

EXSIT. ONE STORY COMMERCIAL BUILDING
BELCREST PROPERTY

1305 NE 23 AVENUE POMPANO BEACH, FL.

DESCRIPTION OF PROJECT:

THE CONCEPTUAL SITE PLAN PROVIDED IS FOR REVIEW OF EXISTING CONDITIONS IN ORDER TO BE ABLE TO PROVIDE A 'SPECIAL EXCEPTION' FOR THE 'USE' AT THE BUILDING LOCATED AT 1305 NE 23 AVE. THE BUILDING HAS ALWAYS BEEN USED AS AN 'PROFESSIONAL OFFICE SPACE'. A NEW TENANT HAS TAKEN OVER THE EXISTING SPACE AND REQUIRES AN 'OFFICE USE' TO OPERATE. THE USE EXCEPTION IS REQUIRED FOR THE CURRENT OCCUPANTS BTR TO BE RENEWED FOR THIS LOCATION.

*NO CONSTRUCTION PROJECTS OR ZONING CHANGE IS REQUESTED AT THIS TIME.

SITE INFORMATION

CITY OF POMPANO BEACH, FL



LEGAL DESCRIPTION

FLORENCE VILLAS 42-8 B TR A & PT OF LOT 13,BLK 2
DESC AS BEG NW COR OF SAID LOT,E 40,SWLY 94.17 TO
SWLY COR OF SAID LOT,NELY 80 TO POB

FLOOD ZONE

2024

CURRENT FLOOD ZONE: AE

CURRENT FLOOD PANEL: 12011C0376J

2024 PROPOSED BFE: 6 FEET

ZONING CATEGORY/LAND USE

ZONE: RM-20, SINGLE FAMILY

BROWARD COUNTY LAND USE 37, MEDIUM (16) RESIDENTIAL

SITE DATA
ZONING RM-20 REQUIREMENTS

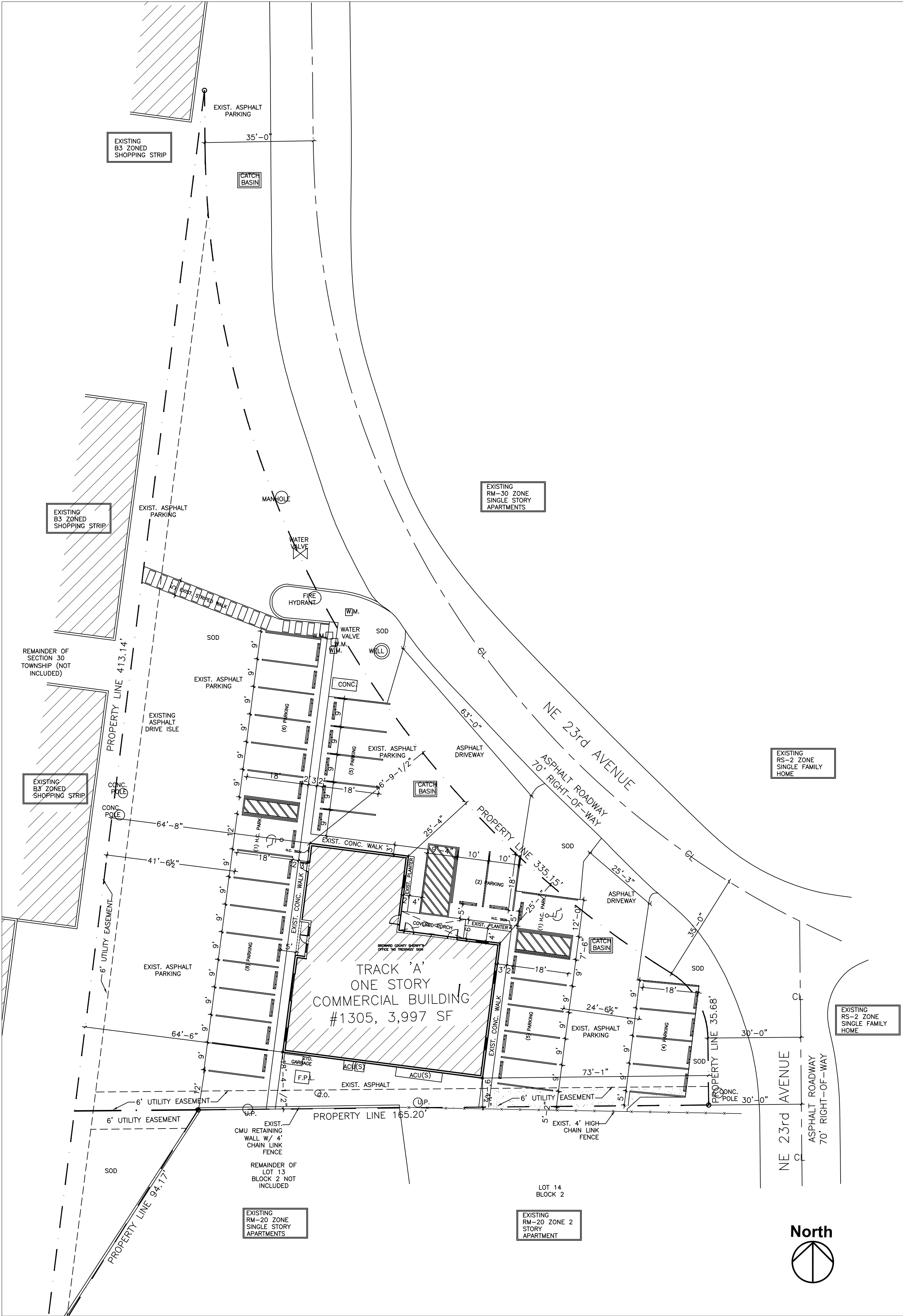
	REQUIRED SINGLE FAMILY DWELLING	EXISTING SINGLE FAMILY DWELLING	SPECIAL EXCEPTION USE, PROFESSIONAL OFFICE
LOT AREA MINIMUM SQ.FT.	SF: 7,000 SQ.FT.	SF: 26,123 SQ. FT.	
LOT WIDTH MINIMUM FT.	SF:60	SF: +/- 335.15 FT.	
DENSITY, MAXIMUM DU/AC	20 (2,3)	1 (2,3)	
FLOOR AREA PER DWELLING UNIT MINIMUM SQ.FT.	SF: 950 SQ.FT. (EACH)	3997 SF	
LOT COVERAGE MAX.(%OF LOT AREA)	MAX. 60%(2)	3,997 SF/26,123 SF= 15%	
PERVIOUS AREA MIN.(%OF LOT AREA)	MIN. 25%(2)	742 SF/26,123= 3%	
HEIGHT, MAX. FT.	35' MAX.	13'-3"	
FRONT YARD SETBACK, MIN FT.	25' MIN.	25'-1" EXISTING	
INTERIOR SIDE SETBACK, MIN. FT.	10' MIN.(2,4,5)	64'-6" EXISTING	
STREET SIDE SETBACK, MIN. FT.	10' MIN.(2,4.)	73'-1" EXISTING	
REAR YARD SETBACK, MIN. FT.	10' MIN.(4)	9'-4" AND 18'-4" EXISTING	
REQ. FRONT YARD PERVIOUS(%)	50% (FOR SINGLE FAMILY DWELLING ONLY)	FRONT YARD AREA 526 SF/12,284 SF GREEN/PERVIOUS= 4%	
REQUIRED PARKING	2 PER DWELLING UNIT	32 SPACES PROVIDED, INCLUDING 2 H.C.	3,997/400= 9.99, 10 PARKING SPACES REQUIRED

1- SEE MEASUREMENT RULES AND ALLOWED EXEMPTIONS/ VARIATIONS IN ARTICLE 9, PART 4.
2- FOR TOWNHOUSE DEVELOPMENT, APPLIES ONLY TO THE DEVELOPMENT SITE AS A WHOLE, PROVIDED INDIVIDUAL TOWNHOUSE LOTS HAVE A MINIMUM AREA OF 1,800 SQ. FT. AND A MINIMUM WIDTH OF 18 FT.
3- ON LAND CLASSIFIED RESIDENTIAL BY THE LAND USE PLAN, MAXIMUM GROSS RESIDENTIAL DENSITY MAY NOT EXCEED THAT ESTABLISHED FOR THE PARTICULAR LAND USE CLASSIFICATION.
4- THOSE PORTIONS OF A STRUCTURE EXTENDING ABOVE A HEIGHT OF 20' FEET SHALL SETBACK AND ADDITIONAL 1 FT. FOR EACH 4FT. (OR MAJOR FRACTION THEREOF) THE HEIGHT OF THE PORTION OF THE STRUCTURE EXCEEDS 20FT.
5- FOR DEVELOPMENTS WITH ZERO-LOT-LINE SINGLE-FAMILY DWELLINGS, 0 FT ALONG THE ZERO LOT LINE AND 15' FOR THE OPPOSITE INTERIOR LOT LINE.
6- IF THE AVERAGE AREA OR WIDTH OF EXISTING LOTS LOCATED ON THE SAME BLOCK FACE AND IN THE SAME ZONING DISTRICT IS LESS THAN APPLICABLE MINIMUM LOT AREA OR MINIMUM LOT WIDTH (AS APPROPRIATE) ESTABLISHED IN ARTICLE 3: ZONING DISTRICTS, THE MINIMUM LOT AREA OR MINIMUM LOT WIDTH (AS APPROPRIATE) REQUIRED OF A LOT SHALL BE REDUCED TO THAT AVERAGE LOT AREA OR AVERAGE LOT WIDTH (AS APPROPRIATE). COPB ZONING CODE 155.9402(A)(1).

LIST OF DRAWINGS:

CIVIL / ARCHITECTURAL

SP TITLE SHEET/ SITE PLAN



** CALL 811 BEFORE YOU DIG

**PLEASE SEE SURVEY PROVIDED BY LANDTEC SURVEYING ,
FOR ADDITIONAL INFORMATION.

**2 YARD DUMPSTER/CONTAINER PULLED OUT TO PARKING
SPACE ON COLLECTION DAYS.

CONCEPTUAL SITE PLAN

SCALE 1"=20'-0"

James Bushouse, INC.

CONSULTING ENGINEERS

C.A. #27565

3140 WEDGEWOOD BLVD.
ARCADE, FL 33445
(863) 491-8242
(954)956-2203

NOT VALID
UNLESS SEALED
WITH THE
EMBOSSED SEAL

James Bushouse, P.E.

Professional Engineer #20311

State of Florida

Revisions

PERFORMANCE SHELL CONSTRUCTION INC.

DESIGN, PROJECT MANAGEMENT AND CUSTOM CONSTRUCTION

611 S.E. 18 AVENUE, POMPANO BEACH, FL 33060

Tobi Aycock Phone 954 914 5022

CBC 1256482

BELCREST

PROPERTY I LLC

1305 NE 23 AVENUE

POMPANO BEACH, FL

Job No: BELC2025

Date: 04-07-2025

Drawn by: T.A., J.G., W.A

Checked: J.B

Drawing No.

SP
TITLE PAGE
SITE PLAN