



View 02

06



View 01

03

| | |
|---|--------------------------|
| 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 |
| TOTAL SITE AREA: | 52,371 SF (1.2023 AC) |
| BUILDING AREA (FOOTPRINT): | REQUIRED 3,500 SF |
| MAX. BLDG. HEIGHT: | REQUIRED 105' 2" |
| REQUIRED PARKING: Car Wash (3,500 @ 1 PER 500 SF) | REQUIRED 7 SPACES |
| ACCESSIBLE PARKING (1 PER 25 SPACES) | REQUIRED 1 SPACE |
| BICYCLE PARKING (4 PER 10 VEHICULAR SPACES) | REQUIRED 4 SPACES |
| PROPOSED SETBACKS: | REQUIRED NONE |
| FRONT (SOUTH) | 10' |
| REAR (NORTH) | 30' |
| SIDE (WEST) | NONE |
| SIDE (EAST) | NONE |
| PROPOSED LANDSCAPE BUFFERS: | REQUIRED 10' |
| FRONT (SOUTH) | 10' |
| REAR(NORTH) | 10' |
| SIDE (WEST) | 10' |
| SIDE (EAST) | 10' |

Site Data

02



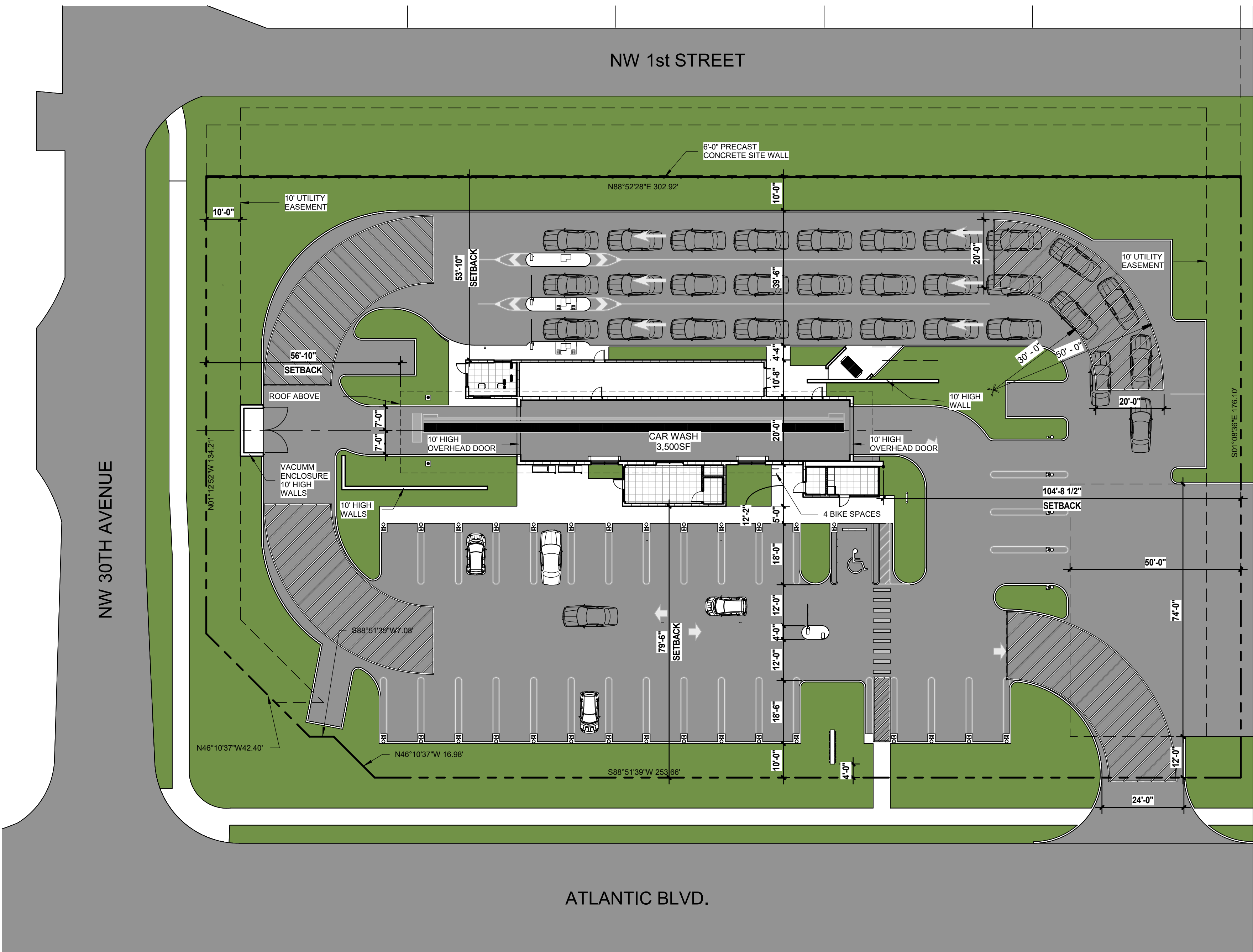
View 04

05



View 03

04



Site Plan

SCALE: 1" = 20'-0"

01

CONSULTANT

STATE OF FLORIDA

REGISTERED ARCHITECT

Gregory b. Molina

FL REG. #AR93354

DATE: 04-11-25

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SPECIAL EXEMPTION
RISING TIDE

Atlantic Blvd. & NW 30th Ave.
Pompano Beach, FL 33069

DRAWING ISSUE DATES:

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Site Plan

SHEET

A-1.0

PROJECT 250225

DATE 04-11-25

PERMIT NO.