

SITE DATA INFORMATION

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

| TABLE I | | | |
|---|--|-----------|------------|
| CONSOLIDATED USE TABLE | | | |
| P= Permitted principal use S= Use allowed as a special exception A= Permitted accessory use T= Permitted temporary use | | | |
| USE CATEGORY | USE TYPE | PERMITTED | STANDARD |
| Household Living Uses | Dwelling, multifamily | P | 155.4202.A |
| | Dwelling, mixed use | P | 155.4202.H |
| Eating and Drinking Establishments | Bar or Lounge | P | 155.4218.A |
| | Brewpub | P | 155.4218.B |
| | Restaurant | P | 155.4218.E |
| | Specialty Eating or drinking establishment | P | 155.4218.F |
| | Personal services establishment | P | 155.4221.K |
| Retail Sales and Service Uses - Personal services | Art gallery | P | 155.4222.B |
| | Book or media shop | P | 155.4222.D |
| | Ber and wine store | P | 155.4222.N |
| | Retail sales establishment, large | P | 155.4222.Q |
| | Other retail sales establishment | P | 155.4222.S |

| 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 | | |
| Multifamily Residential | 347 units | |
| Commercial (retail) | 9,266 sf | (10,386 sf including paseo) |
| Maximum lot coverage (Based on the Net Acreage) | | |
| | Required | Provided |
| | 60% | 46% (79,082.03 SF) |
| Minimum pervious area (Based on the Net Acreage) | | |
| | Required | Provided |
| | 20% | 27% (46,517.32 SF) |
| Maximum height (ft) | | |
| | Required | Provided |
| | 105' | 83'-8" (8 stories) top of roof from required finished elevation |
| Building setbacks | | |
| | Required | Provided |
| 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 | 62'-0" min. |

| | | | | | |
|--|---|----------|---------|------------|--------------------|
| Building gross area calculation | (Per 155.9401 Floor Area definition) | | | | |
| Ground floor area | 58,221 | | | | |
| 2nd floor area | 52,464 | | | | |
| 3rd floor area | 52,464 | | | | |
| 4th floor area | 52,464 | | | | |
| 5th floor area | 52,464 | | | | |
| 6th floor area | 52,464 | | | | |
| 7th floor area | 52,464 | | | | |
| 8th floor area | 52,464 | | | | |
| Total | 425,469 Not including parking, stairs and elevator shafts | | | | |
| Maximum number of residential units/ Unit Square Footage Size (SF) | | | | | |
| Density | 69 du/ acre (347/ 5.04 acre) | | | | |
| | #of Units | Total SF | Percent | Average SF | Min. Area per unit |
| Studio | 22 | 13,728 | 6% | 624 sf | 500 sf |
| 1 bedroom | 121 | 89,352 | 35% | 738 sf | 650 sf |
| 2 bedroom | 166 | 185,255 | 48% | 1,116 sf | 750 sf |
| 3 bedroom | 38 | 52,032 | 11% | 1,369 sf | 850 sf |
| Total | 347 | 340,367 | 100% | 981 sf | |

TABLE III

MASTER PARKING PLAN

Parking Required

(Per Bonus Policies off-street parking reduction 155.4202 A.2.h)

| | | | |
|---------------------|---|-----------------------------|------------|
| | | | Total |
| Studio | 1 space per unit | 22x1 | 22 |
| 1 bedroom | 1 space per 1,000 SF of Gross area, w/ a min. or 1 space per unit. | 121x1 185,836 SF / 1,000 | 121 186 |
| 2 bedroom | | | |
| 3 bedroom | 2 space per unit | 38x2 | 76 |
| Guest parking | 1 per 5 DU | 347/5 | 69 |
| | | | |
| Commercial (Retail) | 1 per 300 sf | | 35 |
| Total required | | | 509 |
| Parking Provided | | | |
| Parking garage | 467 spaces (including 9 HC) | | |
| On-site parking | 45 spaces (including 2 HC) | | |
| Total provided | 512 spaces | | |
| Bicycle Racks | | | |
| Provided | 30 bike racks indoors | | |



| | |
|------------|------------|
| AR 0013087 | |
| No: Issue | Date |
| DRC | 02/11/2026 |

DORSKY + YUE
ARCHITECTS

MODERA POMPANO BEACH

POMPANO BEACH, FLORIDA
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SITE PLAN SCHEDULE

Job No.: DY202515
Date: 11/07/2025
Checked:
Drawn:

DRC

PZ25-12000028
03/18/2026

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