

|   |                          |                         |
|---|--------------------------|-------------------------|
| 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) COVERED AREA              | 3,500 SF<br>7,476 SF     |                         |
| TOTAL SITE AREA                                     | 52,371 SF (1.2023 AC)    |                         |
| BUILDING AREA (FOOTPRINT)                           | REQUIRED<br>3,500 SF     | PROPOSED<br>3,500 SF    |
| MAX. BLDG. HEIGHT:                                  | 105' 2                   | 32'-10"±                |
| REQUIRED PARKING<br>Car Wash (3,500 @ 1 PER 500 SF) | REQUIRED<br>7 SPACES     | PROPOSED<br>31          |
| ACCESSIBLE PARKING<br>(1 PER 25 SPACES)             | REQUIRED<br>1 SPACE      | PROPOSED<br>1 SPACE     |
| BICYCLE PARKING<br>(4 PER 10 VEHICULAR SPACES)      | REQUIRED<br>4 SPACES     | PROPOSED<br>4 SPACES    |
| PROPOSED SETBACKS:<br>BUILDING<br>FRONT (SOUTH)     | REQUIRED<br>NONE         | PROPOSED<br>79'-6" BLDG |
| REAR (NORTH)  | 30'                      | 53'-10" BLDG            |
| SIDE (WEST)   | NONE                     | 56'-10" BLDG            |
| SIDE (EAST)   | NONE                     | 104'-8.5" BLDG          |
| PROPOSED LANDSCAPE BUFFERS:                         | REQUIRED                 | PROPOSED                |
| FRONT (SOUTH)                                       | 10'                      | 10'                     |
| REAR(NORTH)   | 10'                      | 10'                     |
| SIDE (WEST)   | 10'                      | 10'                     |
| SIDE (EAST)   | 10'                      | 10'                     |

CONSULTANT

STATE OF FLORIDA

REGISTERED ARCHITECT

Gregory b. Molina

FL. REG. # AR93354

DATE: 07-15-25

COPYRIGHT © 2025  
ALL RIGHTS RESERVED. THIS DOCUMENT  
IS THE PROPERTY OF GBM ARCHITECTURE, P.A.  
REPRODUCTION OR PARTIAL REPRODUCTION  
WITHOUT WRITTEN CONSENT FROM GBM ARCHITECTURE, P.A.

GBM

ARCHITECTURE P.A.

ARCHITECTURE  
MASTER PLANNING  
AA26002322

330 HIMMARSHEE ST,  
SUITE 103  
FORT LAUDERDALE,  
FLORIDA 33312

E: DREGM@GBMARCHITECTURE.COM  
WEB: WWW.GBMARCHITECTURE.COM  
T : 9 5 4 . 999 . 5633

DRC SUBMITTAL  
RISING TIDE

2901 W ATLANTIC BOULEVARD  
POMPANO BEACH FL 33069

DRAWING ISSUE DATES:

Site Plan

SHEET

A-1.0

PROJECT 250225

DATE 07-15-25

PERMIT NO.

