

Exhibit "B"

950 East McNab Road

PCD Rezoning Application

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I. INTRODUCTION

A. General Purpose

McNab Grove Inc., property owner, is proposing a rezoning of the property located at 950 East McNab Road from B-3 (General Business) to PCD (Planned Commercial/Industrial District). The rezoning to the PCD district will allow for an innovative development with a mix of commercial uses wholly contained within one building. There will be up to seven (7) retail/restaurant/office bays on the ground floor of a five (5) story building. The retail/restaurant/office bays will front McNab Road along with a plaza area to allow for outdoor dining, bicycle parking as well as pedestrian access and a pedestrian enhancement plaza/promenade directly fronting McNab Road.

In the rear of the ground floor level and for floors 2-5, the building will house a clean, secure and modern self-storage facility operation. The facility will be fully enclosed, air-conditioned and fire sprinkled. There are no self-storage units facing the outside on the ground level. The loading area is located in the rear of the building screened from pedestrian and vehicle on McNab Road. The loading area is also covered or housed by the remainder of the building above. The self-storage facility will be architecturally enhanced with windows and other architectural features so as not to appear as a window-less warehouse. Also, outdoor storage of any type will be strictly prohibited.

Currently, self-storage is not a permitted use in B-3 although the surrounding cities of Fort Lauderdale and Deerfield do allow self-storage within their B-3 districts. The type of self-storage being proposed for 950 McNab Road is much less intensive than those facilities found along Dixie Highway in Pompano Beach and much more sensitive to the surrounding properties and neighbors. First, there is strictly no outdoor storage associated with the facility. Second, there are no self-storage units or roll-up doors which have direct access to the driveways or parking spaces. All users must enter the facility from the rear of the secured facility. The loading area is covered and shielded from McNab Road and surrounding properties. Any noise associated with loading and unloading is buffered within the covered area and surrounding heavy landscaping. The self-storage facility is fully enclosed, clean, well-lit and air-conditioned. A major marketing group of the company likely to operate the facility is women.

The site is surrounded on the south and east by a five story rental apartment complex and associated five story parking garage. The site is also bounded on the west by a FPL substation. The transformers and associated wiring and structures are approximately 50 feet in

height. The building is extremely innovative in its design. The building will have ground floor retail along the McNab Road frontage which activates McNab Road and which is an asset and complimentary to the surrounding uses. The self-storage operation (except of the leasing office) is screened from view and in the rear of the ground level. The upper floors of the building are design so as not to look like a typical self-storage facility. There is both vertical and horizontal articulation in the building, a step-back on the retail frontage to create a more pedestrian feel and windows on all sides of the building which can be viewed from a public right-of-way.

Lastly, the applicant is aware that portion of McNab Road near the intersection of Federal Highway and McNab Road is heavily travelled and traffic during the schools days along McNab Road can be trying. The applicant was sensitive to these traffic concerns and took the neighbors traffic concerns into account when developing the site by attempting to develop the site with a use which generates a minimal amount of traffic. Therefore, based on the proposed mix of uses which front McNab Road to activate the street, locating self-storage, a low traffic generating use, in the rear of the property and providing a building design which is functional and beautiful, the applicant believes the project is consistent with innovative land planning, is sensitive to neighbors traffic concerns and supports the high quality environment of the surround business district and residential neighborhoods.

DSI, Inc. prepared a Self-Storage Study and Analysis for the property owner. In the study, the market area surrounding the subject property there is a 97% occupancy rate for existing self-storage facilities and a 3.89 square foot per capita of self-storage. This per capita number is much smaller than the national average of 7.35 square feet per capita and a Florida average of 6.84 square feet per capita of self-storage identifying a true need for additional self-storage in the area. Also in the late 1990's, a similar PCD rezoning was granted at 405 South Federal Highway to allow self-storage. The project is now called Storagemart.

The 950 East McNab Road project is being planned for development by McNab Grove, Inc. The subject site is currently zoned B-3. The subject site is 1.71 acres net/1.94 acres gross. A vicinity map is provided as Exhibit A and the Legal Description and Plat are provided as Exhibit B.

The legal description of the subject property is:

Parcel "A", Hasting Trust Plat, according to the plat thereof, as recorded in Plat Book 163, Page 23 of the public records of Broward County, Florida. Less the north 5.00 feet thereof.

The purpose and intent of this document is to establish the specific standards and requirements of the Planned Commercial/Industrial District (PCD) district to allow for the innovative development of the 950 East McNab Road project. This PCD document is developed in accordance with the standards and procedures set forth in Section 155.3602 General Standards for all Planned Development Districts and Section 155.3604 Planned Commercial/Industrial-PCD of the City of Pompano Beach's Land Development Code.

B. Classification of Planned Development Zoning Districts

It is the intent of the McNab Grove Inc., to establish a PCD in accordance with the procedures and requirements of Section 155.2405 Planned Development of the Pompano Beach Zoning Code.

C. Reserved

D. Organization of Planned Development Zoning District Regulations

This document for the PCD rezoning of 950 East McNab Road will address and establish each of the requirements in General Standards for all Planned Development Districts and Section 155.3604 Planned Commercial/Industrial District-PCD via this document and the PCD plans which are a graphical representation of the project site in "bubble" format.

II. GENERAL STANDARDS FOR PLANNED COMMERCIAL/INDUSTRIAL DISTRICT

A. PCD Plan

1. Planning Objective

The objective of the 950 East McNab Road PCD district is to provide innovative commercial mixed use development that complements and enhances the surrounding commercial areas and residential neighborhoods. The retail, restaurant, office and self-storage uses proposed for the project will help meet the growing demands for these types of uses in a manner that achieves a more efficient use of land and complements the goals of the Federal Highway/US 1 Corridor.

2. Detailed Description of entire PCD Plan

950 East McNab Road project includes an innovative mix of retail, restaurant and self-storage uses. The retail and restaurant uses, as well as the self-storage leasing office, are located on the ground floor of the proposed building along the street frontage of McNab Road. The street frontage area also includes some parking, two pedestrian plaza areas, bicycle parking and a designated pedestrian path from the public sidewalk. Parking between the building and McNab Road sends a signal to passerby's (mainly in vehicles) that the retail and restaurant bays are active, popular and open for business. The two plaza areas give an open feel to pedestrians and customers and allows the opportunity for outdoor dining. Bicycle parking is provided on both plazas and allows for quick and easy access to the retail and restaurants by bicycle travelers and the separately designated pedestrian walkway allow safe and convenient access to the site by anyone walking by or crossing the street from the surrounding shopping areas. A pedestrian enhancement plaza directly on McNab Road provides for seating for pedestrian. These elements activate the street frontage for the retail/restaurant spaces by utilizing all three types of arrival (pedestrian, bike and vehicular).

The self-storage operation is located in the rear of the building and is screened from view of pedestrians and vehicles along the street. There will be absolutely no outdoor storage associated with the operation of this self-storage facility. The self-storage facility will be wholly contained within the proposed building. The rear loading area is also covered by the 2nd thru 5th floors

of the building.

A detailed description is provided in the PCD section of this document as well as the Graphic PCD plans shown on Sheet PCD-1 through PCD-4 (Exhibits C-F). Conceptual rendered drawings have also been provided to assist with the visualization of the project.

a. Dimensional Standards.

The Dimensional Standards are provided on sheet PCD-2 (Exhibit D). Included with the Dimensional Standards is a comparison to the Dimensional Standards found in the existing B-3 zoning district. Please note that there are no variants in Dimensional Standards between the proposed PCD application and existing B-3 zoning district.

b. Modifications of Development Standards.

The applicant is proposing only two modifications to the existing development standards found in the Pompano Beach Zoning Code. Both modification are to the landscape requirements, in particular, Section 155.5203.D.5 landscaping between the building and vehicular use area and Section 155.5203.D.3.c.ii perimeter landscaping. The applicant proposes to provide a superior landscape alternative to address both conditions which can be found on Sheet PCD-3 (Exhibit E). Also, in reference to the perimeter landscaping, the area required is being shifted from one side of the property to the other (east to west). This is due to one side having an existing mature perimeter landscape buffer on the abutting property while the additional area would be used to provide additional screening of the FPL sub-station. A full description and justification is provided on the Deviation Table found on sheet PCD-2 (Exhibit D).

c. Provisions addressing transportation, potable water, wastewater, stormwater management, and other public facilities.

The property is located approximately 450 feet west of Federal Highway (US 1) in an urban infill area of Pompano Beach. All roads, water and wastewater facilities are existing and adequate to serve the property. The approximate location of these facilities are identified on Sheet PCD-1 (Exhibit C). Stormwater will be designed so all rain water is retained on-site. Since the project is a commercial development, there are no additional demands for school, recreation and open space. However, the applicant is providing two pedestrian plazas which enhance the open space in the surround commercial area.

d. Provisions related to environmental protection and

monitoring.

There are no identified environmentally sensitive lands, wildlife habitat, wetlands, and/or floodplains on the property. No provisions are provided for such.

- e. Identification of community benefits and amenities that will be provided for added flexibility afforded by the PCD plan.
The applicant is providing two pedestrian plazas which enhance the open space of this project and the surrounding commercial area and activate the street. Redevelopment of the site along with superior landscaping will help screen the FPL sub-station from existing residential units on Federal Highway and from the visibility corridor along US 1.
- f. Development phasing plan.
The project will be developed in one phase.
- g. Conversion schedule.
Conversion of retail and restaurant are interchangeable to each other subject to meeting the off-street parking requirements of Article 5; Part 1-Access, Circulation, Parking and Loading of the Pompano Beach Zoning Code.
- h. Any other provision deemed by the City Commission.
The applicant is agreeable to discuss any other provision the City Commission deems necessary to facilitate the rezoning application.

3. General Location

The 950 East McNab Road property is located approximately 450 feet west of the intersection of Federal Highway (US 1) and McNab Road. The site is bounded by the CVS Retail Pharmacy to the east, the parking garage of the Residences of Bayview to the south, an electrical sub-station to the west and Pompano Marketplace Shopping Center to the north. A detailed Vicinity Map is provided in Exhibit A.



Aerial of 950 East McNab Road

The graphic PCD Plan identifies the single parcel being developed with a single building, and identifies the land use(s) and/or development intensity, private streets/roadways/parking, pedestrian and bicycle pathways, on-site potable water and wastewater facilities, on-site stormwater management facilities, and a plaza to activate retail/restaurant and street frontage and a loading area for the self-storage facility (see Sheet PCD-1, Exhibit C).

- a. Individual development areas, intensities and densities
The 950 East McNab Road project is a small infill project and includes one single parcel of approximately 1.71 acres. There will be only one development area. The Dimensional Standards are provided on sheet PCD-2 (Exhibit D). Included with the Dimensional Standards is a comparison to the Dimensional Standards found in the existing B-3 zoning district. Please note that there are no variants in Dimensional Standards between the proposed PCD application and existing B-3 zoning district.
- b. Open space
Since the project is a commercial development, there are no additional demands for open space other than those required

by the Pompano Beach Zoning Code which the applicant intends to comply. The applicant is also providing two pedestrian plazas which enhance the open space of this project and the surrounding commercial area.

- c. All public and private streets, existing or projected transit corridors, pedestrian and bicycle paths and how they will connect with existing and planned city systems.

There are no public or private streets associated with this project. There is a two way driveway in front of the building and a one way drive which circulates around the building. Pedestrian and bicycle paths connect from McNab Road to the front of the building. Bike racks are available at both pedestrian plazas. All drives, pedestrian paths and bicycle paths are identified on Sheet PCD-1 (Exhibit C).

- d. Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains.

There are no identified environmentally sensitive lands, wildlife habitat, wetlands, and/or floodplains on the property. No provisions are provided for such.

- e. On-site potable water and wastewater facilities and how they connect to city systems.

The property is located in an urban infill area of Pompano Beach. All water and wastewater facilities are existing and adequate to serve the property. The approximate location of the water and wastewater facilities are identified on Sheet PCD-1 (Exhibit C). However, the applicant is providing two pedestrian plazas which enhance the open space in the surround commercial area.

- f. On-site stormwater management facilities and how they connect to city systems.

Stormwater will be designed so all rain water drainage is retained on-site. There will be no stormwater connection to any city system.

- g. All other public facilities serving the development.

Since the project is a commercial development, there are no additional demands for school, recreation and open space. Waste management services will be handle on a contractual basis.

4. Graphic Demonstration

- a. Projects with structures greater than 35 feet in height, the shadowing on adjacent properties at the following time: two hours after sunrise, noon and two hours before sunset during the winter solstice, spring equinox, summer solstice and fall equinox.

The project is proposed to be taller than 35 feet. Shadow

studies are included as part of the PCD application pursuant to above referenced days and times (Exhibit G). Due to similar heights of buildings on surrounding parcels and the location of the property being on the south side of McNab Road, impacts of the shadows cast by the proposed building appear minimal.

- b. The impacts to view corridors of any adjacent properties of natural resources, including but not limited to beaches, shores waterways, recreation spaces and conservation spaces.

The proposed project is not anticipated to impact view corridors of any natural resources including beaches, shores, waterways, recreation spaces and conservation spaces. Conceptual renderings of the proposed building and its relation to the surrounding area are included as Exhibit H.

B. Consistency with City Plans

The PCD zoning designation and proposed uses of the PCD plan are consistent with the commercial land use designation of the property found on the City of Pompano Beach Future Land Use Map (FLUM) and consistent and compatible with the Goals, Objectives and Policies of the Pompano Beach Comprehensive Plan. In particular:

Goal 01.00.00 The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

Policy 01.01.06 All site plan applications shall provide pedestrian facilities, such as but not limited to sidewalks and street trees (where not in conflict with underground utilities and permitted by City Engineer).

Objective Right of Way Protection and Accessibility 01.02.00 Protect the existing and future right of way from building encroachments and ensure proper accessibility with the roadway and transit network.

Policy 01.03.03 Encourage property owners to rezone the subject properties when initiating the development and/or redevelopment proposals to be consistent with the designations of the Land Use Plan Map.

Policy 01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

Policy 01.03.12 The following criteria may be used in evaluating rezoning requests:

1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and.
7. Proximity to mass transit.

Objective Flood Protection 01.05.00 Require all new development and redevelopment to be consistent with Federal Emergency Management Administration's Flood Elevation Maps.

Policy 01.05.01 Continue to require all development to be consistent with the minimum finished floor elevations as specified in the Federal Emergency Management Administrations Flood Insurance requirements.

Policy 01.07.02 Continually review and amend new land use designations for Residential, Mixed Use, Transportation Oriented Districts.

Policy 01.07.09 Through ongoing updates to the land development regulations provide criteria/performance standards provide for the upgrading and redevelopment of existing strip commercial areas to meet current standards and code requirements such as access, landscaping, parking and setbacks.

Policy 01.07.11 Through ongoing updates to the land development regulations develop new zoning districts that encourage redevelopment, including mixed uses along major highway corridors.

Policy 01.07.13 Through ongoing updates to the land development regulations revise parking codes to allow for parking space credit for parking spaces to accommodate motorcycle and scooter parking spaces and bicycle racks.

Policy 01.10.03 Continue to require site plan review and screening at proposed sites for electric substations and switching stations, wastewater pumping stations, water storage facilities, and other utility land uses in all land use categories and zoning districts.

Objective Urban Infill Criteria 01.12.00 Establish criteria which encourage development of urban infill and community redevelopment areas to promote economic development, increase housing opportunities and maximize the use of existing public facilities and services.

Objective Smart Growth Initiative 01.16.00 The City will promote “Smart Growth” type initiatives providing for energy efficient development and land use patterns which also account for existing and future electrical power generation and transmission systems in an effort to discourage urban sprawl and reduce greenhouse gasses.

Policy 01.16.01 The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources.

Policy 01.16.02 The City will encourage and implement the use of compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs and take advantage of recycled building materials.

The proposed PCD rezoning is also consistent and compatible with the **City of Pompano Beach Transportation Corridor Studies Transformation Plan** of December, 2013. The Federal Highway/US 1 Corridor was one of the corridors included in the study. Although this project does not directly front on Federal Highway/US 1, the site is influenced by the corridor and the Cypress Lake Center sub-district identified in the study. The corridor study recommends integrating various commercial uses which this PCD rezoning attempts to accomplish. The project proposes a mix of neighborhood-level retail, restaurant and fully enclosed self-storage uses which complement the surrounding commercial area and surrounding neighborhoods.

The study recommends “retail frontage on a pedestrian emphasis street” The PCD rezoning emphasizes retail frontage along McNab Road (a pedestrian emphasis street) and includes a plaza and

pedestrian pathway separate from the vehicular entrances to activate the street frontage.

“The Cypress Lake Center district reflects the shopping and residential areas here. It is characterized by neighborhood and regional serving retail centers that house grocery and department stores with compatible businesses. This area is also home to marine uses along the corridor.”

McNab Grove Inc., believes the proposed PCD rezoning will complement and enhance the Cypress Lake Center sub-district by providing an additional mix of commercial (retail/restaurant) uses while providing local self-storage opportunities to area businesses and residents.

The proposed PCD rezoning is further consistent with recommended requirements found in the corridor study by:

- providing an emphasis on a mix of commercial uses,
- providing direct pedestrian access to the site from the public sidewalk, and
- providing underground stormwater storage facilities, which limit the amount of ground level space needed for drainage.

C. Compatibility with Surrounding Areas

The subject site has been vacant since 2005. The redevelopment of the parcel and another parcel further west on McNab Road have lagged due to their proximity to the electrical sub-station. The remainder of the surrounding area has been developed as either high density residential with ground floor retail and structured parking or low rise retail shopping with surface parking. Besides directly abutting an electrical sub-station the site also abuts a structured parking garage and the rear/service area of the CVS retail pharmacy. Below are photographs of the existing conditions of the site.



The photo shows the site and the 5 story structured parking garage to the south.



The rear/service area of the CVS abuts the east property line



The electrical sub-station abuts the west property line



The proposed site will complement the retail/shopping center uses on the north side of McNab Road.

The redevelopment of the 950 East McNab Road site utilizing the PCD district regulations will allow for an innovative mix of commercial uses including a self-storage facility while screening some of the more undesirable views of the abutting properties. The proposed building is similar in height to the structured parking garage and will complement surround McNab Road street frontage by providing active retail/restaurant uses. Architecturally the building will not appear to look like the windowless fortress design of a typical self-storage facility. On the following page are some conceptual renderings on how the site will compatibly fit within the surrounding built environment. The architectural design will comply with all requirements found in Section 155.5602 Commercial, Institutional and Mixed-Use Design Guidelines.



Conceptual rendered view from Federal Highway/US1



Conceptual bird's eye view from the abutting structured parking garage

D. Development Phasing Plan

This project will be developed in one phase.

E. Conversion Schedule

Conversion of retail and restaurant uses are interchangeable to each other subject to meeting the off-street parking requirements of Article 5; Part 1 Access, Circulation, Parking and Loading of the Pompano Beach Zoning Code. The applicant reserves the opportunity to utilize off-street parking alternatives listed in Article 5; Part 1 Access, Circulation, Parking and Loading.

F. On-Site Public Facilities

On-Site Public Facilities will be constructed as part of project.

1. Design and Construction
The conceptual utility plan is included on Sheet PCD-1 (Exhibit C).
2. Dedications
There are no additional right-of-way dedications required from this property. The property owner has already dedicated all required public right-of-ways via the recorded plat and separate instrument. Perimeter easements have been provided to utility providers and additional easements may be provided as necessary for development.
3. Modifications to Street Standards
 - a. The PCD plan provides for separation of vehicular, pedestrian and bicycle traffic
 - b. Access for emergency vehicles is not substantially impaired
 - c. Adequate off-street parking is provided for the uses proposed
 - d. Adequate space for utilities is provided within the street right-of-way

There are no modifications being requested from the City's established street standards.

G. Uses

The PCD rezoning proposes a list of principal, accessory and temporary in Section III.B of this PCD document and on sheet PCD-2 (Exhibit D). All uses, except self-storage, are uses permitted in the existing B-3 zoning district. No outdoor storage is permitted as part of the PCD rezoning application. Other uses the Planning and Zoning staff found objectionable in the current B-3 district were also removed.

H. Densities/Intensities

The PCD rezoning proposes establishes the intensities on Sheet PCD-2 (Exhibit D). An illustration of how the intensities are distributed through the site are graphically shown on Sheet PCD-1 (Exhibit C). No residential units are proposed with this rezoning; therefore, no densities are included in the PCD rezoning application. Included with the Dimensional Standards is a comparison to the Dimensional Standards found in the existing B-3 zoning district. Please note that there are no variants in Dimensional Standards between the proposed PCD application and existing B-3 zoning district.

I. Dimensional Standards

The PCD rezoning proposes dimensional standards via Section III.C of this PCD document and Sheet PCD-2. **Note:** This application will require the granting of a waiver from the 5 acre minimum district boundary requirements by the Pompano Beach City Commission as established by

Section 155.3604 (Planned Commercial/Industrial-PCD).C.Note 1.

J. Development Standards

The development standards set forth in Article 5 Development Standards of the Pompano Beach Zoning Code will be followed as established except for two specific landscape deviations presented on Sheet PCD-2 (Exhibit D). A superior landscape alternative has been provided to off-set the two deviations. The superior landscape alternative can be found on Sheet PCD-3 (Exhibit E).

K. Amendments to Approved PCD Plan

Amendments to the approved PCD will be in accordance with the standards in Section 155.2405.J Minor Deviations from the approved PCD Plan and Section 155.2405.K, Amendment of the Pompano Beach Zoning Code.

III. Planned Commercial/Industrial District (PCD)

A. Purpose

The purpose to establish a PCD district for the 950 East McNab Road property is to allow for the innovative infill development of a single building within an existing shopping corridor. The mix of commercial uses within the building will generate jobs for the area. There will be up to seven (7) ground floor bays that will have the ability to house retail, restaurant, and/or office establishments along McNab Road. A plaza area will allow for outdoor dining and help activate the street level. A second pedestrian promenade is proposed on McNab Road. Both the plaza and promenade are connected by an at-grade crossing. Bicycle parking and separate designated pedestrian access further enhance the ground level experience.



Conceptual rendering of proposed active retail and restaurant space with a wide plaza and bike parking.

In the rear of the ground level and for the floors above, the building will contain a self-storage facility. The loading area is located in the rear of the building and is screened from pedestrians and vehicles on McNab Road. The loading area is also covered by the remainder of the five-story building above. The self-storage facility will be architecturally enhanced with windows and other architectural features so as not to appear as a window-less warehouse. The self-storage facility will be wholly contained within the proposed building and outdoor storage of any type will be strictly prohibited.

B. Use Standards

The PCD district rezoning application proposes the following uses as the

list of permitted principal, accessory and temporary uses for the proposed PCD rezoning. All uses, except self-storage, are uses permitted in the existing B-3 zoning district. No additional more intensive uses are proposed. Outdoor storage is not a permitted use or accessory use for this PCD rezoning. Other uses the Planning and Zoning staff found objectionable in the current B-3 district were also removed. The full list of permitted and accessory uses are found on Sheet PCD-2 (Exhibit D).

C. Intensity and Dimensional Standards

Site specific development standards for the 950 East McNab Road project are provided on Sheet PCD-2 (Exhibit D). A comparison of the intensity and dimensional standards with the current B-3 zoning district has been included. There are no variations in the intensity and dimensional standards between the proposed PCD and B-3 districts. Note that the 5 acre minimum district area must be waived by the Pompano Beach City Commission as part of the rezoning process.

D. Development Standards

The development standards set forth in Article 5 Development Standards of the Pompano Beach Zoning Code will be followed as established except for two specific landscape deviations where a superior landscape alternative plan has been proposed. The deviations, justifications and superior landscape alternative are identified on Sheets PCD-2. (Exhibit D) and PCD-3 (Exhibit E).

Access and Circulation

The proposed PCD rezoning application shall utilize the access and circulation requirements established in Article 5; Part 1 Access, Circulation, Parking and Loading of the Pompano Beach Zoning Code. A conceptual access and circulation plan is included on Sheet PCD-1 (Exhibit C).

Off-street Parking and Loading

The proposed PCD rezoning application shall utilize the off-street parking requirements established in Article 5; Part 1 Access, Circulation, Parking and Loading of the Pompano Beach Zoning Code. Loading for the self-storage facility portion of the building shall be located in the rear of the property and is covered to reduce visibility and noise and is screened from view from the abutting rental property and from the public right-of-way. A master parking plan identifying the parking and loading areas, dimensions of certain parking areas and stacking distances and specific parking requirements for anticipated uses on the property are included on Sheet PCD-4 (Exhibit F).

Landscaping

The proposed PCD rezoning application provides a superior landscaping alternative which exceeds the requirements established in Article 5; Part 2 Landscaping and Tree Preservation of the Pompano Beach Zoning Code except for two deviations and alternatives identified on Sheet PCD-2 (Exhibit D). A superior landscape alternative in both graphic and table form is provided in lieu of landscape code section requirements via Sheet PCD-3 (Exhibit E).

Screening, Fences and Walls

The proposed PCD rezoning application shall utilize the screening requirements established in Article 5; Part 3 Screening, Fences and Walls of the Pompano Beach Zoning Code. No deviations are anticipated from this section of the code.

Exterior Lighting

The proposed PCD rezoning application shall utilize the exterior lighting requirements established in Article 5; Part 4 Exterior Lighting of the Pompano Beach Zoning Code. There are no deviations expected from the City's lighting requirements.

Design Standards

The proposed PCD rezoning application shall comply with the Commercial/Mixed Use Design Guideline requirements established in Article 5; Part 6 Design Standards of the Pompano Beach Zoning Code. In addition to the design standards, the applicant is proposing to step the building back a minimum of four feet above the first floor. This four foot step back creates a more human scale to the front facade and overall project.

Sustainable Development Standards

The proposed PCD rezoning application shall meet or exceed the sustainable development standards as established in Article 5; Part 8 Sustainable Development Standards of the Pompano Beach Zoning Code.

Signage

The proposed PCD rezoning application shall comply with the signage requirements established in Chapter 156 Sign Code of the Pompano Beach Code of Ordinances.

Deviations and Justifications

The landscape deviations outlined in PCD-2 (Exhibit D) are proposed in order to complement and be consistent with the surrounding developments while providing a quality development on a small infill site. Superior landscaping alternatives have been provided via PCD-3 (Exhibit E). The granting of the requested deviations will not compromise

the intent and purpose of the PCD district, will not have an adverse impact on land use compatibility, and will not adversely affect adjacent land uses and the physical character of uses in the immediate vicinity.

Justification for waiver of 5 acre minimum

The applicant is requesting a waiver by the Pompano Beach City Commission from the 5.0 acre minimum requirements for a PCD rezoning. The infill development project size is 1.71 acres. All other surrounding properties are developed. The applicant believes the waiver of the 5.0 acre minimum district area size is consistent with the criteria of the waiver requirements since the project utilizes creative site planning solutions to address physical constraints of the infill development site. The project includes a pedestrian promenade along McNab Road and a pedestrian plaza along the front of the building to activate McNab Road for pedestrians. The promenade and plaza promote a community goal found in the US1/Federal Highway Corridor Study by providing ground floor retail and restaurant space while also providing a low traffic impact use of self-storage. Locating other types of uses in such close proximity to a FPL sub-station is not practicable and locating industrial uses on McNab Road would do an injustice to the surrounding residential neighborhoods. Therefore, the applicant is requesting a waiver of the 5 acre minimum requirement.

EXHIBIT A

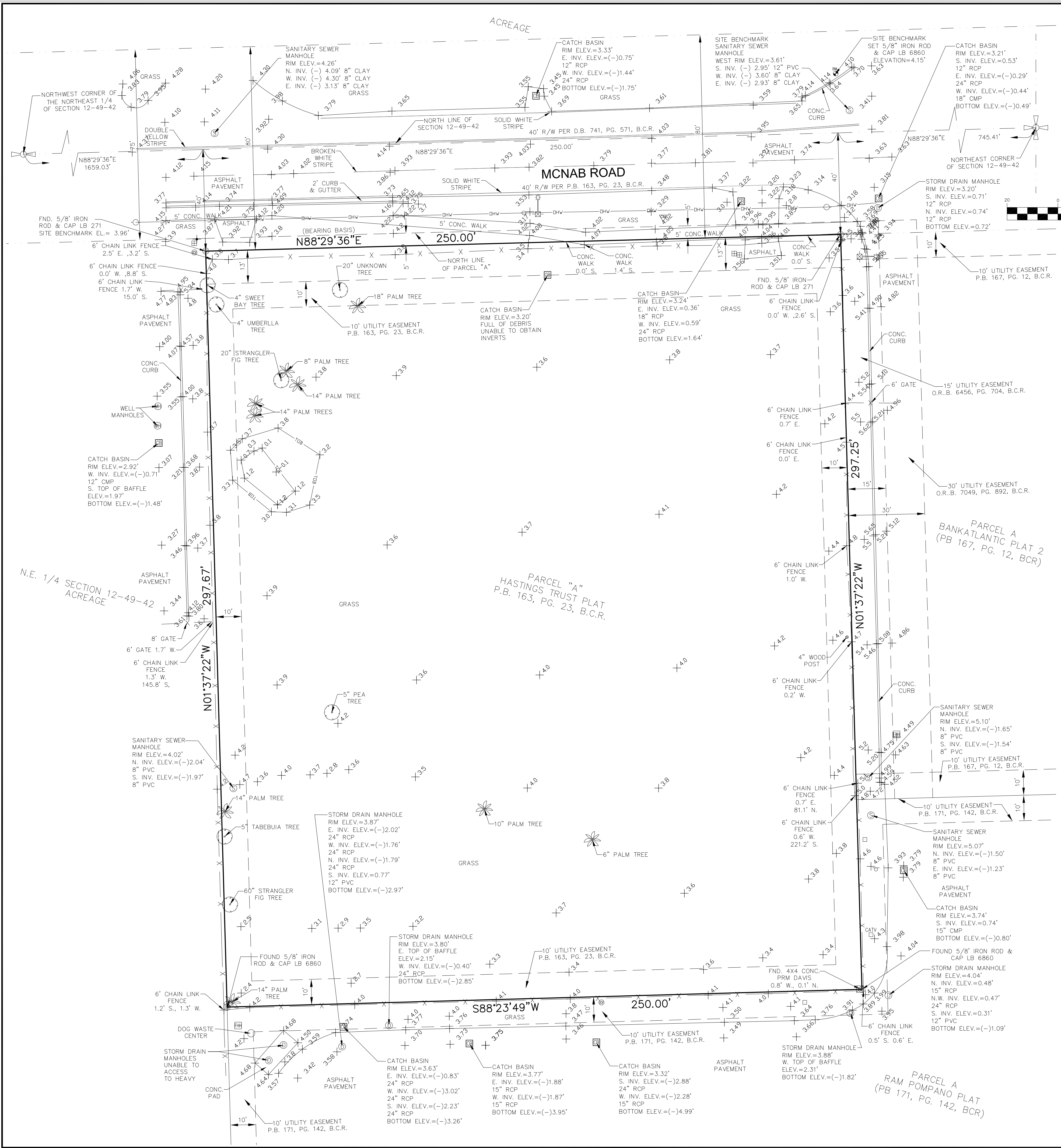
VICINTY MAP



EXHIBIT B

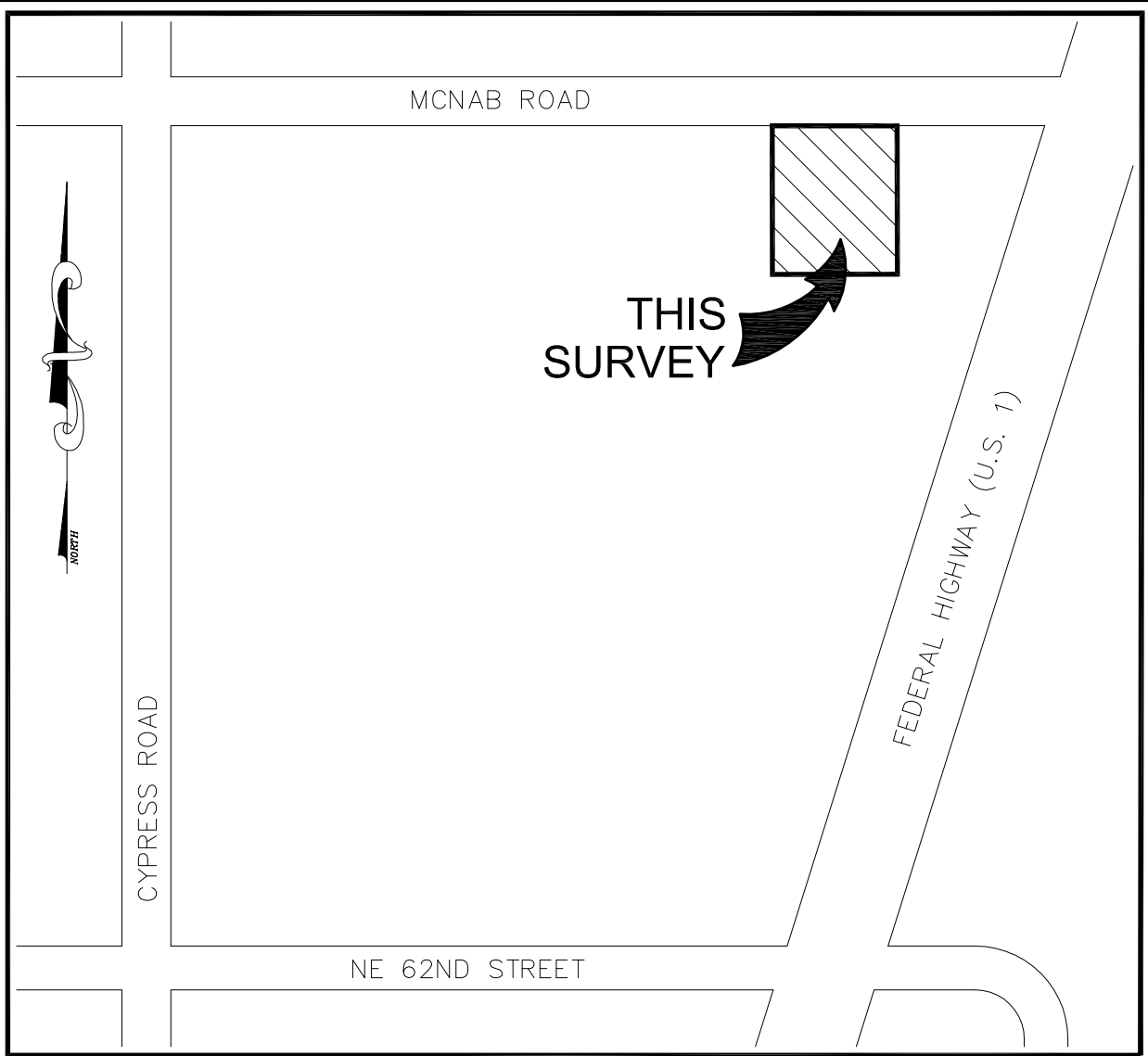
LEGAL DESCRIPTION

Parcel "A", Hasting Trust Plat, according to the plat thereof, as recorded in Plat Book 163, Page 23 of the public records of Broward County, Florida. Less the north 5.00 feet thereof.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



LOCATION MAP
NOT TO SCALE

SURVEY NOTES:

- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN. REFERENCE BEARING OF NORTH 88°29'36" EAST ALONG NORTH LINE OF PARCEL "A", HASTINGS TRUST PLAT, PLAT BOOK 163, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
- IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- THE HORIZONTAL CONTROL ACCURACY FOR THIS SURVEY ACHIEVED THE COMMERCIAL/HIGH RISK REQUIREMENT OF 1 FOOT IN 10,000 FEET, AS REQUIRED BY THE FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1" = 20' OR SMALLER.
- KEITH & ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B. 6860
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARKS "020" AND "021". BENCHMARK "020", A DISK SET IN A CONCRETE MONUMENT AND STAMPED 020, 2011, HAVING AN NAVD 1988 ELEVATION OF 4.37', LOCATED 82.0 FT (25.0 M) WEST OF THE CENTERLINE OF SOUTH FEDERAL HIGHWAY (U.S. HIGHWAY), 45.0 FT (13.7 M) SOUTH OF THE CENTERLINE OF MCNAB ROAD, 18.8 FT (5.7 M) NORTHEAST OF A TRAFFIC SIGNAL POLE, 16.5 FT (5.0 M) SOUTHEAST OF A CONCRETE POWER POLE, 15.5 FT (4.7 M) NORTHEAST OF THE EAST END OF A CVS PHARMACY SIGN, 9.3 FT (2.8 M) SOUTHWEST OF A TRAFFIC SIGNAL POLE AND 1.2 FT (0.4 M) NORTHEAST OF A CARSONITE WITNESS POST. BENCHMARK "021", A DISK SET IN WING AND STAMPED 021, 2011 HAVING A NAVD 1988 ELEVATION OF 10.96', LOCATED 59.3 FT (18.1 M) NORTHEAST OF A CONCRETE POWER POLE NUMBER 85C11, 28.2 FT (8.6 M) SOUTHWEST OF A WOODEN POWER POLE, 24.5 FT (7.5 M) NORTH OF THE CENTERLINE OF EAST MCNAB ROAD AND 24.0 FT (7.3 M) SOUTHWEST OF THE WEST END OF A CONCRETE WALK.
- THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1' FOR SOFT SURFACE ELEVATIONS.
- FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED, TRANSVERSE MERCATOR, FLORIDA EAST, ZONE.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12055, MAP NO. 12011C0378H, EFFECTIVE DATE 08-18-2014, THIS PROPERTY LIES IN ZONE AH. BASE FLOOD ELEVATION 5-FEET (NAVD 1988).

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS	⊗	IRON ROD	⊙	SANITARY MANHOLE
CMP	CORRUGATED METAL PIPE	⊗	4"x4" PRM	⊙	CONCRETE LIGHT POLE
CONC.	CONCRETE	⊗	ELECTRICAL HAND HOLE	⊙	BOLLARD
DB	DEED BOOK	⊗	FIBER OPTIC HAND HOLE	⊙	TELEPHONE RISER
ELEV.	ELEVATION	⊗	TELEPHONE RISER	⊙	WOOD UTILITY POLE
INV.	INVERT	⊗	SINGLE POLE SIGN	⊙	PALM TREE
LB	LICENSED BUSINESS NUMBER	⊗	CATCH BASIN	⊙	SHADE TREE
O.R.B.	OFFICIAL RECORD BOOK	⊗	STORM DRAIN MANHOLE	⊙	TOB—TOP OF BANK
P.B.	PLAT BOOK	⊗	WATER METER	⊙	TOE—TOP OF SLOPE
P.G.	PAGE	⊗	CABLE TELEVISION RISER	⊙	—X—CHAIN LINK FENCE
PRM	PERMANENT REFERENCE MONUMENT	⊗	CABLE TELEVISION MARKER	⊙	
PVC	POLYVINYL CHLORIDE PIPE	⊗	IRRIGATION CONTROL VAVLE	⊙	
RCP	REINFORCED CONCRETE PIPE	⊗	MANHOLE	⊙	
R/W	RIGHT-OF-WAY	⊗		⊙	

LEGAL DESCRIPTION:

PARCEL "A", HASTING TRUST PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS THE NORTH 5.00 FEET THEREOF.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 74,365 SQUARE FEET OR 1.707 ACRES MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY & TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON OCTOBER 16, 2012 MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 5660
STATE OF FLORIDA

DATE	REVISION	BY
04/26/13	UPDATE SURVEY	MM
07/14/16	UPDATE SURVEY	MM
07/14/16	CONVERT ELEV. TO NAVD	MM
08/05/16	ADD SEW INVS	MM
08/11/16	ADD FLOOD NOTES	MM

DATE	10-16-12
SCALE	1"=20'
FIELD BOOK	409/60-72
DRAWN BY	DOB
CHECKED BY	MM

KEITH & ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPAÑO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

BOUNDARY & TOPOGRAPHIC SURVEY

PARCEL "A"
HASTINGS TRUST PLAT
PLAT BOOK 163, PAGE 23, B.C.R.
CITY OF POMPAÑO BEACH BROWARD COUNTY FLORIDA

SHEET 1 OF 1

PROJECT NUMBER
08128.00

N:\08128.00 - McNab Road Retal and Storage\Survey\Delivery\UPDATE SURVEY.MXD

EXHIBIT C

EXHIBIT D

1

2

3

4

5

APPENDIX A: CONSOLIDATED USE TABLE

P = PERMITTED PRINCIPAL USE S = USE ALLOWED AS A SPECIAL EXCEPTION A = PERMITTED ACCESSORY USE

T = TEMPORARY USE ALLOWED WITH A MAJOR TEMPORARY USE PERMIT t = TEMPORARY USE ALLOWED WITH A MINOR TEMPORARY USE PERMIT

i = TEMPORARY USE ALLOWED WITHOUT TEMPORARY USE PERMIT I = INTERIM USE ALLOWED WITH AN INTERIM USE PERMIT

BLANK CELL = PROHIBITED USE

PD District

POD

PRINCIPAL USES

INSTITUTIONAL USES

Communication Uses

Community Service Uses

Day Care Uses

Education Uses

Government Uses

Health Care Uses

Other Institutional Uses

Utility Uses

COMMERCIAL USES

Animal Care Uses

Boat and Marine Sales and Service Uses

Business Support Service Uses

Eating and Drinking Establishments

Motor Vehicle Sales and Service Uses

Office Uses

Retail Sales and Service Uses - Personal Services

Retail Sales and Service Uses - Personal Services

Retail Sales and Service Uses - Retail Sales

Retail Sales and Service Uses - Retail Sales

Self-Service Storage Uses

Industrial Services Uses

ACCESSORY USES AND STRUCTURES

Automated teller machine (ATM)

Bike rack

Canopy, vehicular use

Drive-through service

Drop-in child care

Electric vehicle (EV) level 1 or 2 charging station

Electric vehicle (EV) level 3 charging station

Fence or wall

Garage or carport

Greenhouse

Green roof

Home based business

Limited fuel/bottled gas distribution

Outdoor display of merchandise

Outdoor seating, including sidewalk cafes (as accessory to eating and drinking establishments)

Rainwater cistern or barrel

Recycling drop-off stations

Retail clinic

Satellite dish

Small wind energy system

Solar energy collection system

Television or radio antenna

Mechanical Equipment and similar features

Uncovered porches, decks, patios, terraces, or walkways

Flagpoles

Lighting fixtures, projecting or freestanding

Gazebo

Screened Enclosures with Screened Roof

Eating and drinking establishments (as an accessory use)

TEMPORARY USES AND STRUCTURES

Farmer's market (as a temporary use)

Interim commercial use

Intensity and Dimensional Standards¹

District Area, Minimum

1.71 Acres

Requires Waiver by City Commission

N/A

N/A

Density, Maximum (du/ac)

N/A

N/A

N/A

Floor Area Ratio (FAR) maximum

2

N/A

N/A

Lot area, minimum (sq ft)

10,000

10,000

0

Lot width, minimum (ft)

100

100

0

Density, maximum (du/ac)

N/A

N/A

N/A

Retail/Restaurant/Office Space, minimum/maximum (sq ft)

5,000/15,000

N/A

N/A

Lot coverage, maximum (% of lot area)

60

60

0

Pervious area, minimum (% of lot area)

20

20

0

Height, maximum (ft)

75²

105²

30 foot reduction

Front yard setback, minimum (ft)

0

0

0

Street side yard setback, minimum (ft)

0³

0³

0

Setback from a waterway or canal, minimum (ft)

15

15

0

Setback from a dune vegetation line, minimum (ft)

25

25

0

Interior side yard setback, minimum (ft)

0³

0³

0

Rear yard setback, minimum (ft)

30³

30³

0

Dimensional Standards for Accessory Structures

See Accessory Use - Specific standards in Article 4: Part 3.

See Accessory Use - Specific standards in Article 4: Part 3.

N/A

NOTES: [sq ft = square feet; ft = feet;]

1. See measurement rules and allowed exceptions/variatiions in Article 9: Part 4.

2. Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits in Section 155.3707.

3. Those portions of a structure extending above a height of 50 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 50 ft.

DEVIATIONS TABLE

CODE SECTION

TYPE

DECRPTION

DEVIATION

JUSTIFICATION

155.5203.D.5

LANDSCAPE

VUA AND BUILDING

REDUCE FROM 24 FEET TO 8 FEET PURSUANT TO THE PCD-3 LANDSCAPE BUBBLE PLAN

TO CREATE A MORE URBAN INFILL SETTING FOR THE PROJECT AND TO BE CONSISTENT AND COMPATIBLE WITH SURROUNDING PROPERTIES, THE APPLICANT PROPOSES REDUCING THE LANDSCAPE AREAS AROUND THE BUILDING IN CERTAIN AREAS TO

155.5203.D.3.c.ii

LANDSCAPE

PERIMETER WIDTH

REDUCE FROM 10 FEET TO 5 FEET (EAST SIDE ONLY)

THERE IS AN EXISTING LANDSCAPE BUFFER ABUTTING THE EXISITNG EAST PROPERTY LINE WHICH INCLUDES MANY MATURE TREES AND SHRUBS. THE APPLICANT WILL ADD THE MISSING FIVE FEET OF PERIMETER BUFFER FROM THE EAST PROPERTY LINE TO WEST PROPERTY LINE. THIS WILL ALLOW FOR ADDITIONAL SCREENING OF THE ELECTRICAL SUB-STATION. ALSO, DUE TO THE EXISITNG SANITARY SEWER LINE ALONG THE WEST PROPERTY LINE ADDITIONAL LAND AREA IS NEEDED FOR THE INSTALLATION OF LANDSCAPING. TREES AND SHRUBS CANNOT BE INSTALLED OVER/ABOVE EXSITNG UTILITIES AS REQUIRED BY THE UTILITIES DEPARTMENT.

DATE: JULY 2016

SCALE: AS INDICATED

DRAWN BY: M.A.

DESIGN BY: M.A.

CHECKED BY: J.T.

REVISION

DATE

(FOR THE FIRM)

KERTH & ASSOCIATES, INC.

consulting engineers

301 East Atlantic Boulevard

Pompano Beach, Florida 33060-6843

(954) 788-3400; FAX (954) 788-3500

State of Florida Certificate of Authorization Number - 7928

950 EAST MCNAB RD.

PCD TABLES

CITY OF POMPANO BEACH

BROWARD COUNTY

SHEET IDENTIFICATION

PCD-2

PROJECT NO.

08128.02

Drawing name: N:\08128\08128.02 - McNab Road Retail and Storage\Planning\Rezoning\CAUD\08128.02-PCD Plan.dwg Layout Name: PCD-2 Plotted on: Mar 13, 2017 - 12:24pm

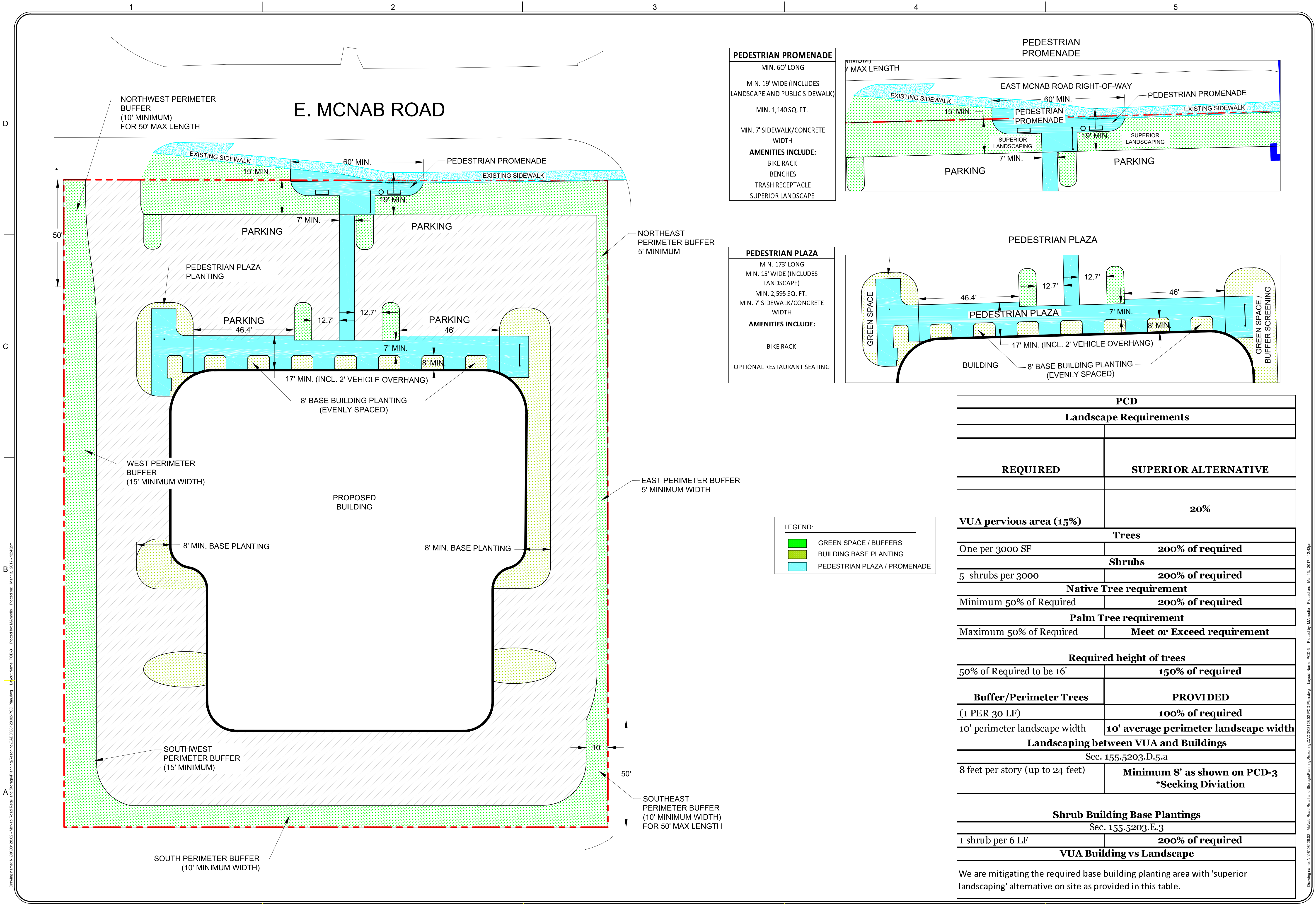
D

C

B

A

EXHIBIT E



PEDESTRIAN PROMENADE

MIN. 60' LONG

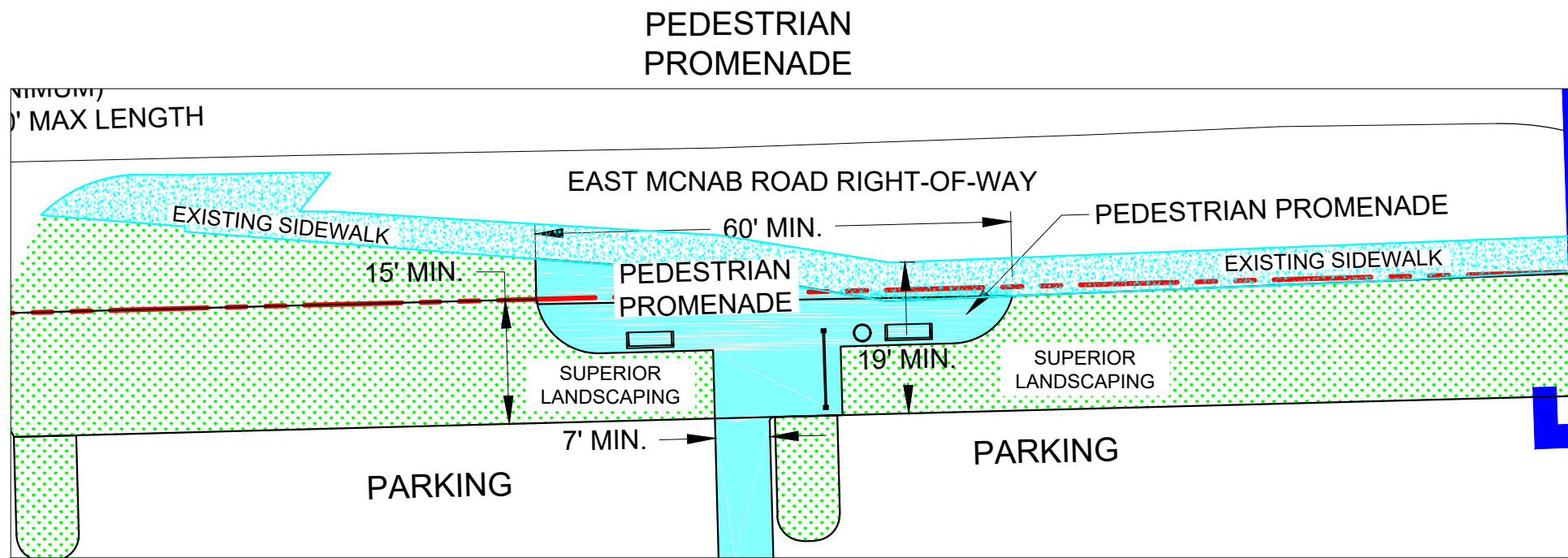
MIN. 19' WIDE (INCLUDES LANDSCAPE AND PUBLIC SIDEWALK)

MIN. 1,140 SQ. FT.

MIN. 7' SIDEWALK/CONCRETE WIDTH

AMENITIES INCLUDE:

- BIKE RACK
- BENCHES
- TRASH RECEPTACLE
- SUPERIOR LANDSCAPE



PEDESTRIAN PLAZA

MIN. 173' LONG

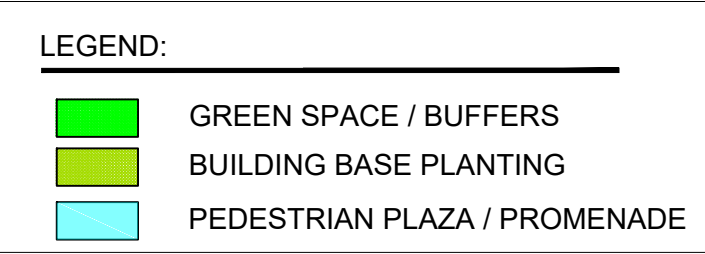
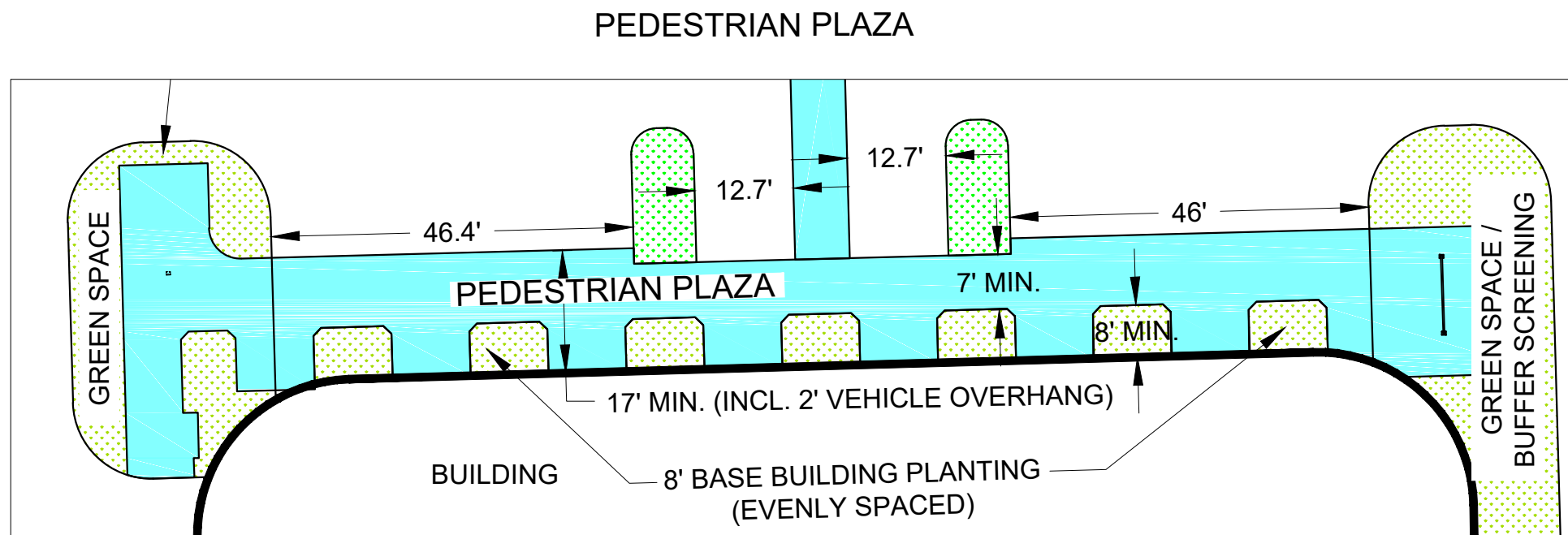
MIN. 15' WIDE (INCLUDES LANDSCAPE)

MIN. 2,595 SQ. FT.

MIN. 7' SIDEWALK/CONCRETE WIDTH

AMENITIES INCLUDE:

- BIKE RACK
- OPTIONAL RESTAURANT SEATING



PCD	
Landscape Requirements	
REQUIRED	SUPERIOR ALTERNATIVE
	20%
VUA pervious area (15%)	
Trees	
One per 3000 SF	200% of required
Shrubs	
5 shrubs per 3000	200% of required
Native Tree requirement	
Minimum 50% of Required	200% of required
Palm Tree requirement	
Maximum 50% of Required	Meet or Exceed requirement
Required height of trees	
50% of Required to be 16'	150% of required
Buffer/Perimeter Trees	
(1 PER 30 LF)	100% of required
10' perimeter landscape width	10' average perimeter landscape width
Landscaping between VUA and Buildings	
Sec. 155.5203.D.5.a	
8 feet per story (up to 24 feet)	Minimum 8' as shown on PCD-3 *Seeking Diviation
Shrub Building Base Plantings	
Sec. 155.5203.E.3	
1 shrub per 6 LF	200% of required
VUA Building vs Landscape	
We are mitigating the required base building planting area with 'superior landscaping' alternative on site as provided in this table.	

DATE: JULY 2016
SCALE: AS INDICATED
DRAWN BY: M.A.
DESIGN BY: M.A.
CHECKED BY: J.T.

DATE	REVISION
01/06/2017	PER DRC COMMENTS

(FOR THE FIRM)

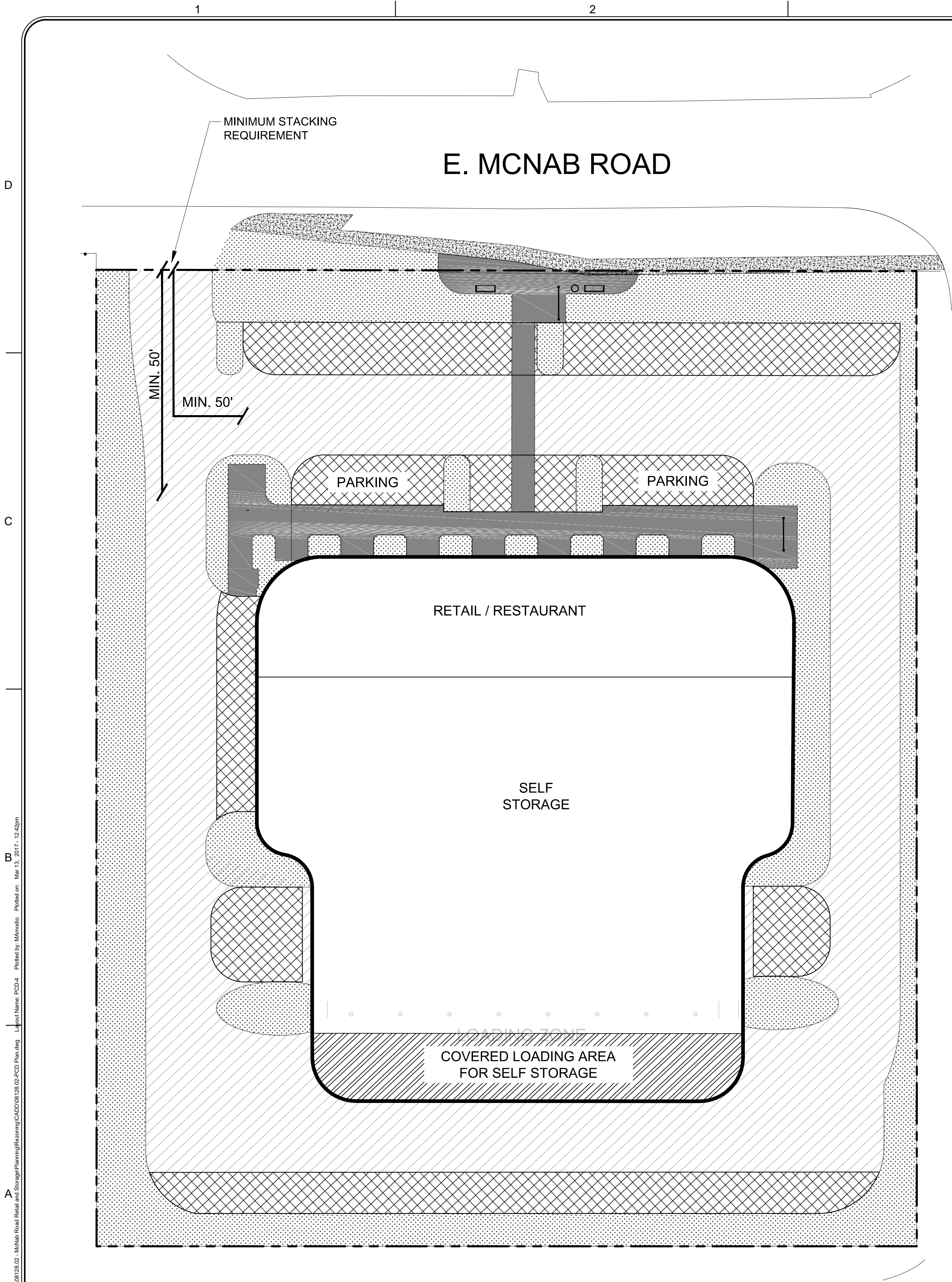
KERIN ASSOCIATES INC.
consulting engineers
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
(954) 788-3400; FAX (954) 788-3500
State of Florida Certificate of
Authorization Number - 7928

950 EAST MCNAB RD.
PCD LANDSCAPE BUBBLE PLAN
CITY OF POMPANO BEACH
BROWARD COUNTY

SHEET
IDENTIFICATION
PCD-3

PROJECT NO. 08128.02

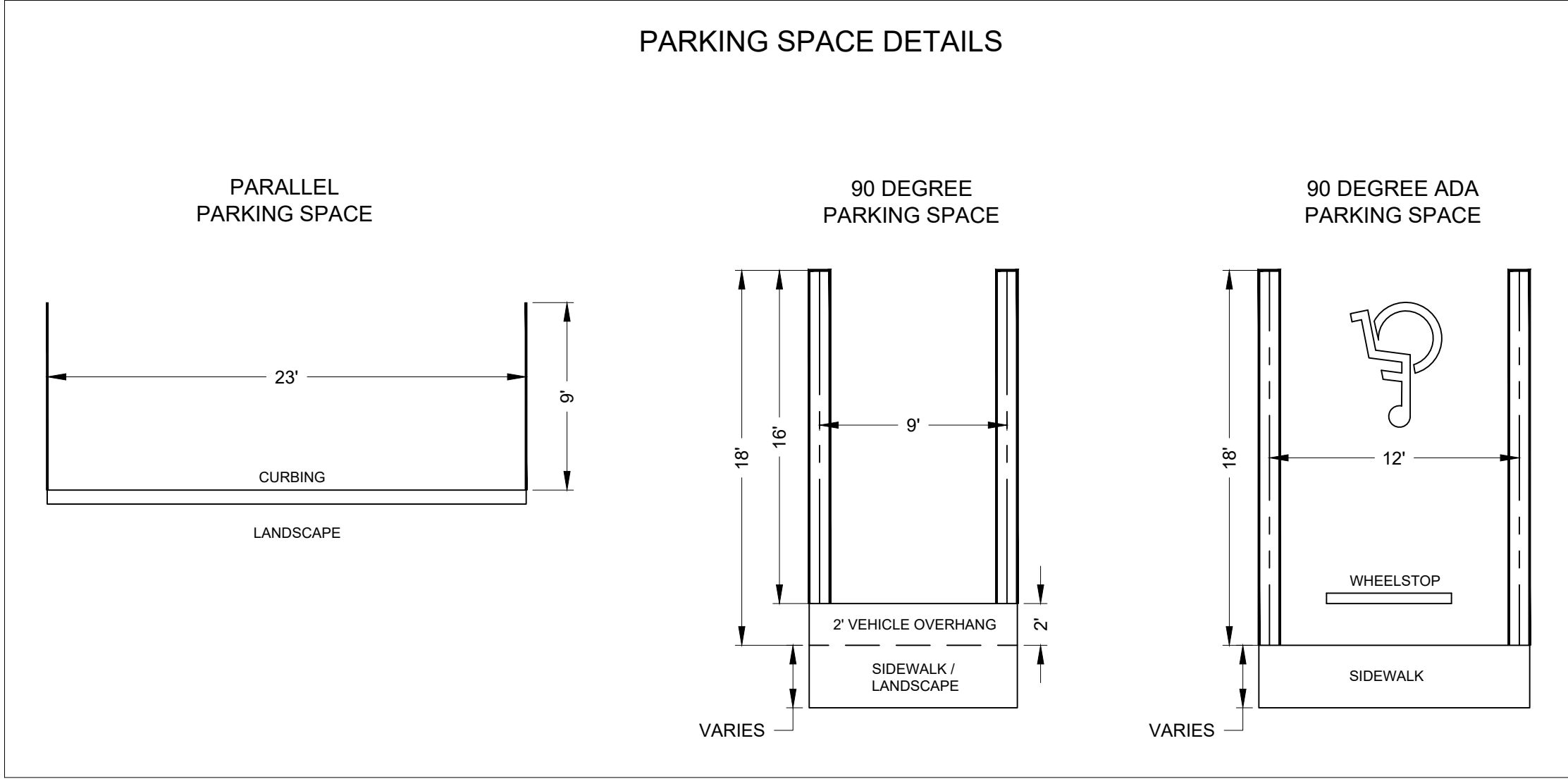
EXHIBIT F



PCD PARKING REQUIREMENTS ¹	
ANTICIPATED USES	PARKING REQUIRED
SELF-SERVICE STORAGE	1 PER 100 LEASABLE STORAGE SPACES
RETAIL	1 SPACES PER 300 SF
RESTAURANT	1 PER 4 PERSONS OF MAXIMUM OCCUPANCY CAPACITY OF CUSTOMER SERVICE AREA(S) 1 PER 8 PERSONS OF MAXIMUM OCCUPANCY CAPACITY OF OUTDOOR SEATING AREA(S)
OUTDOOR SEATING	

- NOTES:**
- PARKING REQUIRED PER ALLOWED USES BASED ON CODE SECTION 155.5102 (OFF STREET PARKING TABLE)**

LEGEND:	
	PARKING
	COVERED LOADING AREA
	ASPHALT PAVEMENT



Drawing name: N:\08128\02.02 - McNab Road Retail and Storage\Planning\Re zoning\CAUD\08128-02-PCD Plan.dwg Layer Name: PCD-4 Plotted by: Mikosido Plotted on: Mar 13, 2017 - 12:42pm

Drawing name: N:\08128\02.02 - McNab Road Retail and Storage\Planning\Re zoning\CAUD\08128-02-PCD Plan.dwg Layer Name: PCD-4 Plotted by: Mikosido Plotted on: Mar 13, 2017 - 12:42pm

DATE: JULY 2016
SCALE: AS INDICATED
DRAWN BY: M.A.
DESIGN BY: M.A.
CHECKED BY: J.T.

DATE	REVISION
01/06/2017	PER DRC COMMENTS
02/24/2017	PER CITY COMMENTS

(FOR THE FIRM)

KERTH & ASSOCIATES, INC.
consulting engineers
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Pompano Beach, Florida 33060-6643
(954) 788-3400; FAX (954) 788-3500
State of Florida Certificate of
Authorization Number - 7928

950 EAST MCNAB RD.
PCD MASTER PARKING PLAN
CITY OF POMPA NO BEACH
BROWARD COUNTY

SHEET
IDENTIFICATION
PCD-4

PROJECT NO. **08128.02**

EXHIBIT G



9:04 AM (2 HOURS AFTER SUNRISE)

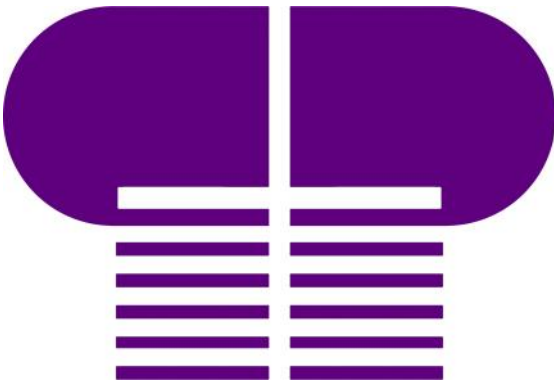


NOON



3:34 PM (2 HOURS BEFORE SUNSET)

SHADOWING STUDY | WINTER SOLSTICE

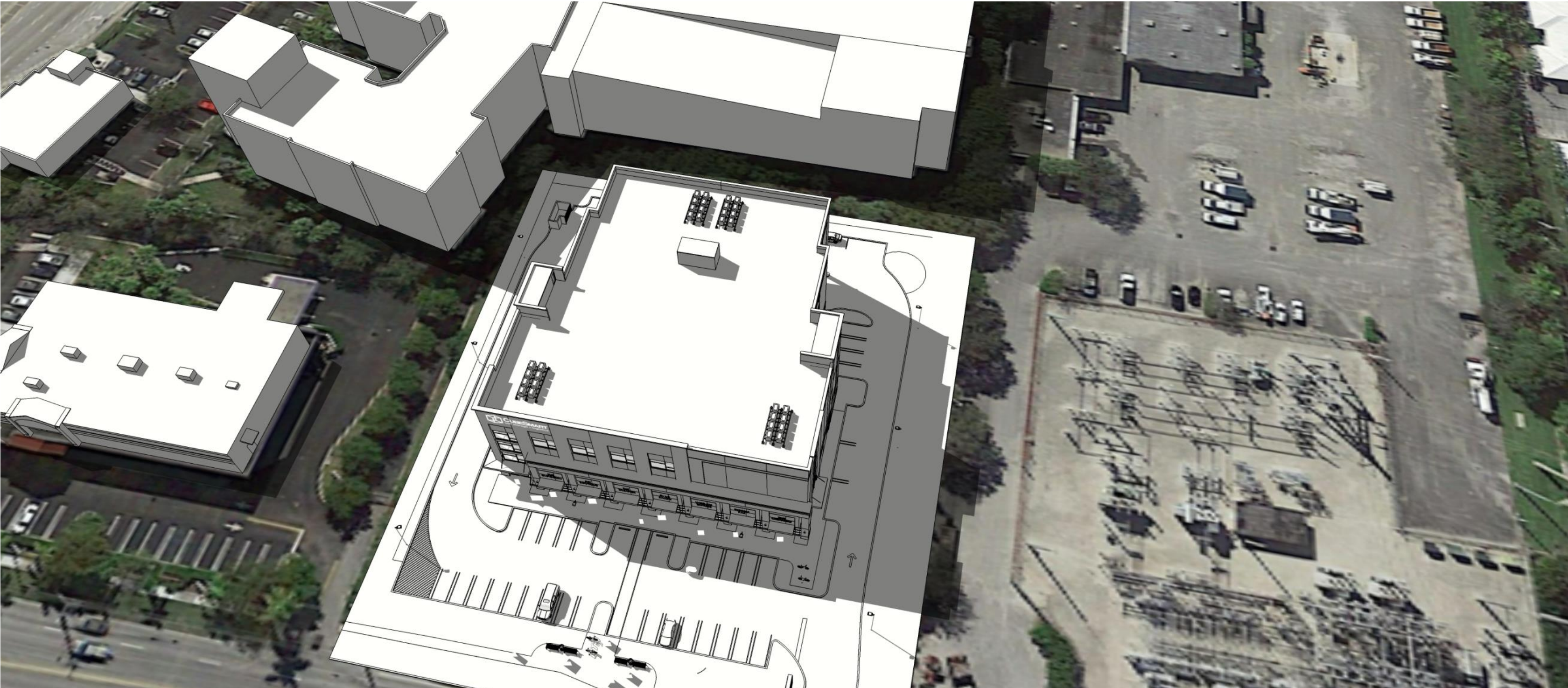


PATRICK M. PILLOT ARCHITECT, INC.
941.955.7375
1267 Second Street
Sarasota, FL 34236
pat@pillotarch.com
FL license no. AR0011554

McNab Road Self Storage Pompano Beach, Florida

FEBRUARY 23, 2017

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9:24 AM (2 HOURS AFTER SUNRISE)

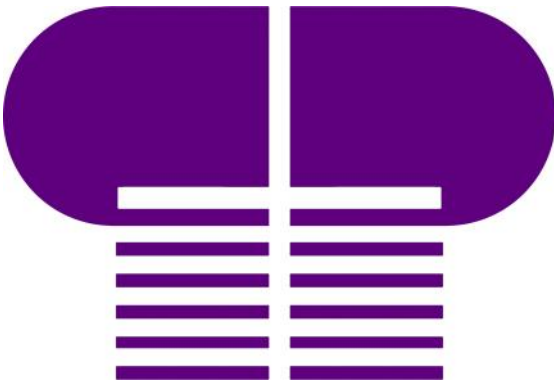


NOON



5:32 PM (2 HOURS BEFORE SUNSET)

SHADOWING STUDY | SPRING EQUINOX



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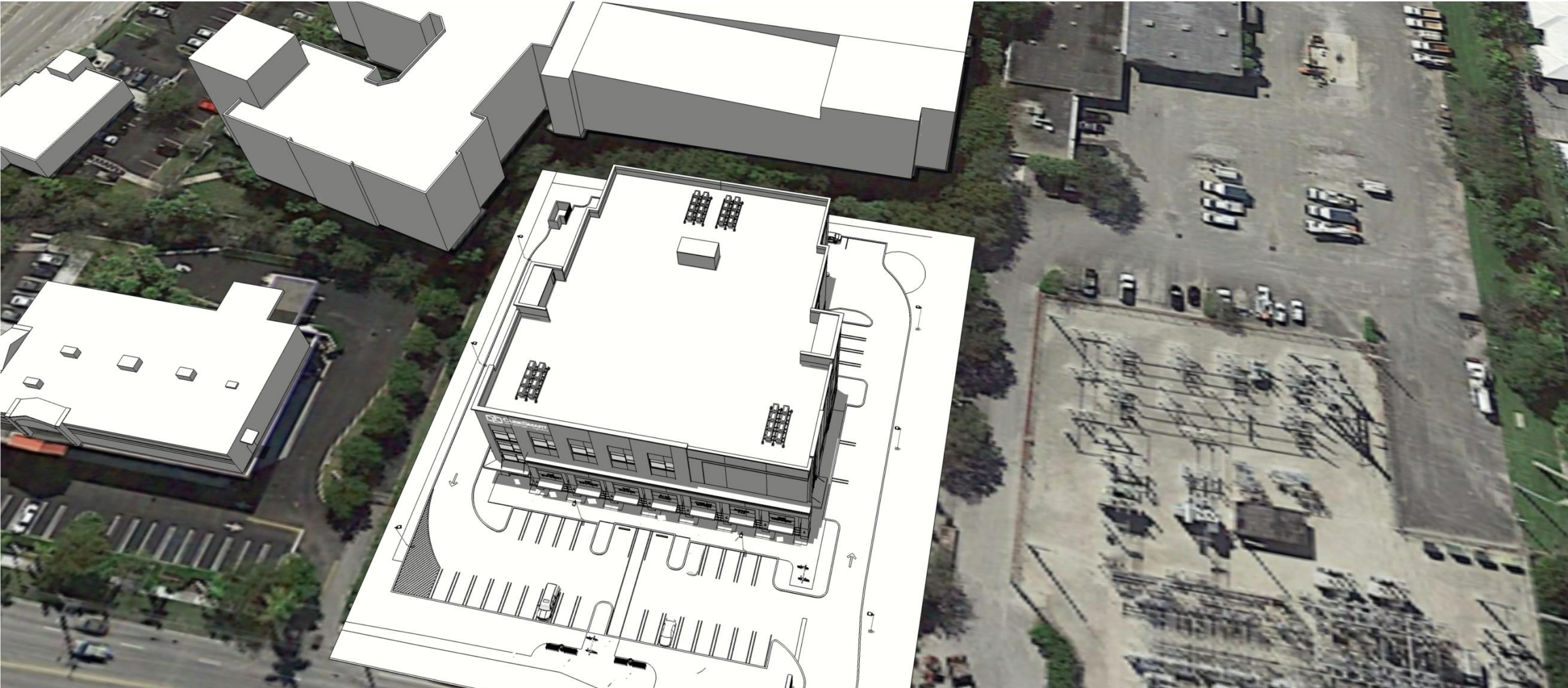
McNab Road Self Storage Pompano Beach, Florida

FEBRUARY 23, 2017

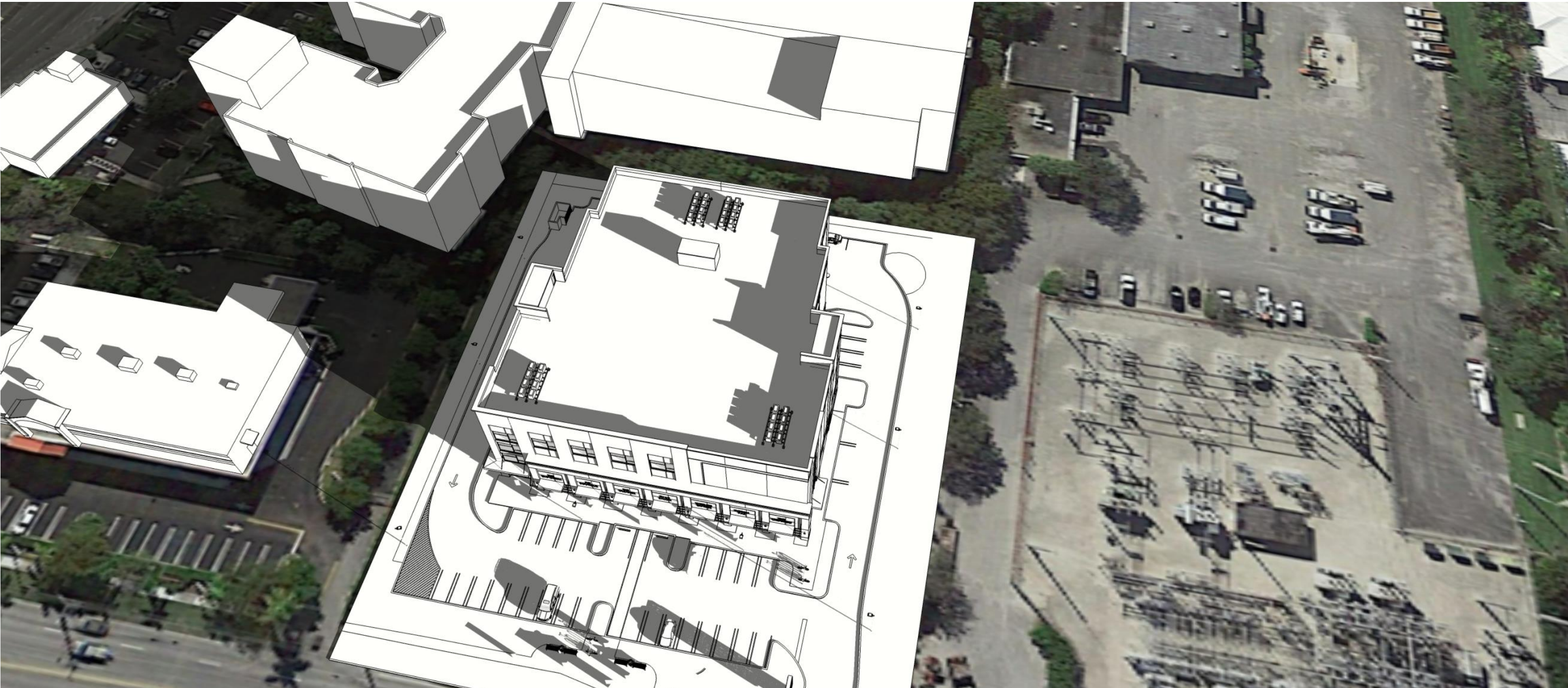
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8:29 AM (2 HOURS AFTER SUNRISE)

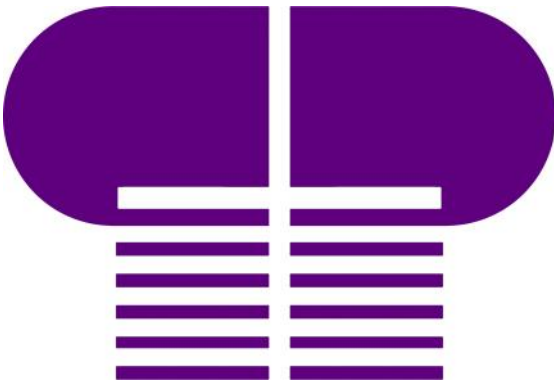


NOON



6:16 PM (2 HOURS BEFORE SUNSET)

SHADOWING STUDY | SUMMER SOLSTICE



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pat@pillotarch.com
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McNab Road Self Storage Pompano Beach, Florida

FEBRUARY 23, 2017

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9:09 AM (2 HOURS AFTER SUNRISE)

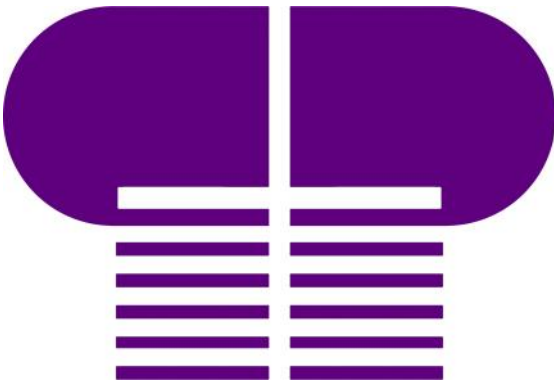


NOON



5:16 PM (2 HOURS BEFORE SUNSET)

SHADOWING STUDY | FALL EQUINOX



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McNab Road Self Storage Pompano Beach, Florida

FEBRUARY 23, 2017

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EXHIBIT H



CONCEPTUAL | VIEW FROM ENTRANCE DRIVEWAY



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McNab Road Self Storage Pompano Beach, Florida

DECEMBER 29, 2016

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CONCEPTUAL | NORTH ELEVATION



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CONCEPTUAL | FAÇADE DETAIL



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CONCEPTUAL | WEST ELEVATION + LOADING



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CONCEPTUAL | AERIAL VIEW FROM NORTHWEST



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CONCEPTUAL | AERIAL VIEW FROM SOUTHEAST



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CONCEPTUAL | McNAB ROAD APPROACH FROM EAST



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CONCEPTUAL | VIEW FROM McNAB ROAD AND SOUTH FEDERAL HIGHWAY INTERSECTION



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CONCEPTUAL | STOREFRONT NIGHT VIEW



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CONCEPTUAL | STOREFRONT NIGHT VIEW



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