



PROPOSED USE: TRUCK COURT / TRAILER PARKING		
SITE PARCELS	4942-03-00-0038 (PARCEL 1 & 2)	4942-03-00-0036 (PARCEL 3)
CURRENT USE:	48-08 "WAREHOUSE DISTRIBUTION"	40 "VACANT INDUSTRIAL"
PROPOSED USE:	48-08 - WAREHOUSE DISTRIBUTION (TRUCK PARKING ADDITION)	
PERMITTED USE:	YES	
SUBJECT SITE PARCELS:	PARCELS 2, 3, & 4	
SUBJECT SITE AREA (PARCELS 2-4):	PERVIOUS AREA	0.51 AC
	IMPERVIOUS AREA	0.62 AC
	TOTAL NET AREA	1.13 AC
	45.1%	54.9%
		100%

ZONING TABLE		
I-1 - GENERAL INDUSTRIAL		
PROP. ID: 4942-03-00-0036, 4942-03-00-0038, & 4942-03-00-0043		
ITEM	REQUIRED/ PERMITTED	PROPOSED (TOTAL SITE)
MIN. LOT AREA	10,000 SF F	94,730 SF
MIN. LOT WIDTH	100 FT. ≤	225.19 FT.
MIN. FRONT YARD (SW 13TH AVE)	25 FT. ≤	41.1 FT.
MIN. SIDE YARD (SW 3RD STREET)	10 FT. ≤	0.6' - 23.8 FT. *EXISTING SIDE YARD NORTH OF EX. BUILDING <10'
MIN. REAR YARD (SW 14TH AVE)	30 FT. ≤	206 FT.
MAX. STRUCTURE HEIGHT	45 FT. ≥	23.24 FT.
MAX. LOT COVERAGE	65 % ≥	32.43 %
MIN. PERVIOUS AREA	20 % ≤	28.94 %
OFF-STREET PARKING RATIO	1 PER 750 SQ FT FOR THE FIRST 3,000 SQ FT OF FLOOR AREA, THEN 1 PER 2,500 SQ FT FOR ADDITIONAL FLOOR AREA**	1 PER 750 SQ FT FOR THE FIRST 3,000 SQ FT OF FLOOR AREA, THEN 1 PER 3,300 SQ FT FOR ADDITIONAL FLOOR AREA
OFF-STREET STANDARD PARKING SPACES	15	20 EXIST. + 4 PROP. = 24 TOTAL
OFF-STREET TRAILER PARKING SPACES	N/A	11 PROPOSED
ADA SPACES	1	1 EXISTING / 0 PROPOSED
OFF-STREET LOADING BERTHS	25,000 SF - 45,000 SF: 2 Loading Berths	6 EXISTING

- NOTES:
- ALL ADJACENT ABUTTING PROPERTIES ARE ZONED I-1 (GENERAL INDUSTRIAL).
 - IF THIS PROPERTY IS SUBJECT TO A MAJOR SITE PLAN APPLICATION, THE PROPERTY SHALL DEDICATE THE REQUIRED RIGHT-OF-WAY.

Revisions		
Date	Description	No.
07/19/23	CITY OF POMPANO BEACH DRC	1

Signature: MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

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Project

BLP - POMPANO BEACH

PARCEL ID: 4942-03-00-0036, -0038, -0043
CITY OF POMPANO BEACH
BROWARD COUNTY FLORIDA
Drawing Title

SITE PLAN

Project No.	330119501	Drawing No.	C-300
Date	AUGUST 2023	Drawn By	
Checked By	NCM	Project No.	
	MPC	Drawing No.	