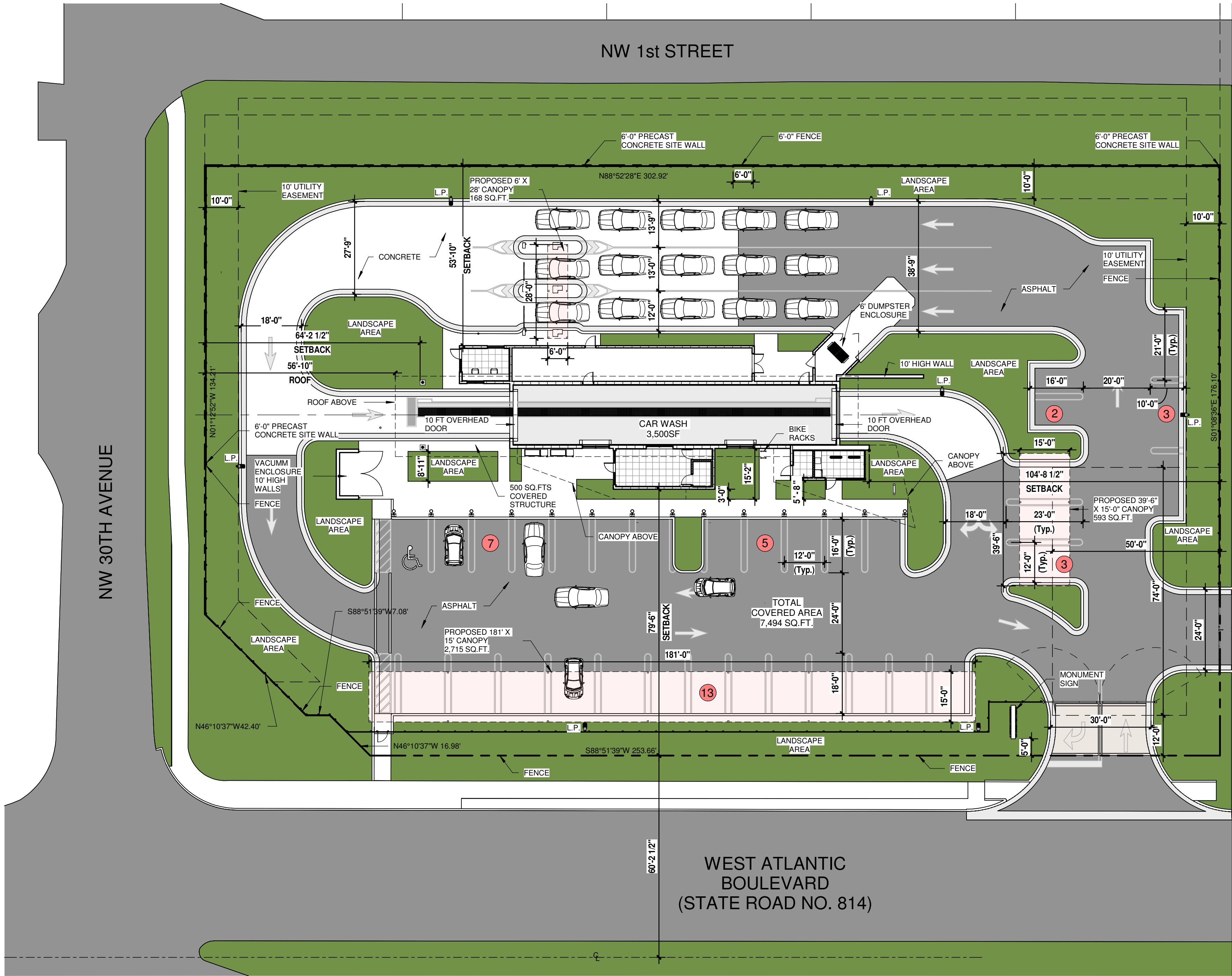


CURRENT USE:	VACANT	
PROPOSED USE:	3,500 SF CAR WASH	
LAND USE DESIGNATION:	COMMERCIAL (C)	
ZONING DESIGNATION:	B-3 - GENERAL COMMERCIAL	
WATER/WASTEWATER SERVICE PROVIDER:	BROWARD COUNTY WWD	
BUILDING AREA (FOOTPRINT)	3,500 SF	
COVERED AREA	7,476 SF	
TOTAL SITE AREA	52,371 SF (1.2023 AC)	
BUILDING AREA (FOOTPRINT)	REQUIRED	PROPOSED
	3,500 SF	3,500 SF
MAX. BLDG. HEIGHT:	105' 2	32'-10"±
REQUIRED PARKING	REQUIRED	PROPOSED
Car Wash (3,500 @ 1 PER 500 SF)	7 SPACES	30
ACCESSIBLE PARKING	REQUIRED	PROPOSED
(1 PER 25 SPACES)	1 SPACE	1 SPACE
BICYCLE PARKING	REQUIRED	PROPOSED
(4 PER 10 VEHICULAR SPACES)	4 SPACES	4 SPACES
PROPOSED SETBACKS:		
BUILDING	REQUIRED	PROPOSED
STREET (SOUTH)	NONE	79'-6" BLDG
REAR (NORTH)	30'	53'-10" BLDG
FRONT (WEST)	NONE	64'-2 1/2" BLDG
SIDE (EAST)	NONE	104'-8.5" BLDG
PROPOSED LANDSCAPE BUFFERS:	REQUIRED	PROPOSED
STREET (SOUTH)	10'	10'
REAR (NORTH)	10'	10'
FRONT (WEST)	10'	10'
SIDE (EAST)	10'	10'

Site Data

02



Site Plan

SCALE: 1" = 20'-0"

01

CONSULTANT

STATE OF FLORIDA

REGISTERED ARCHITECT

Gregory b. Molina

FL REG. # AR93354

DATE: 09-08-25

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DRC SUBMITTAL
RISING TIDE

2901 W ATLANTIC BOULEVARD
POMPANO BEACH FL 33069

DRAWING ISSUE DATES:

Site Plan

SHEET

A-1.0

PROJECT 250225

DATE 09-08-25

PERMIT NO.