



D

C

B

A

PERMITTED AND ACCESSORY USE TABLE		
P = PERMITTED PRINCIPAL USE A = PERMITTED ACCESSORY USE		
LIST OF PERMITTED PRINCIPAL AND ACCESSORY USES	PLANNED DEVELOPMENT - INFILL (PD-I)	USE-SPECIFIC STANDARDS
Principal Uses - Residential		
Dwelling, multifamily	P	155.4202.C
Dwelling, mixed-use	P	155.4202.G
Principal Uses - Commercial		
Bar or Lounge	P	155.4218.A
Restaurant	P	155.4218.E
Specialty eating or drinking establishment	P	155.4218.F
Professional Office	P	155.4220.B
Art, music, dance studio	P	155.4221.A
Spa / Personal Services Establishment	P	As defined below
Other retail sales establishment	P	155.4222.R
Accessory Uses		
Automated teller machine (ATM)	A	155.4303.C
Bike rack	A	155.4303.D
Electric vehicle (EV) level 1 or 2 charging station	A	155.4303.K
Electric vehicle (EV) level 3 charging station	A	155.4303.L
Fence or wall	A	155.4303.O
Garage or Carport	A	155.4303.P
Green Roof	A	155.4303.R
Home based business	A	155.4303.S
Outdoor seating, including sidewalk cafes (as accessory to eating and drinking establishments)	A	155.4303.V
Rainwater cistern or barrel	A	155.4303.Z
Retail sales (as accessory uses)	A	155.4303.BB
Satellite dish	A	155.4303.CC
Small wind energy system	A	155.4303.DD
Solar energy collection system	A	155.4303.EE
Swimming pool or spa or hot tub	A	155.4303.GG
Television or radio antenna	A	155.4303.HH
Mechanical Equipment and similar features	A	155.4303.JJ
Uncovered porches, decks, patios, terraces, or walkways	A	155.4303.KK
Flagpoles	A	155.4303.LL
Lighting fixtures, projecting or freestanding	A	155.4303.MM
Gazebo	A	155.4303.NN
Eating or drinking establishments (as an accessory use)	A	155.4303.PP
All commercial uses are not open to the public. Commercial uses are limited to residents and their guests.		
USE NOTE		
Spa / Personal Services Establishment – Based on the concept of: “Living Longer and Healthier”		
A Spa / Personal Services Establishment is a facility which will promote and have available professionals <ul style="list-style-type: none">• Proper nutrition (adapting the ancient principles of macrobiotics to modern times). May include cooking classes.• Genetic and anti-aging medicine.• Osteopathy therapy (focused on helping the body heal itself).• Serotherapy treatment (administration of serums to promote self-healing).• Oriental medicine (acupuncture, herbology, etc).• Anti-smoking medicine.• Yoga, meditation and tai chi.• Massages and water therapies.• Other similar therapies as licensed by the State of Florida.		
A Spa / Personal Services Establishment does not include alcohol or drug treatment facilities as defined by the City of Pompano Beach Zoning Code. A Spa / Personal Services Establishment specifically does not include a Specialty Medical Facility as defined by the City of Pompano Beach Zoning Code 155.4209 Institutional: Health Care Uses. The PD-I will not permit any specialty medical, health care uses, or industrial uses.		
The Spa / Personal Services Establishment shall be considered permitted uses for this PD-I rezoning application per city code 155.4221 section (K). The Spa/Personal Services Establishment is open only to residents of the project and their guests.		
Signage for the Spa/Personal Services Establishment shall not be visible from the right-of-way.		

INTENSITY AND DIMENSIONAL STANDARDS ¹				
		PD-I	RM-20	DIFFERENCE BETWEEN DISTRICTS
District Area Minimum	GROSS (Acres)	1.29	N/A	N/A
	NET	N/A	N/A	N/A
Lot area, minimum (sq ft)		8,800	8,800	0
Lot width, minimum (ft)		75	75	0
Gross Density, maximum (du/ac)		46	20**	+26
Commercial Uses maximum (sq ft)		5,000	N/A	N/A
Lot coverage, maximum (% of lot area)		60%	60%	0%
Pervious area, minimum (% of lot area) Ground Level		25%	25%	0.0%
Height, maximum - Zoning (ft)		170'-0" ²	35' ²	+135' ²
Height, maximum - FAA/APO (ft)		186'-0" ²	N/A ²	None ²
Individual Building size maximum (sq ft)		200,000	N/A	N/A
Building Setbacks				
Front yard setback, minimum (ft) A1A		Tower = 25'	25'	0
Rear yard setback, minimum (ft)		Tower = 25'	25'	0
Interior side yard setback, minimum (ft)		Tower = 20'	10' MIN (37.5) ³	-17.5
Setback from a dune vegetation line, minimum (ft)		Tower = 25'	25'	0
NOTES:				
sq ft = square feet; ft = feet; du/ac = dwelling units/acre				
** Density of Residential High Future Land Use designation; Proposed density may not exceed maximum gross density established by the Land Use Plan for the applicable land use classification per 155.3607(C) NOTES. (Subject to Land Use Plan Amendment Approval)				
1. See measurement rules and allowed exceptions/variations in Article 9: Part 4.; Table C				
2. Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits in Section 155.3707.				
3. Those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft. Setback shown is based on proposed building height of 170'-0".				

CODE SECTION	TYPE	DECRPTION	DEVIATION	JUSTIFICATION
155.5101.G.8.a.i	Vehicle Stacking	10% of the total parking capacity of the facility up to a maximum of 5 spaces	Maximum of 3 spaces	The property frontage and site layout impose physical limitations that make accommodating five stacking spaces impractical without negatively impacting pedestrian circulation and landscape requirements. Reducing the stacking requirement to three spaces allows for compliance with other critical design standards, including ADA accessibility and safe ingress/egress.
155.5102.J.6.a.i	Valet Parking	All uses (except hotels) limited to 75% valet parking	All uses limited to 100% valet parking	The proposed development includes a predominantly residential use with minimal commercial or hospitality components. Unlike large-scale hotel projects or mixed-use developments involving high volume restaurants, this project does not generate significant transient traffic or high-volume visitor demand.
155.5203(D)	Vehicle Use Area	VUA planting requirements	Eliminate VUA planting requirements	The property frontage is subject to mandatory right-of-way dedication, which significantly reduces the available net site area for planning and design. This constraint limits the ability to allocate sufficient space for required landscape planting within the vehicle use area without compromising essential site functions. Eliminating landscape planting within the vehicle use area helps maintain an unobstructed view corridor from the public street to the beach. This design approach aligns with community objectives to preserve scenic vistas and enhance the visual connection between the urban streetscape and the coastal environment.
155.5203(E)(3)(b)	Building Base Plantings	Cluster shrubs	Allow clustering of shrubs in landscape areas rather than even spacing	The applicant is proposing amenity space on the east side of the building; Therefore, to maximize the visual impact of vegetation and allow design flexibility, the site will cluster shrubs in landscape areas rather than space them evenly along the entire building façade.
155.5203(F)(2)(b)	Landscape Buffer	Reduce buffer requirements	Buffer required only along north, south, and east property line, rather than all property lines.	The subject property is small and anticipated right of way dedications would take up a relatively large percentage of the sitefrontage. The Applicant proposes to utilize the north, south, and east of the building to construct landscape buffer areas. The Applicant will include a coordinated plaza/amenities area on the east side of the building to provide a pedestrian friendly interface between the building and the beach. In lieu of the east buffer, the site will include planters and/or landscape within other areas of the site that would add a natural component, but that would not meet the buffer yard requirement.
155.5203(F)(3) including TABLE 155.5203.F.3	Landscape Buffer	Reduction of buffer	Reduce from 10 feet to five (2) feet.	The conceptual building design includes a minimum 10-foot buffer along a majority of the project perimeter; however, the site is constrained along the east frontage because of the anticipated right of way dedications needed for site access including parking, driveways, and other site features to satisfy code access requirements. The 8-feet of relief from this requirement will allow a buffer and other site features in the buffer area, while maintaining remaining access width, which is needed to accomodate the constrained site design.



 **KEITH**
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC2600045

Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC260004

[illegible]

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

**THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.**

RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS FROM
ALL AGENCIES HAVING JURISDICTION OVER
THE PROJECT WILL FALL SOLELY UPON THE
USER.

ISSUE DATE: XX/XX/25

DESIGNED BY: XXX

DRAWN BY: XXX

BID-CONTRACT:

CLIENT

CLIENT

**TURKS CAPITAL
ACQUISITIONS
LLC**

PROJECT

PROJECT

**LA PLAGE
600 N OCEAN
BLVD**

SHEET TITLE

SHEET TITLE

PD-I
TABLES

SHEET DD 5

NUMBER 105

Plotted by: mamodio On 1/14/2026 2:06 PM

Drawing name: H:\15575.00 - La Plage - Pompano Beach - Turks Capital Acquisitions, LLC\Planning\Cadd\15575.00-PD Plans.dwg

STATUS: PRELIMINARY