

DRC

PZ25- 13000002  
04/01/2026

SITE DATA INFORMATION

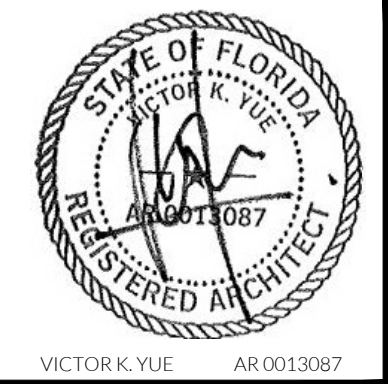
Zoning Designation	
EXISTING	PROPOSED
B-3 (General Business)	PD-1

TABLE I	
Type and Mix of Uses	
Residential	Up to 347 Units Max.
Commercial	7,000 SF Min.
Total Floor Area	520,000 SF Max.

TABLE II		
Intensity and Dimensional Standards		
Land Area		
Minimum lot area	10,000 sf	
Minimum lot width	100 ft frontage	
Gross Acre (to CL of ROW)	5.16 acres	(224,566 SF)
Net acre (within Property lines)	3.99 acres	(173,733.10 SF)
Type and Mix of Land Uses		
Multi-family Residential	347 units Max.	
Commercial	7,000 SF Min.	
* Refer to Table III for List of additional approved Types of uses		
Maximum lot coverage (Based on the Net Acreage)		
	Required	Proposed
	60%	46% (79,082.03 SF)
Minimum pervious area (Based on the Net Acreage)		
	Required	Proposed
	20%	27% (46,517.32 SF)
Minimum impervious area (Based on the Net Acreage)		
	Required	Proposed
	80%	73% (126,825.16 SF)
Maximum height (ft)		
	Required	Proposed
	105'	90'-0" Max.
Building setbacks		
	Required	Proposed
Front yard setback (East)	Min. 0'-0" - Max. 20'-0"	15'-0" min.
Setback from waterway (West)	15'-0"	15'-0" min.
Interior side yard setback (North)	0	10'-0" min.
Interior side yard setback (South)	0	34'-0" min.
Maximum number of residential units/ Unit Square Footage Size (SF)		
	Required: 347 Units Max.	
	Min.	Max.
Studio (Multi-Family)	500 sf	630 SF
1 bedroom (Multi-Family)	650 sf	800 SF
2 bedroom (Multi-Family)	750 sf	1,350 SF
3 bedroom (Multi-Family)	850 sf	1,500 SF

Additional Development Standards	
Access and Circulation	As per Article 5: Development Standards
Off-Street parking and loading	As per Master Parking Table IV
Landscaping	As per Article 5: Development Standards
Tree preservation	
screening	
Fences and Walls	
Exterior Lighting	
Commercial and mixed-use design	As per Article 5: Development Standards
Signage	As per chapter 156. Sign Code

TABLE IV	
Master Parking Plan	
Parking Required	
(Per Bonus Policies off-street parking reduction 155.4202 A.2.h)	
	Required
Studio	1 space per unit
1 bedroom	1 space per 1,000 SF of Gross area, w/ a min. or 1 space per unit.
2 bedroom	
3 bedroom	2 space per unit
Guest parking	1 per 5 DU
Commercial	1 per 300 sf
All other Uses as provided by Table 155.5102.D.1: Minimum Number of Off-Street parking Spaces	



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No: IssueDate



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MASTER SITE PLAN SCHEDULES

Job No.: DY202515

Drawn:Checked:Date: 11/07/2025