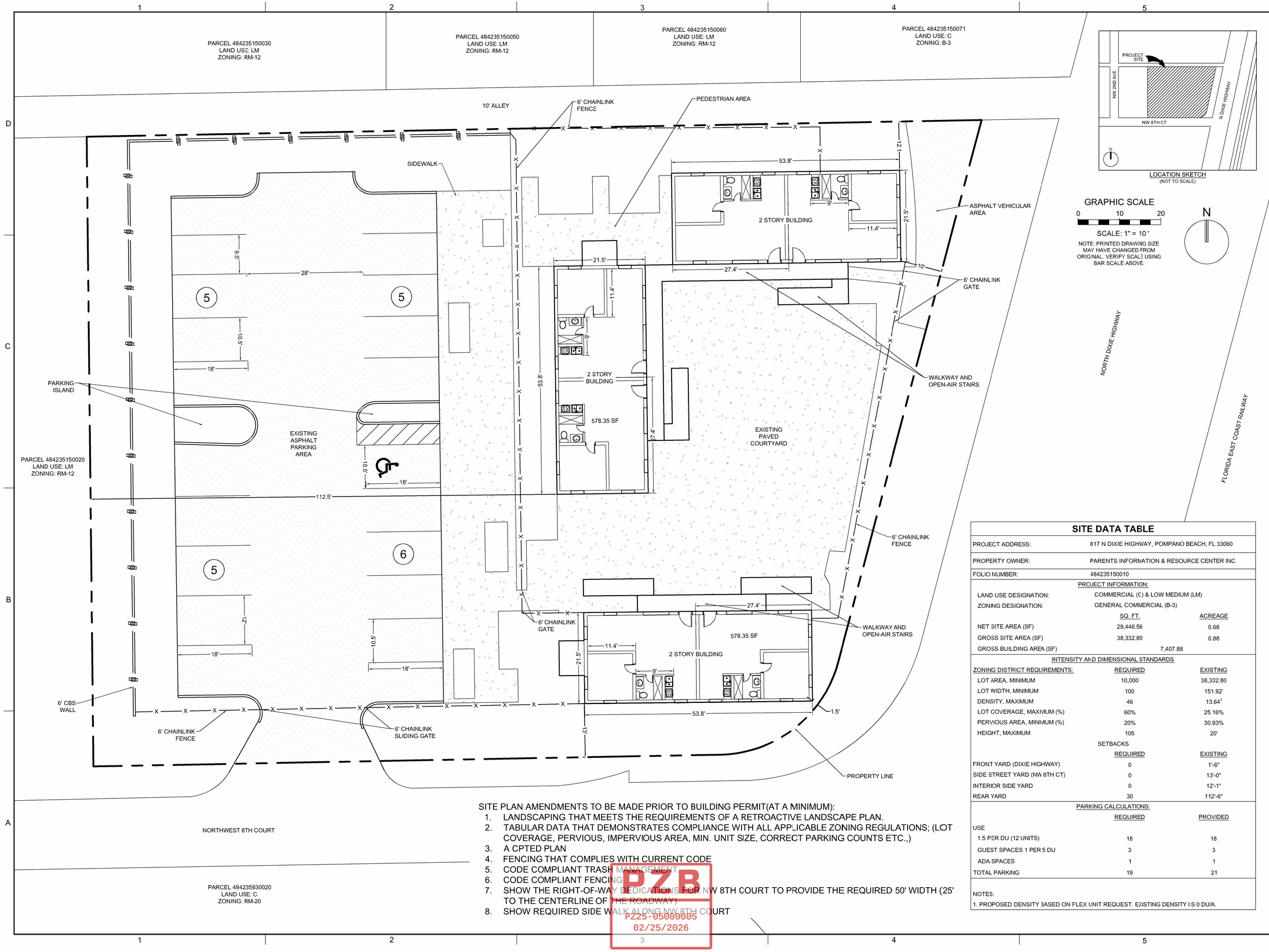

LOCATION SKETCH
(NOT TO SCALE)

GRAPHIC SCALE
0 10 20
SCALE: 1" = 10 '

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

N

SITE PLAN AMENDMENTS TO BE MADE PRIOR TO BUILDING PERMIT(AT A MINIMUM):

1. LANDSCAPING THAT MEETS THE REQUIREMENTS OF A RETROACTIVE LANDSCAPE PLAN.
2. TABULAR DATA THAT DEMONSTRATES COMPLIANCE WITH ALL APPLICABLE ZONING REGULATIONS; (LOT COVERAGE, PERVIOUS, IMPERVIOUS AREA, MIN. UNIT SIZE, CORRECT PARKING COUNTS ETC.,)
3. A CPTED PLAN
4. FENCING THAT COMPLIES WITH CURRENT CODE
5. CODE COMPLIANT TRASH MANAGEMENT
6. CODE COMPLIANT FENCING
7. SHOW THE RIGHT-OF-WAY DEDICATIONS FOR NW 8TH COURT TO PROVIDE THE REQUIRED 50' WIDTH (25' TO THE CENTERLINE OF THE ROADWAY)
8. SHOW REQUIRED SIDE WALK ALONG NW 8TH COURT

PZB
PZ25-05000005
02/25/2026

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:

USE	REQUIRED	PROVIDED
1.5 PER DU (12 UNITS)	18	18
GUEST SPACES 1 PER 5 DU	3	3
ADA SPACES	1	1
TOTAL PARKING	19	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

PROJECT NUMBER 15594.00