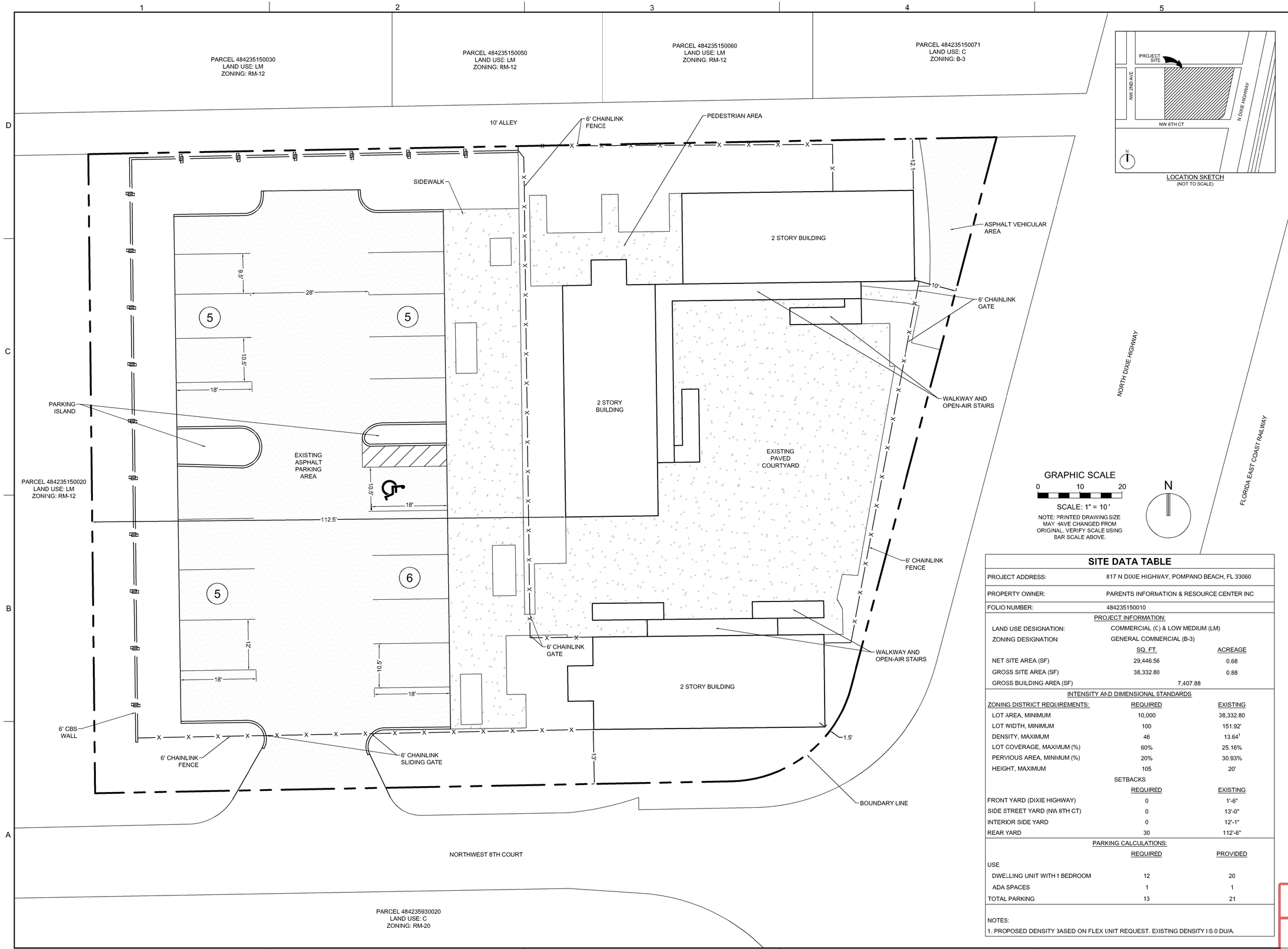

SITE DATA TABLE

PROJECT ADDRESS:	817 N DIXIE HIGHWAY, POMPANO BEACH, FL 33060
PROPERTY OWNER:	PARENTS INFORMATION & RESOURCE CENTER INC
FOLIO NUMBER:	484235150010

PROJECT INFORMATION:

LAND USE DESIGNATION:	COMMERCIAL (C) & LOW MEDIUM (LM)	
ZONING DESIGNATION:	GENERAL COMMERCIAL (B-3)	
	SQ. FT.	ACREAGE
NET SITE AREA (SF)	29,446.56	0.68
GROSS SITE AREA (SF)	38,332.80	0.88
GROSS BUILDING AREA (SF)	7,407.88	

INTENSITY AND DIMENSIONAL STANDARDS

ZONING DISTRICT REQUIREMENTS:	REQUIRED	EXISTING
LOT AREA, MINIMUM	10,000	38,332.80
LOT WIDTH, MINIMUM	100	151.92'
DENSITY, MAXIMUM	46	13.64[1]
LOT COVERAGE, MAXIMUM (%)	60%	25.16%
PERVIOUS AREA, MINIMUM (%)	20%	30.93%
HEIGHT, MAXIMUM	105	20'
SETBACKS	REQUIRED	EXISTING
FRONT YARD (DIXIE HIGHWAY)	0	1'-6"
SIDE STREET YARD (NW 8TH CT)	0	13'-0"
INTERIOR SIDE YARD	0	12'-1"
REAR YARD	30	112'-6"

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
USE		
DWELLING UNIT WITH 1 BEDROOM	12	20
ADA SPACES	1	1
TOTAL PARKING	13	21

NOTES:
1. PROPOSED DENSITY BASED ON FLEX UNIT REQUEST. EXISTING DENSITY IS 0 DU/A.

KEITH

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

NO.	DESCRIPTION	DATE

ISSUE DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
BID-CONTRACT:

CLIENT
PARENT INFORMATION & RESOURCE CENTER

PROJECT
817 N DIXIE HIGHWAY

SHEET TITLE
CONCEPT PLAN

SHEET NUMBER
15594.00

DRC
PZ25-05000005
11/10/2025