

CITI CENTRE ZONING: GENERAL BUSINESS B-3/ PLANNED COMMERCIAL DEVELOPMENT PCD			
PERMITTED USES			
ALL USES PERMITTED IN THE B-3/PCD DISTRICT INCLUDING BUT NOT LIMITED TO DOCTOR/MEDICAL OFFICES, GENERAL RETAIL, HOME IMPROVEMENT STORE, EXERCISE FITNESS STUDIO AND THE FOLLOWING OUTDOOR USES SUBJECT TO RESTRICTIONS BELOW:			
OUTDOOR STORAGE IS PERMITTED AS AN ACCESSORY USE IF COMPLETELY SCREENED FROM PUBLIC VIEW. THE EXACT LOCATION TO BE DETERMINED DURING PERMIT APPROVAL. OUTDOOR SALES AND DISPLAY ARE PERMITTED AS AN ACCESSORY USE. SAID DISPLAY AREAS SHALL NOT ENCROACH INTO VEHICULAR USE AREAS OR ANY FIRE PROTECTION ZONES.			
Intensity and Dimensional Standards Sec 155.3604			
STANDARD	APPROVED PCD	Required PCD/B-3	PROPOSED PCD
Minimum Size, acres	59.8	5	47.7
Lot width, minimum, ft.	1,987	100	1,987
Lot area, minimum, sq. ft.	2,604,452	10,000	2,076,322
Lot coverage, maximum, % of lot area	42	60	42
Impervious area, maximum, % of lot area	90.3	80	88
Previous area, minimum, % of lot area	To create the town center additional landscape and plaza/walkway areas being created. This aesthetic package replaces the requirement that 20% of the total site be landscaped.	20	A town center is created with landscaping, plazas and walkways. As outlined below this enhanced aesthetic package replaces the requirement that 20% of the total site be landscaped. All landscape, hardscape and covered walkways are identified on the landscape master plan (mp1). All pedestrian walkways are shown on pedestrian master plan (ex 1).
Individual building size, maximum, sq. ft.	165,000		165,000
Height, maximum, ft.	100' or 6 stories For parking garage: 48' to roof parapet, 4 above ground levels.	105	100' or 6 stories For parking garage: 48' to roof parapet, 4 above ground levels.
Front yard setback, minimum, ft.	A minimum twenty-five (25) foot setback along Copans road and US Highway 1 will be provided.	0	25' along Copans road and US Highway 1 will be provided.
Street side yard setback, minimum, ft.	0	0	N/A
Interior side yard setback, minimum, ft.	0	0	0
Rear yard setback, minimum, ft.	0	0	0
Setback from abutting RS zoning or existing single family, ft	N/A	PUD requirement	N/A
Minimum spacing between principal structures, ft	There will be no required internal setbacks between buildings on property ownership lines.	n/a	There will be no required spacing between buildings.
Parking garage height, maximum ft or levels	48' to roof parapet, 4 above ground levels.	105	48' to roof parapet, 4 above ground levels. Any parking structure will meet design standards in 155.5605.

STANDARD	APPROVED PCD	Required PCD/B-3	PROPOSED PCD
Development Standards Sec 155.3604			
Access and circulation as shown on Master Site Plan			
Parking spaces	4.5 spaces/1,000 sq. ft. of enclosed retail area.	Retail sales = 1/300 Office = 1/400 Restaurants = 1/4 persons of max seating area Medical office = 1/200	3.4 spaces/1,000 sq. ft. of enclosed retail sales area. See parking study
Drive isle width	24' for two way traffic	23' for 90 degree parking	24' for two way traffic and 90 degree parking
Handicapped spaces	Provided in accordance with Florida Accessibility Code.	In accordance with Florida Accessibility Code	Provided in accordance with Florida Accessibility Code
Wheel stops	None provided at surface parking spaces	Continuous curbing or wheel stops.	None provided at surface parking spaces.
Parking space size	The majority of parking shapes will be 9 x 18 with 24' access aisles	90 degree 9 x 18	90 degree parking 9 x 18
Compact spaces	8.5x16 for up to 6.5% of total parking. Less than 12 % of parking spaces in the garage will be compact.		8.5x16 for up to 6.5% of total parking. Less than 12% parking spaces in the garage will be compact.
Parking space striping	Single striping for standard spaces and double striping for handicapped spaces.	Double striping	Single striping for standard spaces and double striping for handicapped spaces.
Loading	Provided as illustrated. Free standing structures may be street or front loaded thereby meeting the required dedicated loading areas.	4 + 1 per 90,000 sq ft GFA above 200,000 sq ft GFA or major fraction thereof	Provided as illustrated. Free standing structures may be street or front loaded thereby meeting the required dedicated loading areas.
Sight Triangles	As shown on the Master Site Plan or as required by FDOT permits		As shown on approved site plans or as required by FDOT permits

Landscaping, tree preservation, screening as shown on Master Site Plan			
Perimeter buffer	(A) A landscape buffer along Copans road and U.S. Highway 1 will be provided. This buffer shall have an average width of 15 feet for the entire length of each of the road frontages. In no case shall the buffer be less than 6 feet, except at bus bay.  (B) Due to the existing alignment of the “loop” road no additional perimeter buffering is required; except when new pavement is provided along the property line and adjacent to “bike path”. This buffer shall average 10 feet and be no less than 7 feet in width.  (C) Planted within these buffers along the arterial road way will be trees which may include palms and ornamentals. These trees shall be planted on the equivalent of 30 feet on center and may be clustered for aesthetic and visibility reasons. For aesthetic variety, ground cover and hedge material will be planted in between the trees, as referenced above. Sixty percent of the road frontages will be planted with materials that grow to at least 24 inches in height.	10'	(A) Adjacent to Copans Road and Federal Highway the buffer shall be an average of 15 feet, in no case less than 6 feet.  (B) Landscape buffer adjacent to multi-family residential use is provided on the residential parcel.  (C) Planted within these buffers along the arterial roadway will be trees which may include palms and ornamentals. These trees shall be planted on the equivalent of 30 feet on center and may be clustered for aesthetic and visibility reasons. For aesthetic variety, ground cover and hedge material will be planted in between the trees, as referenced above. Sixty percent of the road frontages will be planted with materials that grow to at least 24 inches in height.
Interior landscape standards	Interior landscape areas equal to approximately 212,873 s.f. plus Citi Centre plaza area equals approximately 49,291 s.f. of decorative pavers and landscape for a total of 262,164 s.f. of interior landscape area (17.4% of the vehicular use area), which exceeds the required 225,423 s.f. (15% of the vehicular use area). The required landscaping between the building and vehicular use area has been relocated to the plaza area in the form of a hardscape as a pedestrian amenity to compliment the Citi Centre concept.	15% of VUA	15% of VUA
Terminal islands	A landscape “terminal” island will also be provided at the end of each row of parking. This enhanced landscaping replaces the requirements of the 5 foot landscape median between abutting parallel rows of parking.		A landscape “terminal” island is provided at the end of each row of parking. This enhanced landscaping replaces the requirements of the 5 foot landscape median between abutting parallel rows of parking.
Intermediate landscape islands	Intermediate landscape islands shall be located in rows as indicated on plan in lieu of in rows with greater than 10 spaces.	Every 10 spaces	Intermediate landscape islands shall be located in rows as indicated on plan in lieu of in rows with greater than 10 spaces.
Landscape separator	To assist in achieving the “town” or “city centre” concept walkways / pedestrian ways are envisioned to unite the parking areas with the buildings, thereby eliminating the need for five foot landscape separators.	5'	To assist in achieving the “town” or “city centre” concept walkways / pedestrian ways unite the parking areas with the buildings, thereby eliminating the need for five-foot landscape separators.
Landscape area between building and parking	None required		None required

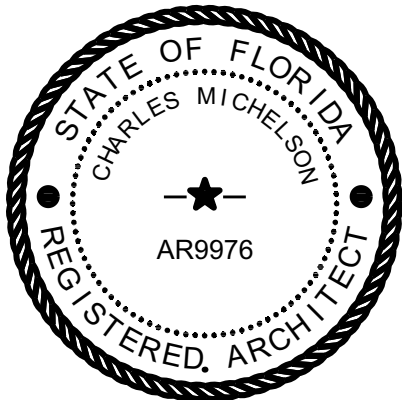
NOTES: sq. ft. = square feet; ft. = feet

MODIFICATIONS OF APPROVED  
MASTER SITE PLAN AT  
POMPANO CITI CENTRE  
POMPANO BEACH, FL



3501 Griffin Road  
Ft. Lauderdale, FL 33312  
(954) 266-2700 Fx: (954) 266-2701  
sma@saltzmichelson.com

AA-0002897



Charles Michelson AR0009976

Project No.:  
2021-121  
Drawn By:  
VM/SF  
Checked By:  
MA  
Date:  
09/02/2022

REVISIONS

P&Z  
PZ21-121000008  
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