

Captiva Cove III Waiver Request – Sidewalk Width

July 20th, 2022

KEITH, on behalf of ALOHA POMPANO, LLC (Property Owner) and The Cornerstone Group (Applicant), is requesting a Waiver (per code section 155.5101.1.4) for the proposed width of sidewalk located on B-3 portions of the Captiva Cove III Project located at 740 SW 11th Street, Pompano Beach FL 33060.

This waiver request is tied to the proposed development currently seeking Major Site Plan and Building Design approval (PZ20-12000006) to construct two (2) three-story multi-family residential buildings and one (1) six-story multi-family residential building with a total of 106 dwelling units.

Per City code section 155.5101.1.3.a.i, the required width of the proposed sidewalks *“Be at least five feet wide in residential and industrial zoning districts and seven feet wide in commercial zoning districts”*. The Proposed Captiva III Site Plan is split between RM-45 and B-3 Zoning Districts. This waiver requests that the required 7-foot sidewalk width requirement be reduced to a minimum of 5-feet on the B-3 commercial portions of the proposed site plan.

The Development Services Director may waive all or part of the standards in this subsection if it is demonstrated that pedestrian access and circulation is unneeded or undesirable in the proposed development or that compliance with the required pedestrian improvements is infeasible.

Granting of this waiver request will allow the project to provide a cohesive and consistent sidewalk network for the proposed multi-family development. A proposed 5-foot wide pedestrian network will be provided throughout this project and allow the pedestrian connection between the proposed buildings to be a consistent width. The request is also consistent with surrounding development as the proposed Captiva III project will be a 3rd phase to the existing overall Captiva Cove Multi-Family Development.

Please feel free to contact our office if there are any further questions.

Respectfully Submitted,

Michael Amodio

Michael Amodio, AICP
Planner III, KEITH

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