PRELIMINARY

Plotted by: mamodio On 8/27/2025 12:23 PM

Drawing name: H:\15434.00 - 1660 SW 13th Court - Jadlan IOS\Engineering\Cadd\15434.00-SP-101-Site Plan.dwg

DRC

PZ25-12000025

10/01/2025