



LEGEND ACCESS

- ACTIVE OPEN SPACE (PRIVATE)
- ACTIVE OPEN SPACE (PUBLIC)
- PASSIVE OPEN SPACE (PRIVATE)
- VEHICLE ACESS TO SITE & GARAGE
- VIEW CORRIDOR
- POTENTIAL PEDERSTRIAN ACCESS POINTS TO BUILDING

LEGEND AREAS

- BACK OF HOUSE
- GARAGE
- LANDSCAPE
- LOBBY
- RESIDENTIAL
- GROUND FLOOR RETAIL
- WATERWAY

TABLE III 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, live/work	P	155.4202.A
	Dwelling, multifamily	P	155.4202.C
	Dwelling, mixed use	P	155.4202.G
Health Care Uses	Medical office	P	155.4209.A
Open Space uses	Park or Plaza	P/A	155.4210.D
Animal Care Uses	Animal grooming	P	155.4214.A
	Pet shop	P	155.4214.E
	Bar or Lounge	P	155.4218.A
Eating and Drinking Establishments	Brewpub	P	155.4218.B
	Restaurant	P	155.4218.E
	Specialty Eating or drinking establishment	P	155.4218.F
Office uses	Professional office	P	155.4220.B
	Bank or financial institution	P	155.4221.C
Retail Sales and Service Uses - Personal services	Personal services establishment	P	155.4221.K
	Book or media shop	P	155.4222.D
	Grocery or convenience store	P	155.4222.F
	Drug store or pharmacy	P	155.4222.G
	Ber and wine store	P	155.4222.N
	Art gallery	P	155.4222.B
	Other retail sales establishment	P	155.4222.S
Typical Accessory Uses and	Dock	A	155.4303.H
	Electric vehicle (EV) level 1, 2 or 3 charging station	A	155.4303.K 155.4303.L
	Fence or wall	A	155.4303.O
	Green roof	A	155.4303.R
	Home based business	A	155.4303.S
	Outdoor display of merchandise	A	155.4303.U
	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
	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
		A	155.4303.JJ
	Mechanical equipment and similar features		
	Uncovered porches, decks, patios, terraces, or walkways	A	155.4303.KK
		A	155.4303.MM
	Lighting fixtures, projecting or freestanding		
	Eating and drinking establishments (as an accessory use)	A	155.4303.PP

SITE DATA INFORMATION

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

PZ25-13000002
06/03/2026



TABLE I Type and Mix of Uses	
Residential	Up to 347 Units Max.
Commercial	9,266 SF Min.

TABLE II Intensity and Dimensional Standards			
Land Area			
Maximum lot area	5 acres		
Minimum lot width	100 ft frontage		
Gross Acre (to CL of ROW)	5.24 acres	(228,336.6 SF)	
Net acre (within Property lines)	4.07 acres	(177,142 SF)	

Type and Mix of Land Uses	
Multi-family Residential	347 units Max.
Commercial	9,266 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%	44.6% (79,082.03 SF)

Minimum pervious area (Based on the Net Acreage)		
	Required	Proposed
	20%	20.3% (35,886.14 SF)

Minimum impervious area (Based on the Net Acreage)		
	Required	Proposed
	80%	79.7% (141,255.86SF)

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	70'-5" 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	As per Article 5: Development Standards
Commercial and mixed-use design	
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. of 1 space per unit.
2 bedroom	
3 bedroom	2 space per unit
Guest parking	1 per 5 DU
Commercial	1 per 300 sf

DORSKY + YUE
ARCHITECTS

MODERA POMPANO BEACH

MASTER SITE PLAN

POMPANO BEACH, FLORIDA
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Job No.: DY202515
Drawn:
Checked:
Date: 11/07/2025

EX-E1