



BUILT-TO-ZONE TOTAL AREA: 7,659 SF

PRINCIPAL STRUCTURE IN BUILT-TO-ZONE AREA: 776 SF

PUBLIC COURTYARD/PLAZA: 4,593 SF

TOTAL SF PROVIDED IN BUILT-TO-ZONE AREA: 5,369 SF (70.1%)
REQUIRED PER 155.4202.A.2.F: 60%

EXHIBIT 1
BUILT-TO-ZONE AREA
SCALE: #####



DRC

PZ25-13000002
06/03/2026

STATE OF FLORIDA
REGISTERED ARCHITECT
MARK K. YUE
AR 0013087

AR 0013087		
No.	Issue	Date
DRC		04/29/2026

DORSKY + YUE
INTERNATIONAL

MODERA POMPANO BEACH

POMPANO BEACH, FLORIDA
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EXHIBITS

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

EX-E3