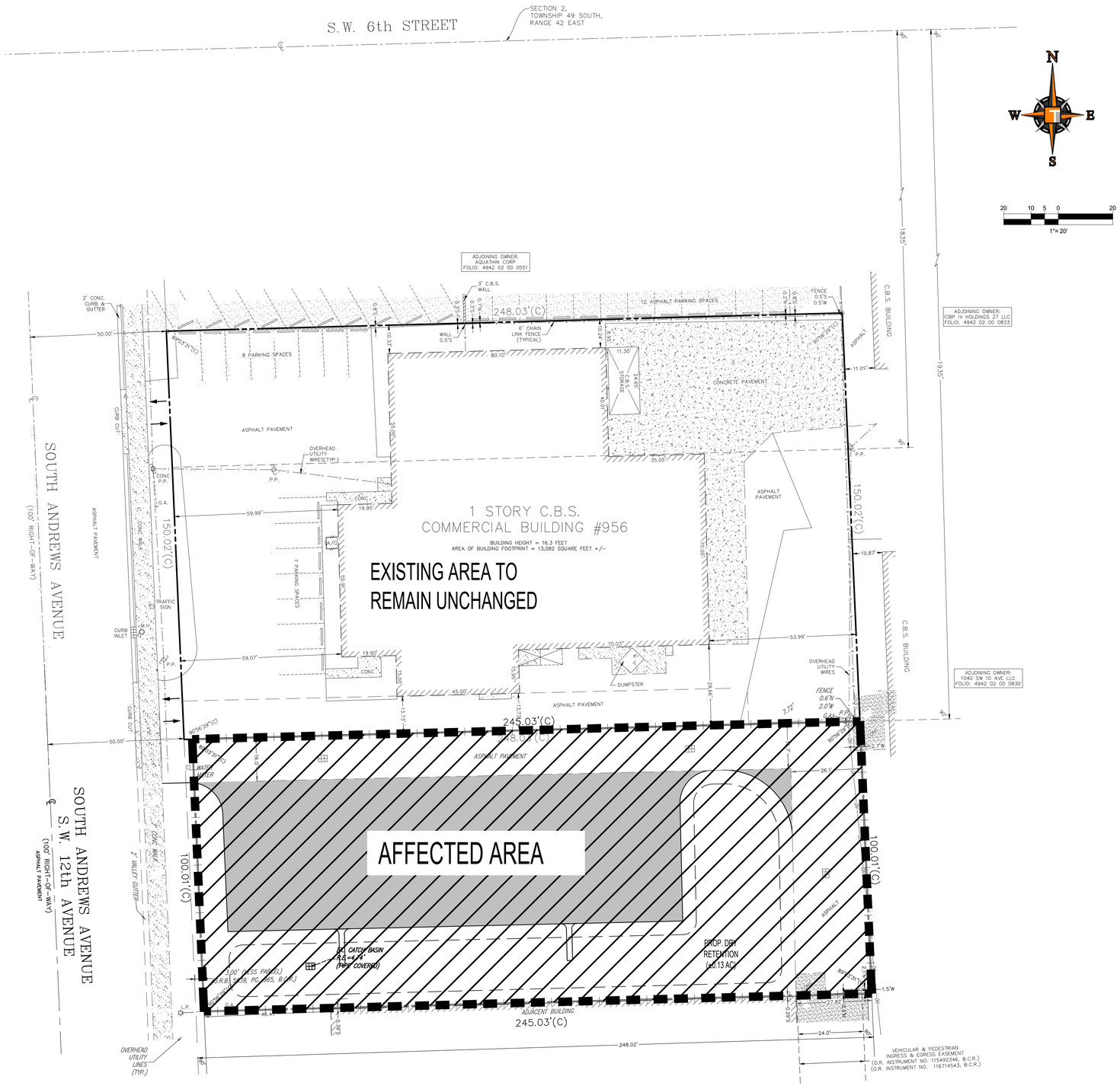

SITE DATA

OWNER/APPLICANT:	JOEFRAN INVESTMENTS, LLC
CURRENT USE:	VACANT LOT
FEMA FLOOD ZONE:	ZONES X AND AE (BFE 7) PER FIRM PANEL 12011C0359J DATED JULY 31, 2024
OVERALL SITE AREA:	24,503 SF (0.563 AC)
LAND USE DESIGNATION:	INDUSTRIAL (I)
ZONING DESIGNATION:	GENERAL INDUSTRIAL (I-1)
ABUTTING ZONING DESIGNATION:	GENERAL INDUSTRIAL (I-1)
WATER/WASTEWATER SERVICE PROVIDER:	POMPANO BEACH

	REQUIRED	PROVIDED
MIN. LOT AREA	10,000. SF	24,503. SF
MIN. LOT WIDTH	100'	100.01'
MAX. LOT COVERAGE	60%	0%
MIN. PERVIOUS AREA	20%	36.1%

LAND USE AREA BREAKDOWN:

OVERALL SITE PLAN AFFECTED AREA:

PERVIOUS AREA:	AFFECTED AREA
GREEN AREAS:	8,851. SF (36.12%)
TOTAL PERVIOUS:	8,851. SF (36.12%)
IMPERVIOUS AREA:	
PAVING	15,652. SF (63.88%)
TOTAL IMPERVIOUS:	15,652. SF (63.88%)
TOTAL AFFECTED AREA	24,503. SF (100%)

PARKING CALCULATIONS:

REQUIRED: (13,082 SF x 1 SPACE/1,000 SF) = 13.1 SPACES

EXISTING: 15 SPACES

PROPOSED: 12 ADDITIONAL SPACES

NOTE:
1. THE MAXIMUM HEIGHT OF THE EXTERIOR LIGHTING, WHETHER MOUNTED ON POLES OR WALLS, SHALL NOT EXCEED 20 FEET IN THOSE PARTS OF NONRESIDENTIAL DISTRICT WITHIN 200 FEET OF A RESIDENTIAL ZONING DISTRICT. ALL OTHER LIGHTS SHALL NOT EXCEED 30 FT.

LEGAL DESCRIPTION:

THE SOUTH 100.00 FEET OF THE NORTH 2,035.00 FEET OF THE EAST 248.00 FEET OF THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 LYING SOUTH OF GOVERNMENT LOT 5, SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PROPERTY LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA, LESS THE WEST 3.00 FEET.

Ryan O Thomas

Digitally signed by Ryan O Thomas
DN: c=US, o=Florida, dnQualifier=A01410C00000 18993C3C5D9000C556C, cn=Ryan O Thomas
Date: 2025.04.21 09:59:03 -04'00'

DRC

PZ25-12000039

06/04/2025

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1502 W. FLETCHER AVE. UNIT NO. 101 TAMPA, FL 33612 P: (813) 379-4100
125 W. INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561 203-7503
THE INFORMATION, DESIGN, AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED, IN ANY FORMAT WHATSOEVER, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © THOMAS ENGINEERING GROUP, LLC

REVISIONS:

REV:	DATE:	COMMENT:	BY:
x	xx/xx/xx	xxx	xxx

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

PROJECT No.: F250001
DRAWN BY: CAD
CHECKED BY: MAT
DATE: 02/24/2025
CAD I.D.: F250001-OVERALL SITE

PROJECT:

980 SW 12th AVE. POMPANO BEACH

FOR

JOEFRAN INVESTMENTS, LLC

POMPANO BEACH
FLORIDA

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

RYAN OSCAR THOMAS
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 53991
April 21, 2025
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-04

Printed on Monday, April 21, 2025, 9:15 AM by Chris Martinez