DRC

PZ23-12000054

08/06/2025

1 DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS

DESCRIPTION	VALUE	CODE SECTION	ALLOWED / REQUIRED	PROVIDED
ZONING	EXISTING ZONING DESIGNATION = RM-20 HISTORIC DISTRICT = NOT APPLICABLE LAND USE = MH MEDIUM-HIGH 16-25 DU/AC	CITY OF POMPANO BEACH ZONING CODE SEC. 155.3210	MULTI-FAMILY RESIDENCE	CONDOMINIMUM RESIDENTIAL PROJECT
DEFINITION	THE MULTIPLE-FAMILY RESIDENCE 20 (RM-20) DISTRICT IS ESTABLISHED AND INTENDED TO ACCOMMODATE PRIMARILY MULTIFAMILY DWELLINGS (INCLUDING TOWNHOUSE DEVELOPMENT) INCLUDING COMMUNITY RESIDENCES AND RECOVERY COMMUNITIES AT MODERATE DENSITIES. THE DISTRICT ALSO ACCOMMODATES SINGLE-FAMILY AND TWO-FAMILY DWELLINGS, ZERO-LOT-LINE DEVELOPMENT, AND CONTINUING CARE RETIREMENT COMMUNITIES. LIMITED NEIGHBORHOOD-SERVING NONRESIDENTIAL USES, AS WELL AS OFFICE BUILDINGS, FINANCIAL INSTITUTIONS, HOTELS/MOTELS, AND CONDO HOTELS, ARE ALLOWED AS SPECIAL EXCEPTIONS.	CITY OF POMPANO BEACH ZONING CODE SEC. 155.3210	N/A	N/A
DENSITY	DENSITY (EXPRESSED AS DWELLING UNITS PER ACRE) SHALL BE DETERMINED BY DIVIDING THE TOTAL NUMBER OF DWELLING UNITS LOCATED OR PROPOSED ON A LOT BY THE AREA OF THE LOT AREA AND MULTIPLYING THE RESULT BY 43,560.	CITY OF POMPANO BEACH ZONING CODE SEC. 155.3210	MAXIMUM 20 DU/AC = 4.334 DU / 0.2167 AC =4 DU	4 DU
LOT COVERAGE	LOT COVERAGE (EXPRESSED AS A PERCENTAGE OF LOT AREA) SHALL BE DETERMINED BY MEASURING THE TOTAL HORIZONTAL LAND AREA (IN SQUARE FEET) COVERED BY ALL PRINCIPAL AND ACCESSORY STRUCTURES ON THE LOT, DIVIDING THAT COVERAGE AREA BY THE TOTAL LOT AREA (SEE SUBSECTION A ABOVE.), AND MULTIPLYING THE RESULT BY 100.	CITY OF POMPANO BEACH ZONING CODE SEC. 155.3210	MAXIMUM 60% (5,655 SF)	40.7% (3,834 SF)
LOT WIDTH	LOT WIDTH SHALL BE DETERMINED BY CALCULATING THE MEAN HORIZONTAL DISTANCE BETWEEN THE INTERIOR SIDE LINES OF A LOT, OR FOR CORNER LOTS, BETWEEN A STREET SIDE LOT LINE AND THE OPPOSITE INTERIOR SIDE LOT LINE , AS MEASURED ALONG A LINE RUNNING ALONG THE MIDPOINTS BETWEEN THE INTERIOR SIDE LOT LINES , OR BETWEEN THE STREET SIDE LOT LINE AND THE OPPOSITE INTERIOR SIDE LOT LINE , AS APPROPRIATE.	CITY OF POMPANO BEACH ZONING CODE SEC. 155.3210	MINIMUM 18'-0" 1,800 SF	94'-2" 9,425 SF
LOT AREA	LOT AREA SHALL BE DETERMINED BY MEASURING THE TOTAL HORIZONTAL LAND AREA (IN SQUARE FEET) WITHIN THE LOT LINES OF THE LOT—EXCLUDING ANY AREA WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHTS-OF-WAY OR PRIVATE STREET EASEMENTS.	CITY OF POMPANO BEACH ZONING CODE SEC. 155.3210	MINIMUM 8,800 SF	9,425 SF (INCLUDING 2.00' STRIP OF LAND)
FLOOR AREA PER DWELLING UNIT	FLOOR AREA PER DWELLING UNIT SHALL BE DETERMINED BY MEASURING THE SUM OF THE GROSS HORIZONTAL AREA (IN SQUARE FEET) OF EACH FLOOR OF A DWELLING UNIT , MEASURED FROM THE EXTERIOR WALLS OR THE CENTERLINE OF PARTY WALLS—EXCLUDING ANY AREA USED EXCLUSIVELY FOR THE PARKING OF MOTOR VEHICLES (E.G., GARAGE).	CITY OF POMPANO BEACH ZONING CODE SEC. 155.3210	MINIMUM 650 SF + 100 PER BEDROOM > 1 =650 SF + 100 x 3 BEDROOMS = 950 SF	SEE PAGE A-003
PERVIOUS AREA	PERVIOUS AREA (EXPRESSED AS A PERCENTAGE OF LOT AREA) SHALL BE DETERMINED BY MEASURING THE TOTAL HORIZONTAL LAND AREA (IN SQUARE FEET) COVERED BY PERVIOUS SURFACES ON THE LOT. PERVIOUS SURFACES ARE COVERED BY LIVING PLANT MATERIAL THAT ALLOWS PRECIPITATION TO INFILTRATE DIRECTLY INTO THE GROUND. UP TO 15% OF THE PERVIOUS AREA MAY BE COVERED WITH MULCH OR OTHER TYPES OF NON-LIVING PERVIOUS MATERIALS. THE PERVIOUS AREA IS THEN DIVIDED BY THE TOTAL LOT AREA, AND THE RESULT IS MULTIPLIED BY 100. .	CITY OF POMPANO BEACH ZONING CODE SEC. 155.3210	MINIMUM 25% =2,356.25 SF	30.6% 2,893 SF
HEIGHT	THE HEIGHT OF A STRUCTURE SHALL BE DETERMINED BY MEASURING THE VERTICAL DISTANCE FROM THE AVERAGE ELEVATION OF THE EXISTING FINISHED GRADE AT THE FRONT OF THE STRUCTURE TO THE TOP OF THE ROOF FOR A FLAT ROOF, TO THE DECK LINE FOR A MANSARD ROOF, OR TO THE MEAN HEIGHT BETWEEN EAVES AND RIDGE FOR A GABLE, HIP, CONE, GAMBREL, OR SHED ROOF.	CITY OF POMPANO BEACH ZONING CODE SEC. 155.3210	MAXIMUM 34'-9" (41.75 NAVD.)	32'-9" (39.49 NAVD) BUILDING HEIGHT FROM FINISHED GRADE

2 BUILDING SETBACKS

DESCRIPTION	VALUE	CODE SECTION	ALLOWED / REQUIRED	PROVIDED
FRONT YARD SETBACK	THE SHORTEST HORIZONTAL DISTANCE FROM THE FRONT LOT LINE OF A LOT TO THE NEAREST POINT OF A PRINCIPAL STRUCTURE ON THE LOT.	CITY OF POMPANO BEACH ZONING CODE SEC. 155.3210	MINIMUM 25'-0"	25'-5 1/2"
INTERIOR SIDE SETBACK	THE SHORTEST HORIZONTAL DISTANCE FROM THE INTERIOR SIDE LOT LINE OF A LOT TO THE NEAREST POINT OF A PRINCIPAL STRUCTURE ON THE LOT.	CITY OF POMPANO BEACH ZONING CODE SEC. 155.3210	MINIMUM 10'-0"	GF = 10'-6 1/2" 2ND = 10'-6 1/2" 3RD = 15'-10 1/2"
REAR YARD SETBACK	THE SHORTEST HORIZONTAL DISTANCE FROM THE REAR LOT LINE OF A LOT TO THE NEAREST POINT OF A PRINCIPAL STRUCTURE ON THE LOT.	CITY OF POMPANO BEACH ZONING CODE SEC. 155.3210	MINIMUM 10'-0"	GF = 10'-6 1/2" 2ND = 10'-6 1/2" 3RD = 14'-0 1/2"
WATERFRONT	N/A	N/A	N/A	N/A

Section 155.5802: All multi-family development must achieve ten points for Sustainable Development from Table 155.5802: Sustainable Development Options and Points.

The following items will be utilized for our project for a total of 10 points.

- Efficient Cooling / All air conditioners are Energy Star qualified — 2 POINTS
- Efficient Water Heating / At least 75 percent of hot water on premises is heated via tankless water heaters or solar water heaters. — 2 POINTS
- White Roof / All roof surfaces are painted white. — 2 POINTS
- Hurricane Resistant Structures / The principal building is constructed to meet increased wind loads. (150 mph load minimum) — 4 POINTS
- The following items will be utilized for our project for a total of 10 points.

Pompano Utilities and Fire Prevention before underground inspections of water mains.
Installation of assembly as per backflow/meter specifications and following standards:
NFPA 13 Standards of Installation of Fire Sprinklers,
NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.
All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

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SEAL
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES.
STEPHANE L'ECUYER
AR 93637
STATE OF FLORIDA · STEPHANE L'ECUYER · AR93637 · REGISTERED ARCHITECT

Digitally signed by Stephane L'Ecuyer
Date: 2025.01.28 16:22:27 05'00'

#	Date	Description
1	02.13.24	MINOR SPA (DRC) REV-01
2	07.02.24	MINOR SPA (DRC COMMENTS) REV-02
3	01.28.25	MINOR SPA (DRC COMMENTS) REV-03

Notes

SITE PLAN APPROVAL
Not for construction

Professionals

CLIENT
SERGE MICHAUD
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FORT LAUDERDALE FL 33305

ARCHITECT
IDEA ARCHITECT
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LANDSCAPE
TONNING & ASSOCIATES
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CORAL SPRINGS, FL 33067

CANAL DRIVE POMPANO
3233 - 3237 CANAL DRIVE POMPANO BEACH
FLORIDA 33062

Title
ZONING CODE ANALYSIS

Drawn: Bernard Ouellette	Field: Architecture
Verified: Alexander Baramily	Scale
Approved: Stéphane L'Écuyer	Date: 01/28/25
Project Manager: Alexander Baramily	Dwg. no. Page: A-002
Project: 22-824	

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03/05/2025

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