



### 18.001.04 - BUILDING TYPOLOGY AND PLACEMENT REGULATORY DIAGRAM

#### TOWER BUILDING TYPE

**DEFINITIONS:**

- BUILDING LINE
- EXISTING PL
- EXISTING PL
- EXISTING PL
- EXISTING PL
- EXISTING PL

**LOT STANDARDS:**

STANDARD	MIN.	MAX.
1. Lot Area	100	100
2. Lot Depth	100	100
3. Lot Area	100	100
4. Impervious Area	100	100
5. Minimum Area	100	100
6. Maximum Area	100	100
7. Minimum Setback	10	10
8. Maximum Setback	10	10

**NOTES:**

1. All lots.
2. All lots.
3. All lots.
4. All lots.
5. All lots.
6. All lots.
7. All lots.
8. All lots.

**OPEN SPACE STANDARDS:**

1. All lots.

**FORECOURT STANDARDS:**

1. All lots.

### SECTION

**PLAN**

110' R.O.W.

5' 8' 4' 2' 6' 10' 10' 10' 10' 10' 6' 2' 4' 8' 5'

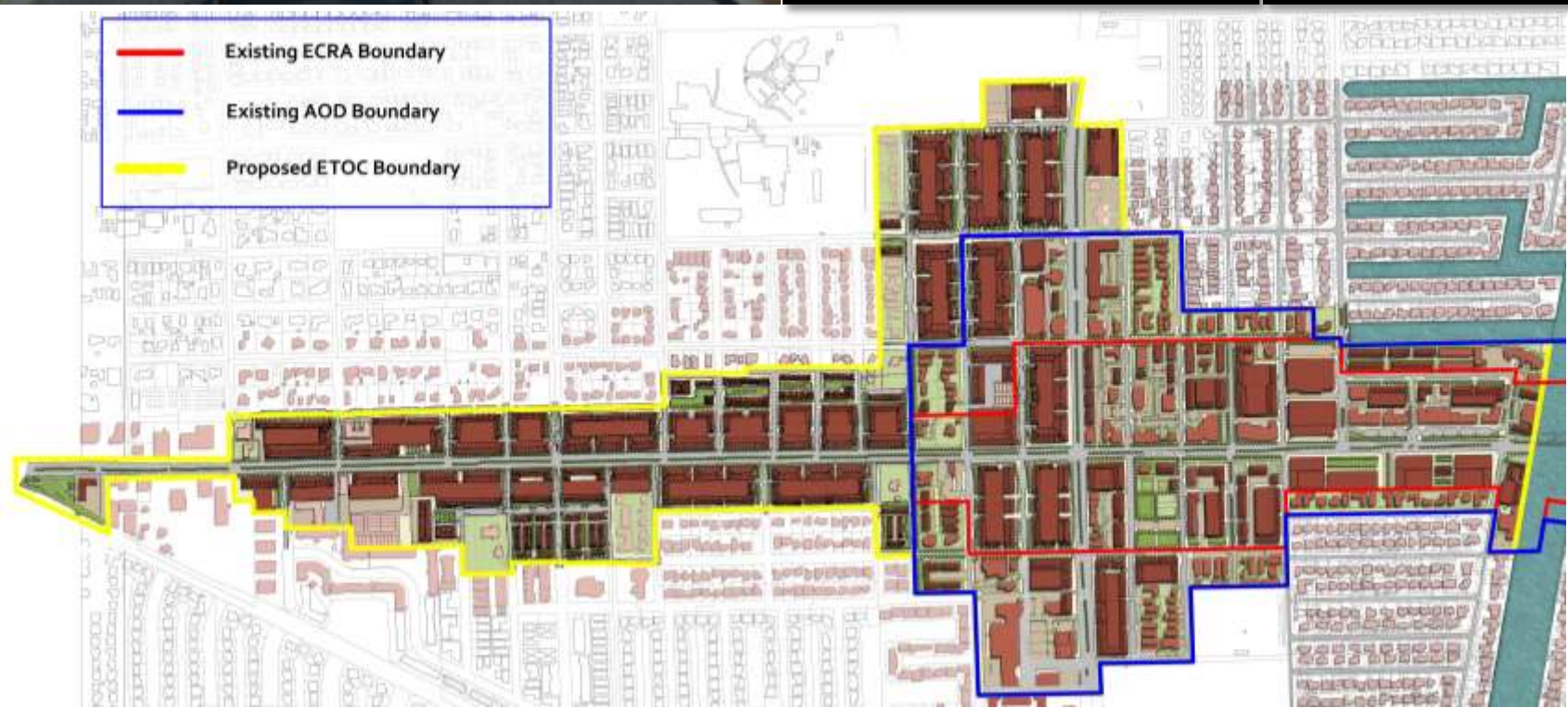
DED S g c b l lane m lane lane lane b l c g s DED

Existing PL (Min 10' setback)

New PL (Min 5' setback)

Existing PL (Min 10' setback)

New PL (Min 5' setback)





# East Transit Oriented District (ETOC)

## ***2018 FRA Award Submittal Planning Studies***

*Adopted February 27, 2018*

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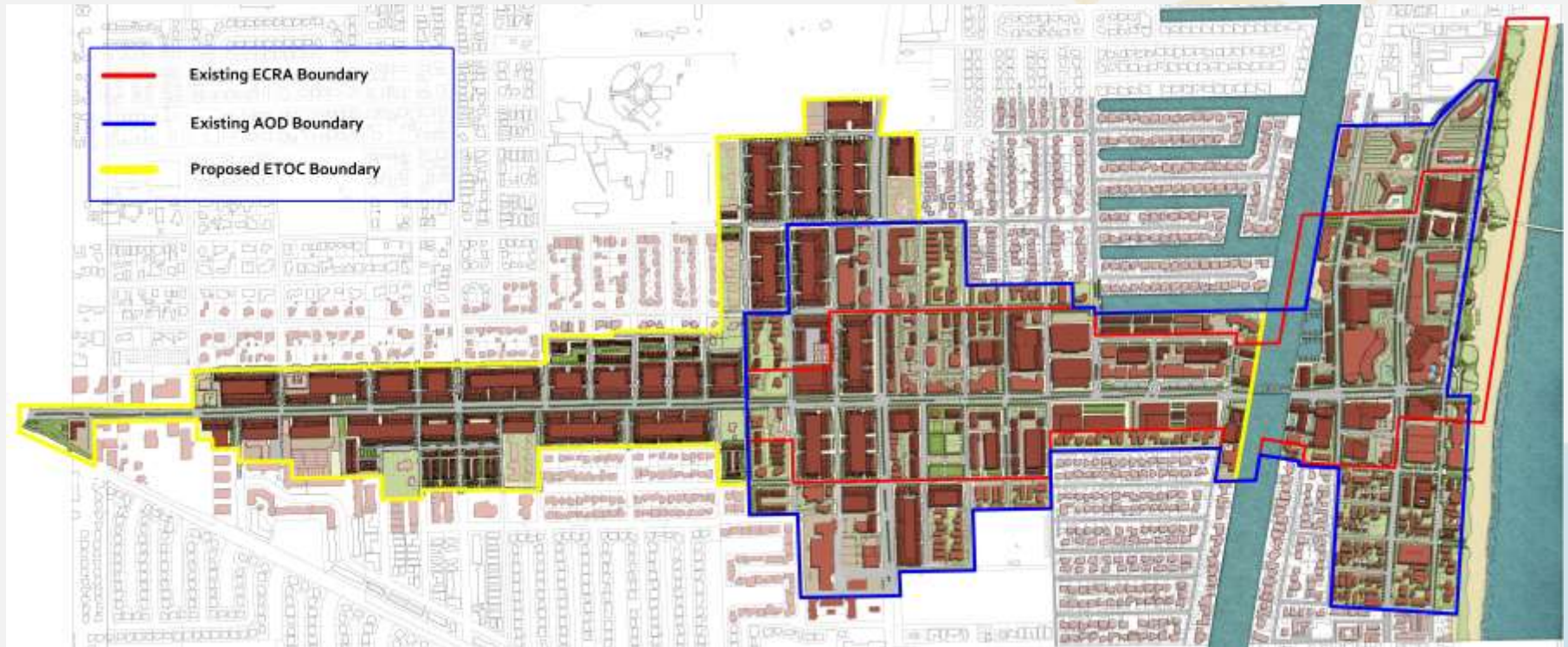








# Master Plan

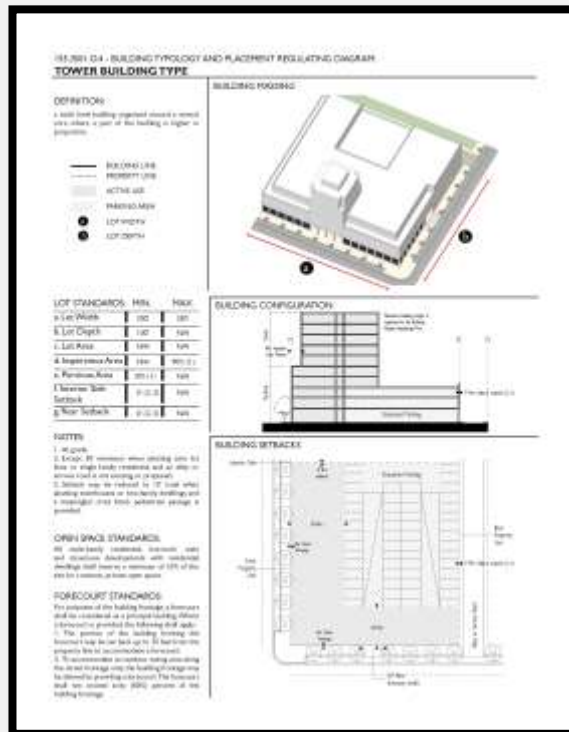








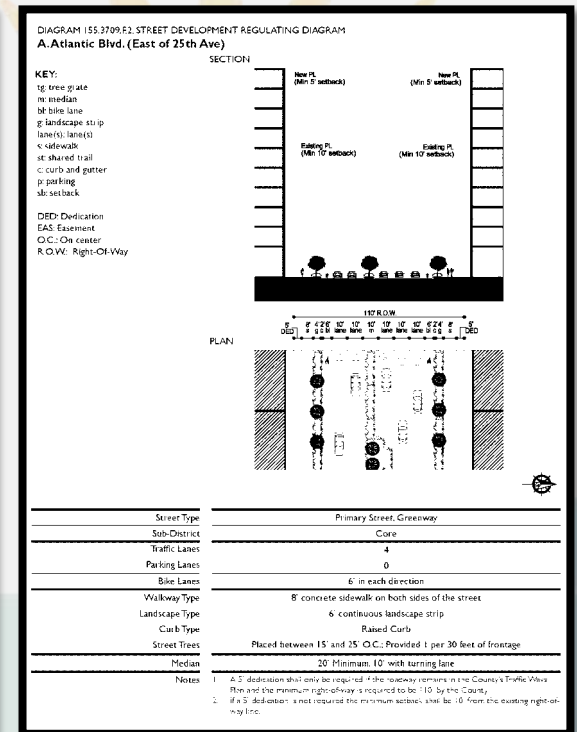
# Example of Regulating Diagrams



Tower Typology  
Lot Standards



Tower Typology  
Design Standards



Street Development  
Regulating Diagram



# Projects – Atlantic One (1800 E Atlantic Blvd)





## Projects – Atlantico Station



NORTH ELEVATION



EAST ELEVATION



ELEVATIONS BLDG I

ATLANTICO  
STATION  
FLORIDA CRYSTALS  
BOULEVARD  
POMPANO BEACH

MSA ARCHITECTS, INC.  
ARCHITECTS  
ARCHITECTURE & PLANNING

ELEVATIONS  
BLDG I  
A-3.1.1



## Projects – Fairfield Residential at Pompano Beach



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EAST PERSPECTIVE RENDERING Architect: Dorsky + Yue Date: 08/01/2018	
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