

## **Amendment to Approved**

# Residential Planned Unit Development (RPUD)

August  $31^{st}$ , 2016

Prepared by

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#### I. INTRODUCTION

#### A. General Purpose

The Pompano Beach City Commission unanimously approved ordinance 2013-57 for the KOI - RPUD on May 28, 2013. The initial phase of the development which includes the townhomes, marina and community center have been constructed. The owner/developer proposes to modify the currently approved RPUD to further innovate on the future phases of the development by proposing three loft buildings tied together with an above ground promenade. It is the intent of the Planned Development zoning category to promote and encourage development in a uniform and coordinated manner to provide flexibility in the use and design of residential development.

The KOI project is being planned for development by Invesca Development Group. The subject site is currently zoned RPUD. The subject site is 8.8 net acres and 9.4 gross acres. The subject site is proposed to have 350 Units.

The purpose and intent of this document is to amend the specific standards and requirements of the approved Residential Planned Unit Development (RPUD) to allow further innovation of the project. This RPUD 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 155.3603 (RPUD) of the City of Pompano Beach's Land Development Code.

#### B. Classification of Planned Development Zoning Districts

It is the intent of the owner/developer to amend the approved RPUD in accordance with the procedures and requirements of Section 155.2405 of the Pompano Beach Land Development Code.

#### C. Reserved

#### D. <u>Organization of Planned Development Zoning District Regulations</u>

This amendment to the approved RPUD will address each of the requirements in Section 155.3602 and 155.3603 via this document and the PD plan which is a graphical representation of the site in "bubble" format.

# II. GENERAL STANDARDS FOR PLANNED DEVELOPMENT DISTRICT

#### A. PD Plan

#### 1. Planning Objective

The objective of this RPUD district is to provide innovative residential and mixed use development that meets the growing demands for housing at varied economic levels and the demand for greater variety in tenure, type design and sitting of dwellings in a manner that achieves a more efficient use of land offering residents convenience in location of accessory commercial and service areas, as well as marine opportunities which were developed in Phase I.

The proposed multi-family units are constructed around a marina which will serve as the central amenity for the project. The project is characterized by its aesthetic and architectural integrity, waterfront setting and convenient location.

#### 2. Detailed Description of entire PD Plan (Exhibit A-M)

A detailed description is provided in the RPUD section of this document as well as the Graphic PD plan shown on Sheets PD-1 through PD-5. Perspective drawings are also provided. (Exhibit C-G)

#### General Location

The graphic PD plan (Exhibit C) identifies the individual areas being developed, open space, all public and private streets, environmentally sensitive lands, all generalized water and wastewater facilities and stormwater systems.

#### 4. Graphic Demonstration

Shadow studies are included as part of this plan and include a shadow study of the originally proposed buildings as well as the newly proposed buildings. (Exhibit K, L)

All requirements of the PD Plan are graphically demonstrated on Sheets PD-1 through PD-5 as well as through the Site Plan and Aerial View, Shadow Study, Perspective Views and Section Diagram. (Exhibit I-M)

#### B. <u>Consistency with City Plans</u>

The amendment to the approved RPUD zoning designation is consistent with Pompano Beach Comprehensive Plan. The RPUD zoning will permit the development of this 350-unit residential development with some commercial uses proposed along Atlantic Boulevard. The proposed development is compatible with existing adjacent uses as specified in the list Goals, Objectives and Policies included in Ordinance 2013-57.

#### C. Compatibility with Surrounding Areas

The subject site is being developed in a manner that ensures the proposed residential development is context sensitive to adjoining land uses. The residential use of the subject site in relation to adjacent residential, office and commercial uses in effect promotes an environment of complementary mixed uses while ensuring that the residential use of the subject site is not adversely impacted. This is accomplished through site development regulations that protect and support the residents through the development's design, buffers, scale, step-back and character. Landscapes, buffers, and open spaces are utilized and organized in the site's design to lessen impacts and integrate development along the edges and screen undesirable views.

In addition, the project has been designed such that the buildings have a tiered transition with lower building heights adjacent to the Pompano Canal to ensure compatibility with the single-family neighborhood to the south of the canal.

#### D. <u>Development Phasing Plan</u>

A previously approved development phasing plan has been included as part of the RPUD amendment. (Exhibit H)

#### E. <u>Conversion Schedule</u>

Conversion between lofts and apartments is permitted provided parking and height restrictions are met.

#### F. On-Site Public Facilities

#### Design and Construction

On-Site Facilities have been constructed in compliance with applicable city, state, and federal regulations as part of the initial phase of the

project. The conceptual utility plan is included as Sheet PD-3. (Exhibit E)

#### Dedications

The developer has dedicated all required public right-of-ways via the recorded plat. Internal easements shall be provided to utility providers as necessary.

#### Modifications to Standard Streets

The KOI Project is not modifying public street standards. There are no public dedicated right of ways within the project limits. The private roadways (drive aisles) within the project limits are min 23'.

#### G. <u>Uses</u>

Please refer to Exhibit G

#### H. <u>Densities and Intensities</u>

DEVELOPMENT AREA	DENSITY / INTENSITY	
OVERALL: RESIDENTIAL, COMERCIAL, RECREATION / OPEN SPACE, MARINA (DOCKING FACILITY / RECREATIONAL BOAT)	350 UNITS	
INTENSITY AND DIMENTIONAL STANDARDS		
PROJECT AREA (ACRES)	9.4 GROSS ACRES / 8.8 NET ACRES	
MAX DWELLING UNITS (DU/ACRE)	MAX, 350 D.U.S.	
FLOOR AREA RATIO, MAX (NON RES)	.15 FAR	
LOT AREA, (MIN.)	800 SF	
LOT WIDTH (MIN.)	17 FT*	
IMPERVIOUS SURFACES, MAXIMUM (% OF DISTRICT AREA)	80%	
PERVIOUS AREA	20%	
INDIVIDUAL BUILDING SIZE, MAXIMUM (SF) 250,000 SF		
BUILDING HEIGHT, MAXIMUM (FT)	100 FT	
SETBACK, MINIMUM (FT)	10 FT	
*SMALLEST LOT THAT WILL ACCOMMODATE THE SMALLEST TYPE OF UNIT ON THE PROPERTY		

MAXIMUM RESIDENTIAL USE					
POD	USE TYPE	UNITS			
POD A	APARTMENT	212 UNITS			
POD B	LOFT	92 UNITS			
POD C	TOWNHOUSE	23 UNITS			
POD D	TOWNHOUSE	23 UNITS			
PODE	NONE	NONE			
POD F	NONE	NONE			
POD G	NONE	NONE			
	TOTAL	350 UNITS			

	MAXIMUM NON-RES	IDENTIAL USE				
POD USE TYPE SQUARE FEET						
POD A	COMMERCIAL	5,000				
POD B	NONE	NONE				
POD C	NONE	NONE				
POD D	NONE	NONE				
POD E	COMMUNITY CENTER (LOBBY/MANAGEMENT, FITNESS CENTER, RESTAURANT)	12,000				
POD F	MARINA	50 SLIPS MAX				
POD G	OPEN SPACE / PARKING	NONE				
	TOTAL	17,000				

#### I. <u>Dimensional Standards</u>

N	MINIMUM AND MAXIN			
POD	PERIMETER (FT.) BETWEEN BUILDINGS (FT.)	<b>BETWEEN BUILDINGS (FT.)</b>	FROM ADJOINING RESID. (FT.	
	MIN. / MAX	MIN.	MIN.	
POD A*	0/50	25	N/A	
POD B	10/60	20	10	
POD C	0/50	5	10	
POD D	0/50	5	N/A	
POD E	0/50	N/A	N/A	
POD F	N/A	N/A	N/A	
POD G	N/A	N/A	N/A	

	MAXIMUM BUILDING HEIGHT BY POD AND TYPE				
POD	<b>USE TYPE</b>	<u>HEIGHT</u>			
PODA	APARTMENT	100'			
POD B	LOFT	85'**			
POD C*	TOWNHOUSE	35'			
POD D*	TOWNHOUSE	42'			
POD E	COMMUNITY CENTER	40'			
POD F	MARINA	N/A			
PODG	OPEN SPACE	N/A			

<sup>\*</sup>HEIGHTS RESTRICTED CONSISTENT WITH THE DECLARATION OF RESTRICTIVE COVENANTS

#### J. Development Standards

The development standards set forth in the Pompano Beach Land Development Code will be followed as established except for the specific deviations presented and previously approved by the Pompano Beach City Commission. (Previously approved deviations in Exhibit C).

#### K. <u>Amendments to Approved PD Plan</u>

Amendments and deviation from the approved plan and this RPUD Amendment will be in accordance with the Pompano Beach Land

<sup>\*\*</sup> FOR DEVELOPMENTS WHO ARE RESTRICTED TO A MAXIMUM 65 FEET HEIGHT, THE HEIGHT MAY BE INCREASED TO 85 FEET PROVIDED AFTER 60 FEET IN HEIGHT THE FRONT FAÇADE IS STEPPED BACK 20 FEET. THE RESULTING 20 FOOT SPACE MUST BE USABLE PLAZA OR PATIO SPACE

#### III. Residential Planned Unit Development (RPUD)

#### A. <u>Purpose</u>

The proposed project under the Residential Planned Unit Development (RPUD) district is being developed in a manner that uses innovative and creative design to provide a mix of different residential uses in close proximity to one another, while at the same time providing an efficient use of open space. Recreational opportunities including a marina (docking facility), a fitness trail, and a community center with a fitness center and a restaurant are available serve the needs of residents in the development. The marina will have a few docks reserved for occasional, hourly use by nonresidents. The restaurant will be open to the boating, driving and pedestrian public

The proposed project includes compact building design principles for medium/high densities while promoting pedestrian activity and supporting multi-modal transportation options.

#### B. <u>Use Standards</u>

The project's principal uses are comprised of 350 multi-family residential units plus commercial, a community center with fitness and restaurant facilities, and a marina. The permitted uses specific to the KOI project are found on Sheet PD-5. (Exhibit G)

#### C. <u>Intensity and Dimensional Standards</u>

Site specific development standards for the project are provided below and in the KOI PD Sheets. (Exhibit C, F)

DEVELOPMENT AREA	DENSITY / INTENSITY	
OVERALL: RESIDENTIAL, COMERCIAL, RECREATION / OPEN SPACE, MARINA (DOCKING FACILITY / RECREATIONAL BOAT)	350 UNITS	
INTENSITY AND DIMENTIONAL STANDARDS		
PROJECT AREA (ACRES)	9.4 GROSS ACRES / 8.8 NET ACRES	
MAX DWELLING UNITS (DU/ACRE)	MAX, 350 D.U.S.	
FLOOR AREA RATIO, MAX (NON RES)	.15 FAR	
LOT AREA, (MIN.)	800 SF	
LOT WIDTH (MIN.)	17 FT*	
IMPERVIOUS SURFACES, MAXIMUM (% OF DISTRICT AREA)	80%	
PERVIOUS AREA	20%	
INDIVIDUAL BUILDING SIZE, MAXIMUM (SF)	250,000 SF	
BUILDING HEIGHT, MAXIMUM (FT)	100 FT	
SETBACK, MINIMUM (FT)	10 FT	
*SMALLEST LOT THAT WILL ACCOMMODATE THE SMALLEST TYPE OF UNIT ON THE PROPERTY		

#### D. <u>Development Standards</u>

The development standards set forth in the Pompano Beach Land Development Code will be followed as established except for the specific deviations presented and previously approved by the Pompano Beach City Commission. The Deviation are found on Sheet PD-1 and also listed below in the deviation section. (Exhibit C)

#### E. <u>Master Parking Requirements</u>

Parking Requirements and Master Parking Plan are found Sheet PD-4 (Exhibit F)

	REQUIRED PA	RKING	
		Studio	1.0 SPACES PER UNIT
DWELLING, MULTI-FAMILY		PARTMENT MIXED USE) 1BR/2BD	1.5 SPACES PER UNIT
in the second		LOFT**	1.5 SPACES PER UNIT
101 177		OWNHOME (3+ BR)	2.0 SPACES PER UNIT
**LOFTS WILL HAVE A	ADDITIONAL PA	RKING ON	OR NEAR POD B
COMMERCIAL: OFFICE	E (LEASING)		1 SPACE PER 400 S.F.
REST	AURANT		1 SPACE PER 4 MAX. OCC.
ON ATL	ANTIC BLVD		12 SPACES MAX.*
HANDICAP PARKING			2% OF TOTAL PARKING PROVIDED
*PER APPROVED DEVIATION			

	MASTER PAR	KING TABLE	
POD	USE TYPE	# OF UNITS	MIN. REQUIRED SPACES
POD A	APARTMENT (MIXED USE) UNITS	212	318 GARAGE SPACES
	GROUND FLOOR RETAIL		12 ONSITE SPACES *
POD B	LOFT UNITS	92	138 SPACES **
** GUE	ST PARKING WILL BE PROVIDED ON	OR NEAR PO	D B
POD C	TOWNHOMES (3 BEDROOM)	23	46 SPACES
POD D	TOWNHOMES (3 BEDROOM)	23	46 SPACES
POD E	OFFICE (LEASING)	2,800 S.F.	7 SPACES
	RESTAURANT	2275 S.F	33 SPACES
POD F	MARINA (ACCESSORY)		O SPACES
* APPR	OVED DEVIATION		
MINIM	UM NUMBER OF PARKING SPACES	REQUIRED	600 SPACES

#### F. Deviations and Justifications

There are no additional deviations being requested other than those from the original RPUD rezoning. The Deviation table can also be found on Sheet PD-1.

			<b>DEVIATIONS TABLE</b>	
CODE SECTION	TYPE	DECRIPTION	DEVIATION	JUSTIFICATION
155.5101.H	ACCESS AND CIRCULATION	BICYCLE	ELIMINATE SEPARATE BICYCLE LANE	BICYCLES SHALL SHARE ROADWAY WITH VEHICLES. THE SITE IS A SELF-ENCLOSED, REDUCED SPEED NEIGHBORHOOD
155.5101.G.8.B	PARKING LOT ENTRANCE DRIVEWAYS	MINIMUM STACKING	REDUCE FROM 115 FEET TO 50 FEET	PERMITTED BY FDOT AND TO CREATE PARKING SPACES FOR COMMERCIAL USES ALONG ATLANTIC BOULEVARD.
155.5 <mark>1</mark> 02.D.1	PARKING SPACES	SPACES PROVIDED	COMMERCIAL USE ALONG ATLANTIC BLVD: PROVIDE 12 SPACES (MAX).	USE BY ONSITE RESIDENTS AND ENCOURAGE INTERNAL PEDESTRIAN ACTIVITY
155.5102.G	VEHICULAR ACCESS CIRCULATION	DRIVEWAYS	TO ALLOW DRIVEWAYS AND TANDEM PARKING (WITHIN GARAGE) TO SATISFY TOWNHOME PARKING REQUIREMENT	TO REDUCE AMOUNT OF IMPERVIOUS AND PARKING LOTS WITHIN THE DEVELOPMENT
155. <mark>51</mark> 01.I.3.a.i	PEDESTRIAN	WALKWAY LAYOUT	REDUCE FROM 5 FEET TO 4 FEET PROJECT WIDE, EXCEPT FOR POD 'B'. POD B WILL COMPLY WITH 5' SIDEWALK CODE REQUIREMENT	VARYING FITNESS TRAIL AND 8' IN POD 'B', INCLUDING MARINA WALKWAY HAVE BEEN PROVIDED AS ALTERNATIVE TO SIDEWALKS
155.5101.I.3.a.i	PEDESTRIAN	WALKWAY LAYOUT	ACCESSIBLE ROUTES EXCLUDED FROM 4' SIDEWALK DEVIATION	ALL SIDEWALKS AROUND COMMERCIAL USE AND AROUND THE TWO MID-RISES ALONG ATLANTIC BOULEVARD ARE 5 FEET WIDE OR LARGER. THE FITNESS TRAIL VARIES TO PROVIDE VISUAL INTEREST. SDIEWALKS AROUND THE MARINA ARE 6 FEET WIDE.
155.5203.D.4.d	LANDSCAPE	DRIVEWAY MEDIAN	REDUCE 8 FOOT MINIMUM TO 4 FOOT	MAIN ENTRANCE OPENING SIZE IS ESTABLISHED BY FDOT.
155.5203.D.5	LANDSCAPE	VUA AND BUILDING	REDUCE FROM 24 FEET TO 0 FEET	TO CREATE A MORE URBAN SETTING, ALLOW BETTER USE OF GREEN SPACES AND PRESERVATION OF EXISTING MANGROVES
155.5203.F	LANDSCAPE	PERIMETER BUFFER	TO REDUCE BUFFER FROM 10 FEET TO 7 FEET, EXCEPT EXISTING WALLS AND ALLOW PLACEMENT OF FENCE AT 0 FEET (MODIFIED TYPE "B" BUFFER)	WEST SIDE ABUTTING COMMERCIAL IS DEVELOPED WITH EXISTING WALL. EAST SIDE ABUTTING COMMERCIAL IS VACANT WHICH ALLOWS FOR PLACEMENT OF FENCE ON PROPERTY LINE. (DOES NOT INCLUDE THE EAST PERIMETER OF POD 'B')
155.5203.D.3.c.ii	LANDSCAPE	PERIMETER WIDTH	REDUCE FROM 10 FEET TO 0 FEET	TO ALLOW OUTDOOR DINING AREA AND PEDESTRIAN PLAZA (DOES NOT INCLUDE THE EAST PERIMETER OF POD 'B')

The deviations outlined above are proposed in order to maximize preservation efforts and provide quality development on an infill site while still accommodating the proposed site plan.

The granting of the requested deviations will not compromise the intent and purpose of the RPUD 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.

#### G. Site Plan Conditions

- 1. POD B landscape design will obtain approval during Major site plan. Landscape design to be innovative and sustainable meeting the intent and purpose of the PD district
- 2. POD B to demonstrate innovative solutions for storm water management
- 3. The vehicular access clearance height for the proposed pedestrian bridge to be approved as part of Major Site Plan design.

### **EXHIBIT A**

### Location Map

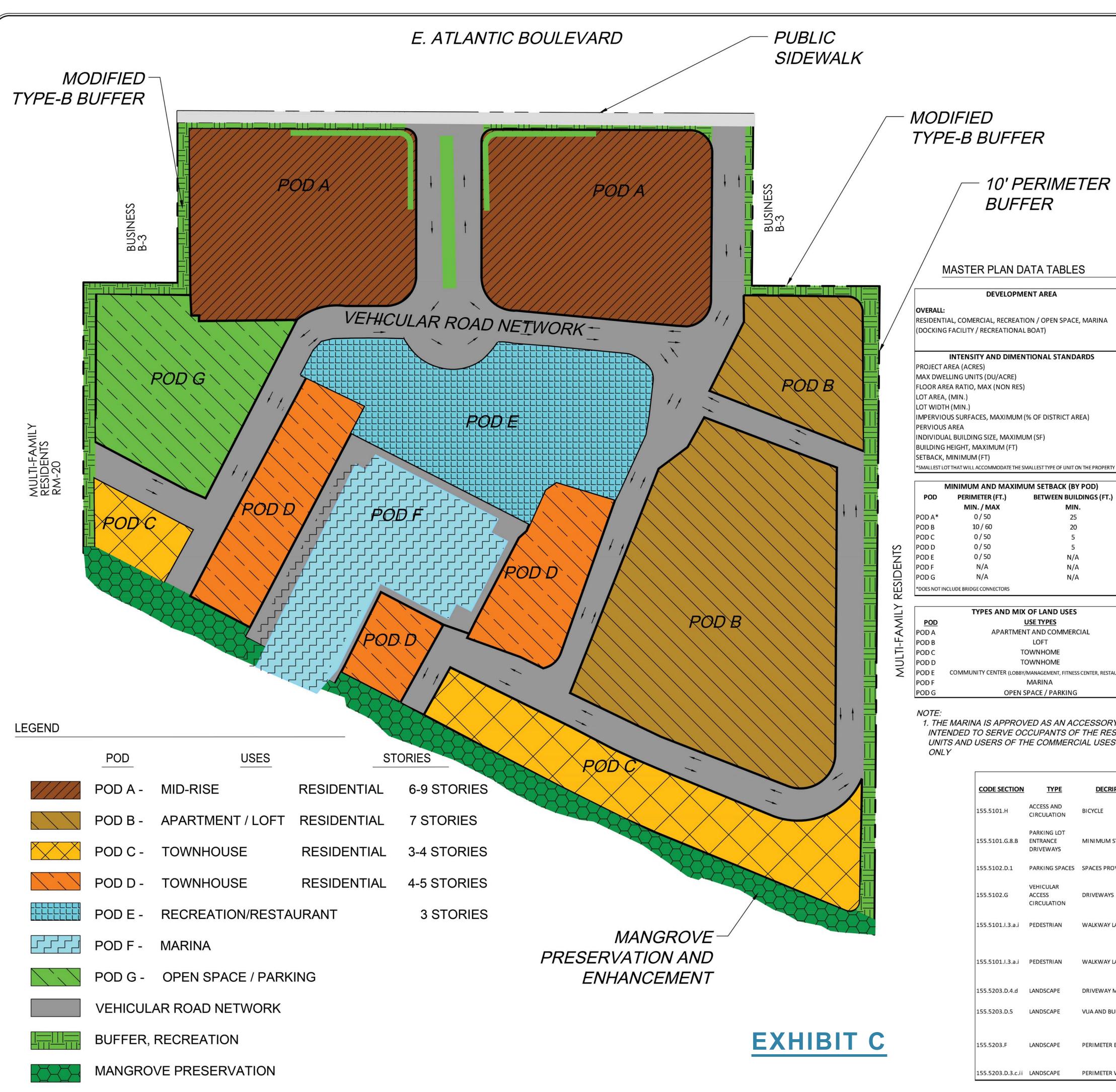


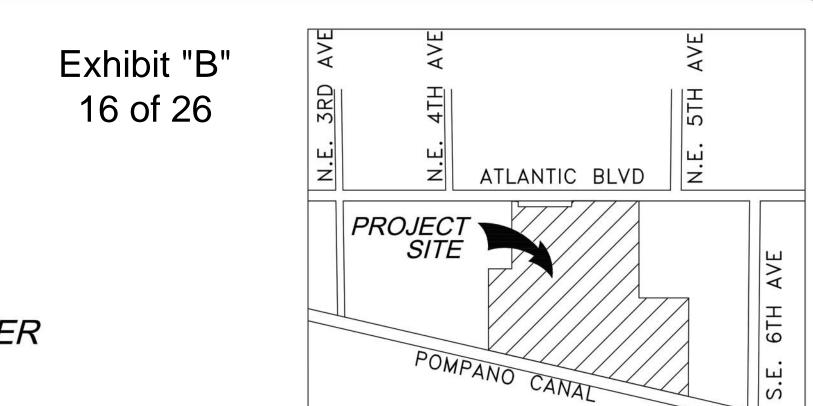
/ KOI RESIDENCES AND MARINA

#### **EXHIBIT B**

#### Legal Description

Parcel A of KOI, according to the plat thereof, as recorded in Plat Book 181, at Page 46, of the Public Records of Broward County, Florida.





350 UNITS

INTENSITY AND DIMENTIONAL STANDARDS	
PROJECT AREA (ACRES)	9.4 GROSS ACRES / 8.8 NET ACRES
MAX DWELLING UNITS (DU/ACRE)	MAX, 350 D.U.S.
FLOOR AREA RATIO, MAX (NON RES)	.15 FAR
LOT AREA, (MIN.)	800 SF
LOT WIDTH (MIN.)	17 FT*
IMPERVIOUS SURFACES, MAXIMUM (% OF DISTRICT AREA)	80%
PERVIOUS AREA	20%
INDIVIDUAL BUILDING SIZE, MAXIMUM (SF)	250,000 SF
BUILDING HEIGHT, MAXIMUM (FT)	100 FT
SETBACK, MINIMUM (FT)	10 FT
*SMALLEST LOT THAT WILL ACCOMMODATE THE SMALLEST TYPE OF UNIT ON THE PROPERTY	

POD	PERIMETER (FT.)	<b>BETWEEN BUILDINGS (FT.)</b>	FROM ADJOINING RESID. (FT.
	MIN. / MAX	MIN.	MIN.
POD A*	0/50	25	N/A
POD B	10 / 60	20	10
POD C	0/50	5	10
POD D	0/50	5	N/A
POD E	0/50	N/A	N/A
POD F	N/A	N/A	N/A
POD G	N/A	N/A	N/A

	TYPES AND MIX OF LAND USES
POD	USE TYPES
POD A	APARTMENT AND COMMERCIAL
POD B	LOFT
POD C	TOWNHOME
POD D	TOWNHOME
POD E	COMMUNITY CENTER (LOBBY/MANAGEMENT, FITNESS CENTER, RESTAURANT)
POD F	MARINA
POD G	OPEN SPACE / PARKING

1. THE MARINA IS APPROVED AS AN ACCESSORY USE INTENDED TO SERVE OCCUPANTS OF THE RESIDENTIAL UNITS AND USERS OF THE COMMERCIAL USES ON-SITE

	MAXIMUM NON-RESI	DENTIAL USE
<u>POD</u>	<b>USE TYPE</b>	<b>SQUARE FEET</b>
POD A	COMMERCIAL	5,000
POD B	NONE	NONE
PODC	NONE	NONE
POD D	NONE	NONE
POD E	COMMUNITY CENTER (LOBBY/MANAGEMENT, FITNESS CENTER, RESTAURANT)	12,000
POD F	MARINA	50 SLIPS MAX
PODG	OPEN SPACE / PARKING	NONE
	TOTAL	17,000
	MAXIMUM RESIDE	NTIAL USE
POD	<b>USE TYPE</b>	<u>UNITS</u>
PODA	APARTMENT	040 111170
	7 tr 7 tr 1 tr 1 tr 1	212 UNITS
PODB	LOFT	92 UNITS
POD B POD C POD D	LOFT	92 UNITS
PODC	LOFT TOWNHOUSE	92 UNITS 23 UNITS
POD C POD D POD E	LOFT TOWNHOUSE TOWNHOUSE	92 UNITS 23 UNITS 23 UNITS
POD C	LOFT TOWNHOUSE TOWNHOUSE NONE	92 UNITS 23 UNITS 23 UNITS NONE

**VICINITY MAP** (NOT TO SCALE)

	TOTAL	350 UNITS
	MAXIMUM BUILDING I	HEIGHT BY POD AND TYPE
<b>POD</b>	USE TYPE	<u>HEIGHT</u>
PODA	APARTMENT	100'
PODB	LOFT	85'**
POD C*	TOWNHOUSE	35'
POD D*	TOWNHOUSE	42'
PODE	<b>COMMUNITY CENTER</b>	40'
PODF	MARINA	N/A
ODG	OPEN SPACE	N/A
HEIGHTS R	ESTRICTED CONSISTENT WITH THE	DECLARATION OF RESTRICTIVE COVENANTS

\* FOR DEVELOPMENTS WHO ARE RESTRICTED TO A MAXIMUM 65 FEET HEIGHT, THE HEIGHT MAY BE INCREASED TO 85 FEET PROVIDED AFTER 60 FEET IN HEIGHT THE FRONT FAÇADE IS STEPPED BACK 20 FEET. THE RESULTING 20 FOOT SPACE MUST BE USABLE PLAZA OR PATIO SPACE

MAXIMUM BUILDING SIZE AND FOOTPRINT (BY POD)		
POD	MAX BUILDING SIZE (SF)	MAX. FOOTPRINT (SF)
POD A	250,000	35,000
POD B	180,000	20,000
POD C	21,000	7,000
POD D	28,000	7,000
POD E	21,000	7,000
POD F	N/A	N/A
POD G	N/A	N/A

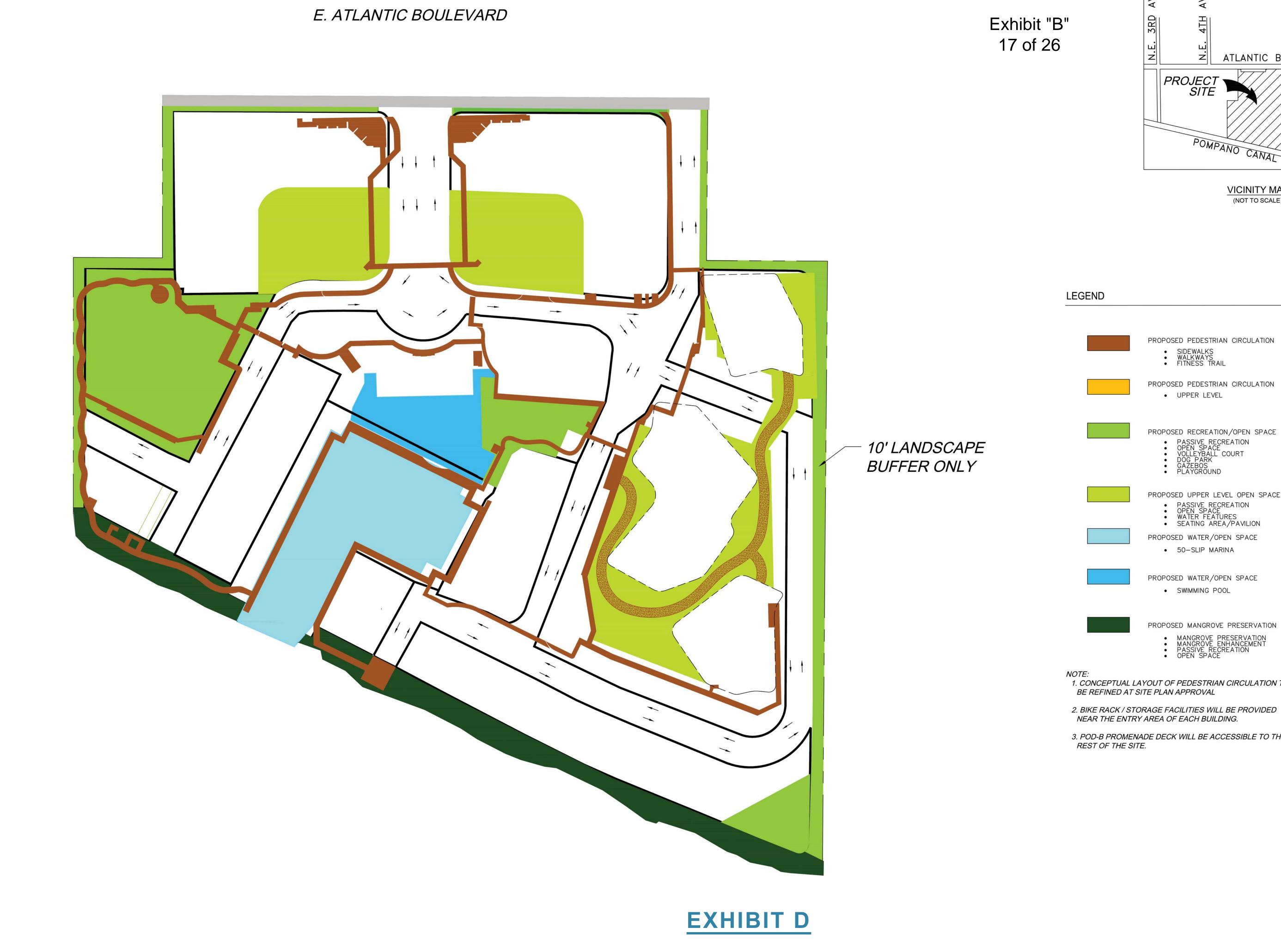
	DEVIATIONS TABLE				
CODE SECTION	<b>TYPE</b>	DECRIPTION	<b>DEVIATION</b>	<u>JUSTIFICATION</u>	
55.5101.H	ACCESS AND CIRCULATION	BICYCLE	ELIMINATE SEPARATE BICYCLE LANE	BICYCLES SHALL SHARE ROADWAY WITH VEHICLES. THE SITE IS A SELF-ENCLOSED, REDUCED SPEED NEIGHBORHOOD	
55.5101.G.8.B	PARKING LOT ENTRANCE DRIVEWAYS	MINIMUM STACKING	REDUCE FROM 115 FEET TO 50 FEET	PERMITTED BY FDOT AND TO CREATE PARKING SPACES FOR COMMERCIAL USES ALONG ATLANTIC BOULEVARD.	
55.5102.D.1	PARKING SPACES	SPACES PROVIDED	COMMERCIAL USE ALONG ATLANTIC BLVD: PROVIDE 12 SPACES (MAX).	USE BY ONSITE RESIDENTS AND ENCOURAGE INTERNAL PEDESTRIAN ACTIVITY	
55.5102.G	VEHICULAR ACCESS CIRCULATION	DRIVEWAYS	TO ALLOW DRIVEWAYS AND TANDEM PARKING (WITHIN GARAGE) TO SATISFY TOWNHOME PARKING REQUIREMENT	TO REDUCE AMOUNT OF IMPERVIOUS AND PARKING LOTS WITHIN THE DEVELOPMENT	
55.5101.I.3.a.i	PEDESTRIAN	WALKWAY LAYOUT	REDUCE FROM 5 FEET TO 4 FEET PROJECT WIDE, EXCEPT FOR POD 'B'. POD B WILL COMPLY WITH 5' SIDEWALK CODE REQUIREMENT	VARYING FITNESS TRAIL AND 8' IN POD 'B', INCLUDING MARINA WALKWAY HAVE BEEN PROVIDED AS ALTERNATIVE TO SIDEWALKS	
55.5101.I.3.a.i	PEDESTRIAN	WALKWAY LAYOUT	ACCESSIBLE ROUTES EXCLUDED FROM 4' SIDEWALK DEVIATION	ALL SIDEWALKS AROUND COMMERCIAL USE AND AROUND THE TWO MID-RISES ALONG ATLANTIC BOULEVARD ARE 5 FEET WIDE OR LARGER. THE FITNESS TRAIL VARIES TO PROVIDE VISUAL INTEREST. SDIEWALKS AROUND THE MARINA ARE 6 FEET WIDE.	
55.5203.D.4.d	LANDSCAPE	DRIVEWAY MEDIAN	REDUCE 8 FOOT MINIMUM TO 4 FOOT	MAIN ENTRANCE OPENING SIZE IS ESTABLISHED BY FDOT.	
55.5203.D.5	LANDSCAPE	VUA AND BUILDING	REDUCE FROM 24 FEET TO 0 FEET	TO CREATE A MORE URBAN SETTING, ALLOW BETTER USE OF GREEN SPACES AND PRESERVATION OF EXISTING MANGROVES	
55.5203.F	LANDSCAPE	PERIMETER BUFFER	TO REDUCE BUFFER FROM 10 FEET TO 7 FEET, EXCEPT EXISTING WALLS AND ALLOW PLACEMENT OF FENCE AT 0 FEET (MODIFIED TYPE "B" BUFFER)	WEST SIDE ABUTTING COMMERCIAL IS DEVELOPED WITH EXISTING WALL. EAST SIDE ABUTTING COMMERCIAL IS VACANT WHICH ALLOWS FOR PLACEMENT OF FENCE ON PROPERTY LINE. (DOES NOT INCLUDE THE EAST PERIMETER OF POD 'B')	
55.5203.D.3.c.ii	LANDSCAPE	PERIMETER WIDTH	REDUCE FROM 10 FEET TO 0 FEET	TO ALLOW OUTDOOR DINING AREA AND PEDESTRIAN PLAZA (DOES NOT INCLUDE THE EAST PERIMETER OF POD 'B')	

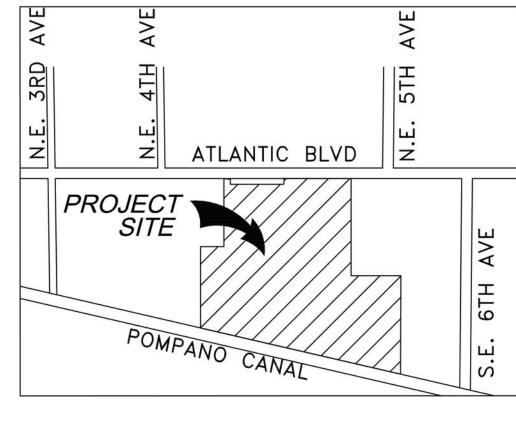
**DEVIATIONS TABLES** <u>S</u>

SHEET NO. PD-1

CONCEPTUAL

PROJECT NO. 07248.01





VICINITY MAP (NOT TO SCALE)

PROPOSED PEDESTRIAN CIRCULATION SIDEWALKSWALKWAYSFITNESS TRAIL PROPOSED PEDESTRIAN CIRCULATION • UPPER LEVEL PROPOSED RECREATION/OPEN SPACE PROPOSED UPPER LEVEL OPEN SPACE PASSIVE RECREATION
OPEN SPACE
WATER FEATURES
SEATING AREA/PAVILION

PROPOSED WATER/OPEN SPACE SWIMMING POOL

PROPOSED MANGROVE PRESERVATION

• 50-SLIP MARINA

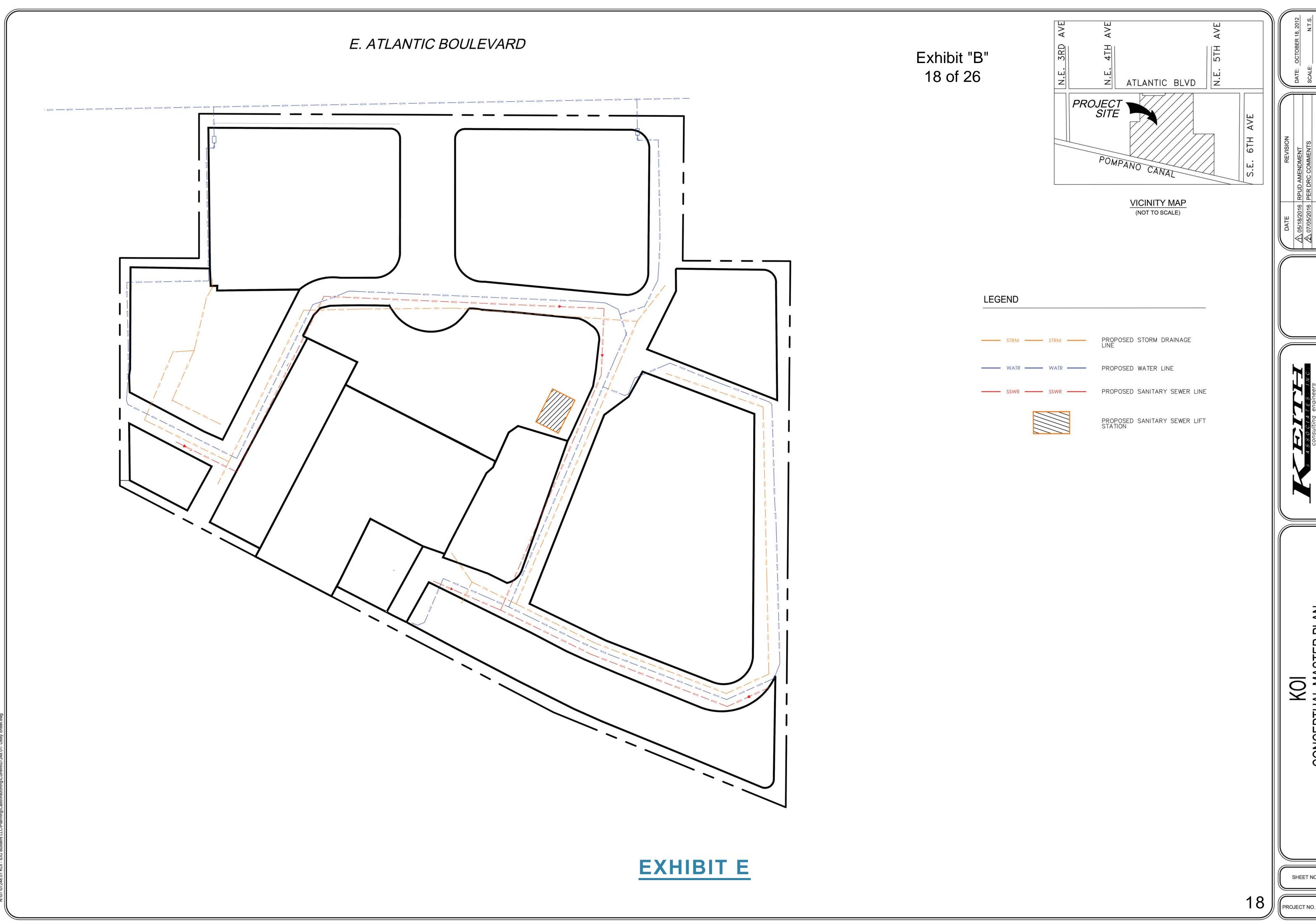
1. CONCEPTUAL LAYOUT OF PEDESTRIAN CIRCULATION TO BE REFINED AT SITE PLAN APPROVAL

3. POD-B PROMENADE DECK WILL BE ACCESSIBLE TO THE

KOI CONCEPTUAL MASTER PLAN PEDESTRIAN CIRCULATION, RECREATION, OPEN SPACE

SHEET NO. PD-2

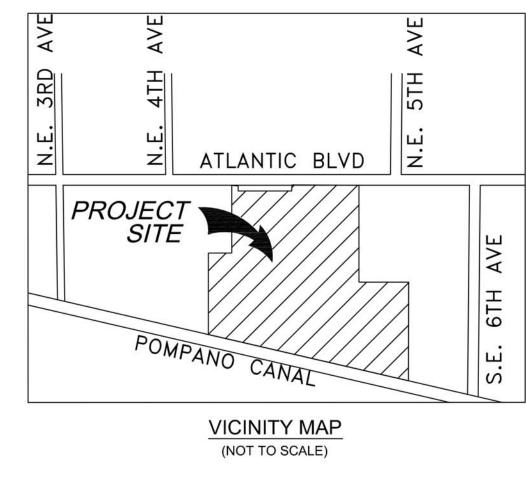
PROJECT NO. 07248.01



SHEET NO. PD-3



Exhibit "B" 19 of 26



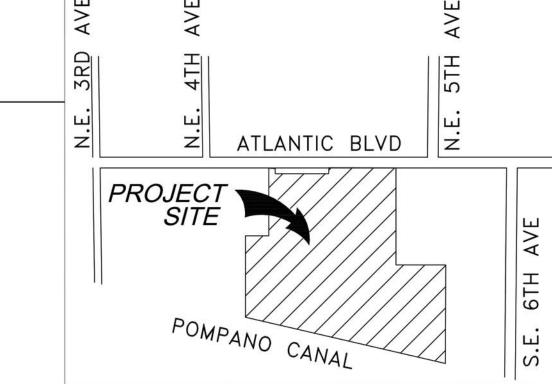
**REQUIRED PARKING** 1.0 SPACES PER UNIT Studio **APARTMENT** 1.5 SPACES PER UNIT (MIXED USE) 1BR/2BD DWELLING, MULTI-FAMILY 1.5 SPACES PER UNIT LOFT\*\* TOWNHOME 2.0 SPACES PER UNIT \*\*LOFTS WILL HAVE ADDITIONAL PARKING ON OR NEAR POD B COMMERCIAL: OFFICE (LEASING) 1 SPACE PER 400 S.F. 1 SPACE PER 4 MAX. OCC. **RESTAURANT** ON ATLANTIC BLVD 12 SPACES MAX.\* 2% OF TOTAL PARKING HANDICAP PARKING **PROVIDED** \*PER APPROVED DEVIATION

MASTER PARKING TABLE				
POD	USE TYPE	# OF UNITS	MIN. REQUIRED SPACES	
POD A	APARTMENT (MIXED USE) UNITS	212	318 GARAGE SPACES	
GROUND FLOOR RETAIL 12 ONSITE SPACES *				
POD B	LOFT UNITS	92	138 SPACES **	
** GUEST PARKING WILL BE PROVIDED ON OR NEAR POD B				
POD C	TOWNHOMES (3 BEDROOM)	23	46 SPACES	
POD D	TOWNHOMES (3 BEDROOM)	23	46 SPACES	
POD E OFFICE (LEASING) 2,800 S.F.		2,800 S.F.	7 SPACES	
RESTAURANT 2275 S.F 33			33 SPACES	
POD F	MARINA (ACCESSORY)		0 SPACES	
* APPRO	OVED DEVIATION			
MINIMUM NUMBER OF PARKING SPACES REQUIRED 600 SPACES				

**EXHIBIT F** 

MASTER PARKING PLAN

SHEET NO. PD-4



VICINITY MAP (NOT TO SCALE)

	PR
CONSOLIDATED USE TABLE - KOI	
P = PERMITTED PRINCIPAL USE S = USE ALLOWED AS A SPECIAL EXCEPTION A = PERMITTED ACCESSORY USE	

District area, minimum (acres)	9.4 gross acres/8.8 net acres
Density, maximum (du/ac)	350 dwelling units
Floor area ratio (FAR), maximum non-residential	.15 FAR
Lot area, minimum (sq ft)	800 square feet (1)
Lot width, minimum (sq ft)	I7 feet (I)
Impervious surfaces, maximum (% of district area)	80 percent
Individual building size, maximum (sq ft)	250,000 square feet
Building height, maximum(ft)	I 00 feet
Setbacks, minimum (ft)	I0 feet
	As analytidad in Davistians Table and samusyed Site
Access and circulation	As provided in Deviations Table and approved Site Plan
	As provided in KOI Master Parking Table and Master
Off-street parking & loading	Parking Plan
Off-street parking & loading  Landscaping	,
	Parking Plan As provided in Deviations Table and approved Site
Landscaping	Parking Plan  As provided in Deviations Table and approved Site Plan.
Landscaping Tree preservation	Parking Plan  As provided in Deviations Table and approved Site Plan.  As provided in Article 5: Development Standards
Landscaping  Tree preservation  Screening	Parking Plan  As provided in Deviations Table and approved Site Plan.  As provided in Article 5: Development Standards  As provided in Article 5: Development Standards
Landscaping Tree preservation Screening Fences and walls	Parking Plan  As provided in Deviations Table and approved Site Plan.  As provided in Article 5: Development Standards  As provided in Article 5: Development Standards  As provided in Article 5: Development Standards
Landscaping Tree preservation Screening Fences and walls Exterior lighting	Parking Plan  As provided in Deviations Table and approved Site Plan.  As provided in Article 5: Development Standards  As provided in Article 5: Development Standards

General: Refer to KOI RPUD Supplemental	Information.
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(I) smallest lot that will accommodate the smallest type of unit on the property. (2) The project will be reviewed for signage as a commercial project.

T = TEMPORARY USE ALLOWED WITH A N	TED PRINCIPAL USE S = USE ALLOWED AS A SPECIAL EXCEPTION A = PE MAJOR TEMPORARY USE PERMIT $t$ = TEMPORARY USE ALLOWED WITH A MINAL MINAL PRINCIPLE PERMIT STATEMENT OF THE PRINCIPLE PRI	IOR TEMPORARY USE PERMIT	r√ = Temporary Use
	PRINCIPAL USES		
USE CATEGORY	USE TYPE	USE CODE	USE-SPECIFIC STANDARDS
	Residential Uses		<del>!</del>
Household Living Uses	Dwelling, multi-family	Р	155.4202.C
	Institutional Uses		
Communication Uses	Telecommunications facility, collocated on existing structure other than telecommunications tower	Р	155.4204.C 155.4204.D
Community	Community center	P	155.4205.A
Service Uses	Library	P	155.4205.B
	Museum	P	155.4205.C
	Senior center	P	155.4205.D
	Youth center	P	155.4205.E
Day Care Uses	Adult day care center	P	155.4206.A
	Child care facility	P	155.4206.B
Health Care Uses	Massage therapy establishment	Р	155.4209.D
	Community garden	Р	155.4210.C
	Park or greenway	P	155.4210.D
	Public square or plaza	P	155.4210.E
Utility Uses	Utility use, minor	Р	155.4213.C
	Commercial Uses	•	
Animal Care Uses	Animal grooming	Р	155.4214.A
Boat and Marine Sales and	Docking facility, recreational boat	P	155.42.15.H
Service Uses	Yacht club	Р	155.4215.]
Business Support Service	Business service center	P	155.4216.A
Uses	Travel agency	P	155.4216.G
	Racquet sports facility	P	155.4217.N
	Other indoor commercial recreation/ entertainment use	P	155.4217.Q
	Other outdoor commercial recreation/ entertainment use	Р	155.4217.R
Eating and Drinking	Bar or lounge	Р	155.4218.A
Establishments	Brewpup	Р	155.4218.B
	Hall for Hire	Р	155.4218.C
	Nightclub	Р	155.4218.D
	Restaurant	Р	155.4218.E
	Specialty eating or drinking establishment	Р	155.4218.F
Office Uses	Office building	Р	155.4220.B
Retail Sales and Service Uses – Personal Services	Art, music, dance, or martial arts studio/school	Р	155.4221.A
	Artist's, photographer's, or musician's studio	Р	155.4221.B
	Bank or financial institution	Р	155.4221.C
	Dry cleaning or laundry drop-off establishment	Р	155.4221.E
	Laundromat	Р	155.4221.H
	Personal and household goods repair establishment	Р	155.4221.J
	Personal services establishment	Р	155.4221.K
Retail Sales and Service	Art gallery	Р	155.4222.B
Uses – Retail Sales	Book or media shop	Р	155.4222.D
	Convenience store	Р	155.4222.F
	Drug store or pharmacy	Р	155.4222.G

ACCESSORY USES AND STRUCTURES		
Accessory dwelling unit	А	155.4303.A
Automated teller machine (ATM)	Α	155.4303.C
Bike rack	Α	155.4303.D
Canopy, non-residential	Α	155.4303.E
Clubhouse	Α	155.4303.G
Dock	Α	155.4303.H
Drop-in child care	Α	155.4303.J
Electric vehicle (EV) level 1 or 2 charging station	Α	155.4303.K
Electric vehicle (EV) level 3 charging station	Α	155.4303.L
Fence or wall	Α	155.4303.O
Garage or carport	Α	155.4303.P
Greenhouse	Α	155.4303.Q
Green roof	Α	155.4303.R
Home based business	Α	155.4303.S
Outdoor seating (as accessory to eating and drinking establishments	Α	155.4303.V
Rainwater cistern or barrel	Α	155.4303.Z
Satellite dish	Α	155.4303.CC
Small wind energy system	Α	155.4303.DD
Solar energy collection system	Α	155.4303.EE
Storage shed	Α	155.4303.FF
Swimming pool or spa or hot tub	Α	155.4303.GG
TEMPORARY USES AND STRUCTURES	<del>112</del>	
Farmer's market (as temporary use)	Т	155.4403.A
Temporary portable storage unit	t	155.4403.C
Temporary use of an accessory structure as a principal dwelling after a catastrophe	t	155.4403.D

## Other Notes

- CONVERSION SCHEDULE—Conversion between lofts and townhomes is permitted provided parking and height restrictions are met.
- LOFT is defined as follows:

Three (3) or more attached dwelling units in a two (2) or three (3) residential story building with each unit being only one (1) residential story.

Three (3) or more attached dwelling units in a building with four (4) to eight (8) residential stories (exclusive of parking levels).

Division of space within each unit may be traditional or may be an adaptable unpartitioned open floor plan which include high ceilings with exposed structure, resembling the typical conversion from light industrial to a useful and diverse residential space.

II	DATE
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**USES** 

RPUD DEVELOPMENT STANDARDS AND PERMITTED

<u>S</u>

SHEET NO. PD-5

**EXHIBIT G** 

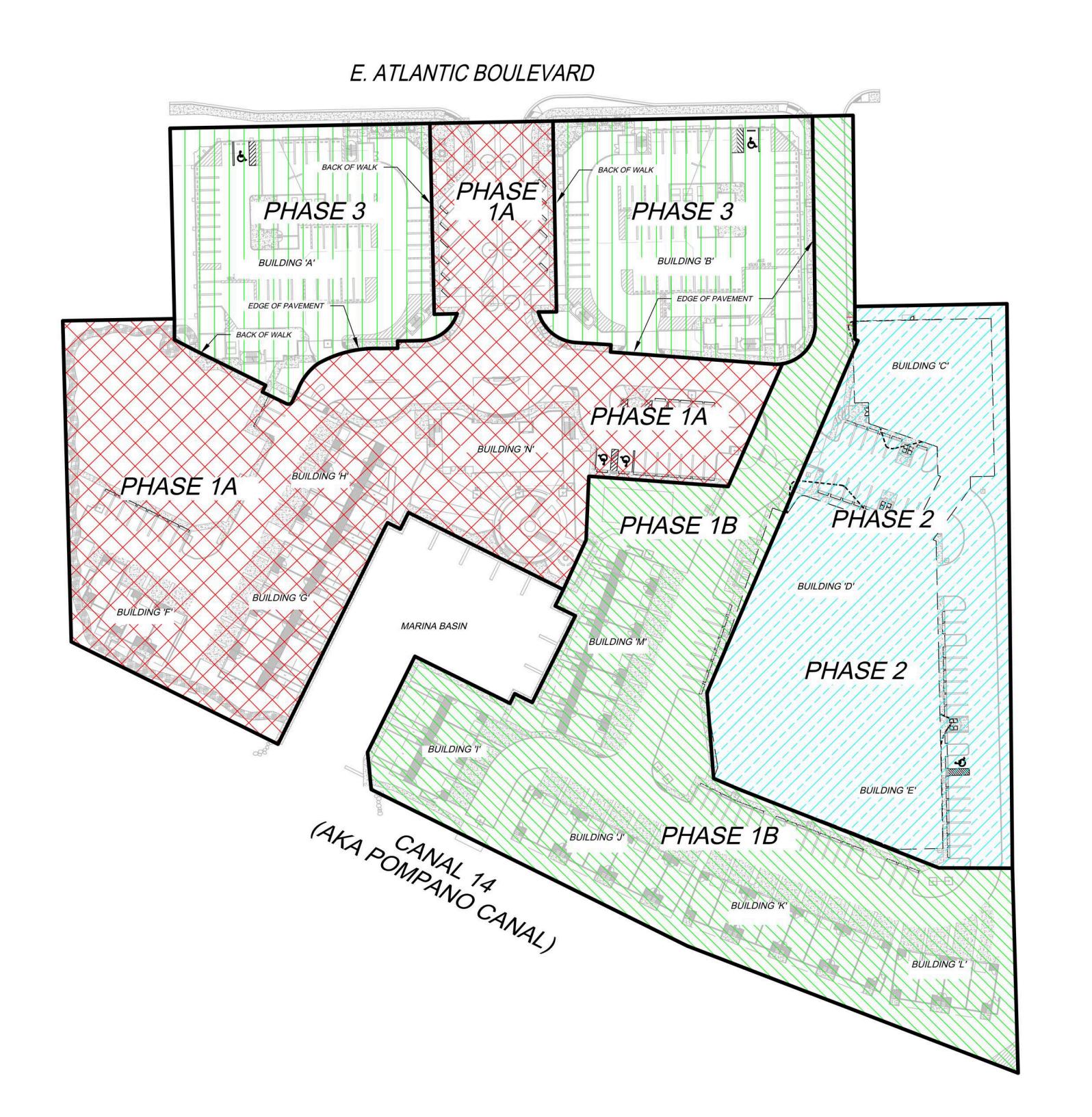
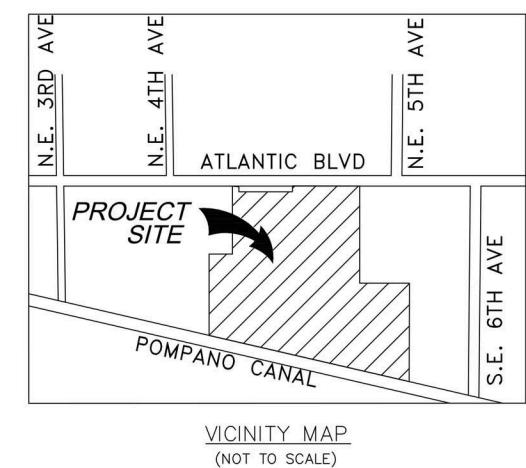


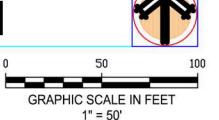
Exhibit "B" 21 of 26



(NOT TO SCALE)

PHASING / PLAN LEGEND PHASE 1A PHASE 1B PHASE 2 PHASE 3 PHASE 3 TO BE TEMPORARY NURSERY/HOLDING AREA FOR RELOCATED TREES/PALMS PHASING TIME LINE PHASE 1 - OCTOBER 2016 PHASE 1B - DECEMBER 2016 PHASE 2 - BEGIN 2016, COMPLETION 2018 PHASE 3 - BEGIN 2016, COMPLETION 2018

MASTER CONSTRUCTION PHASING PLAN SCALE: 1"=50'

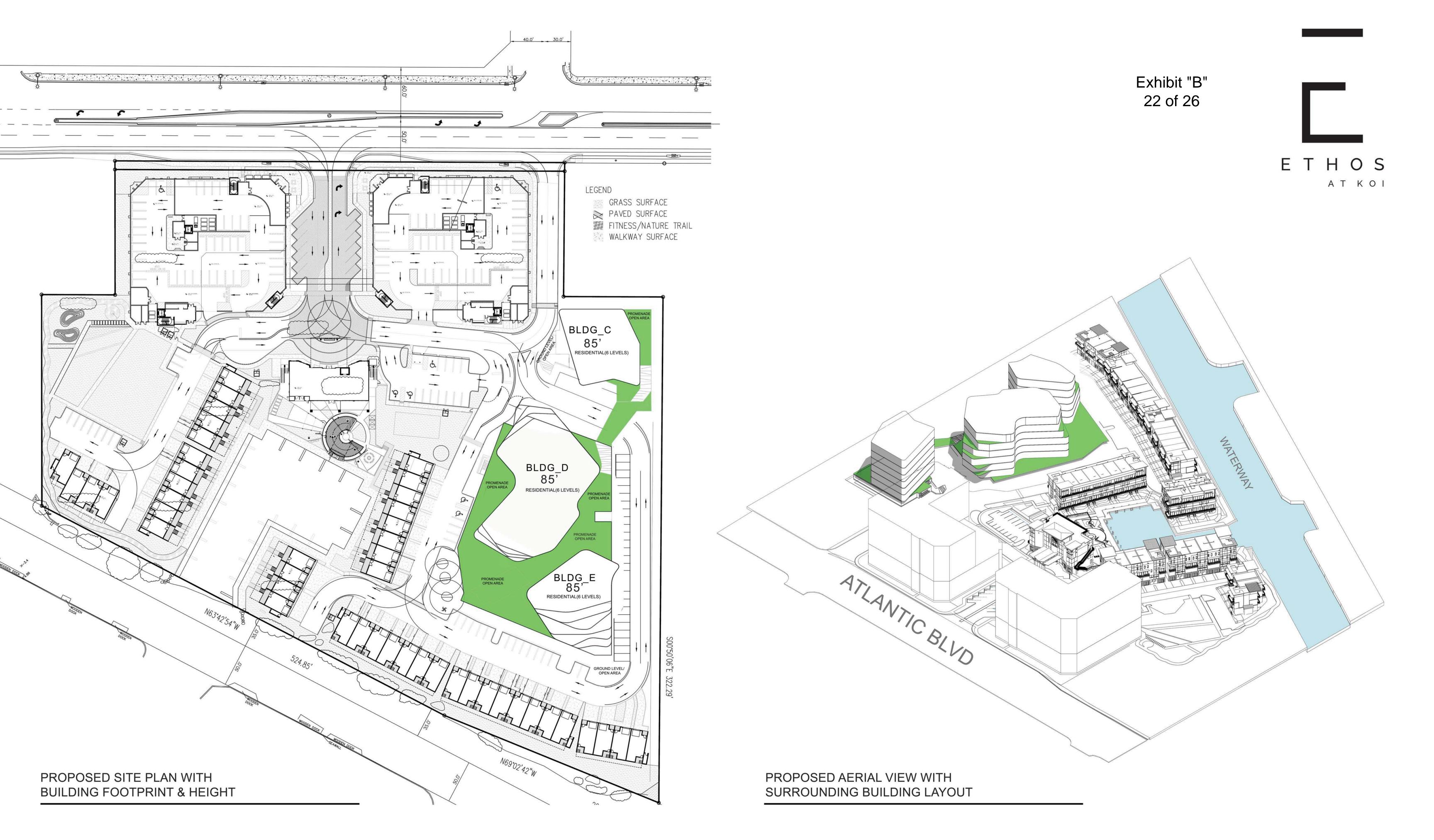


**EXHIBIT H** 

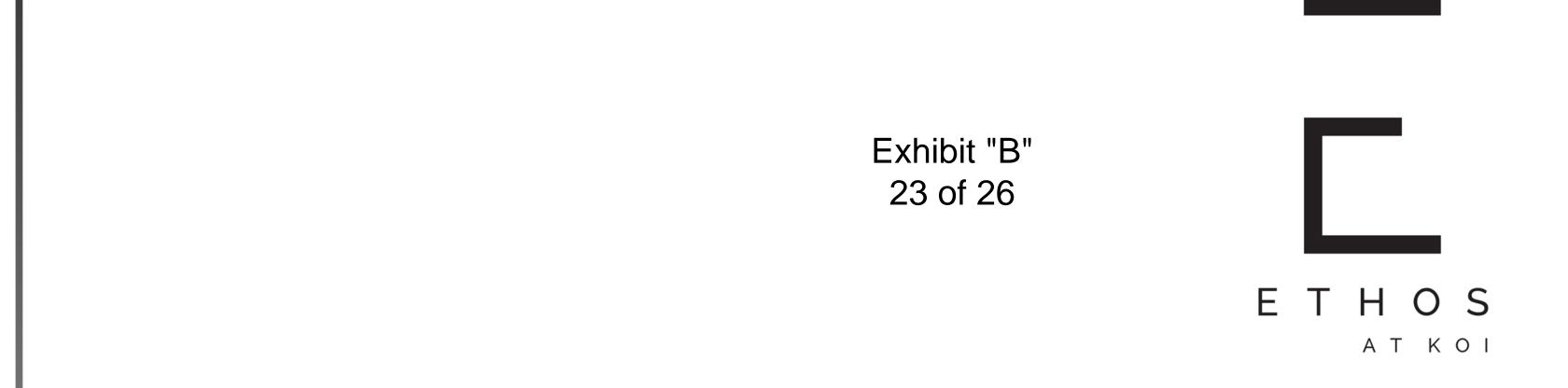
CONSTRUCTION PHASING PLAN MASTER

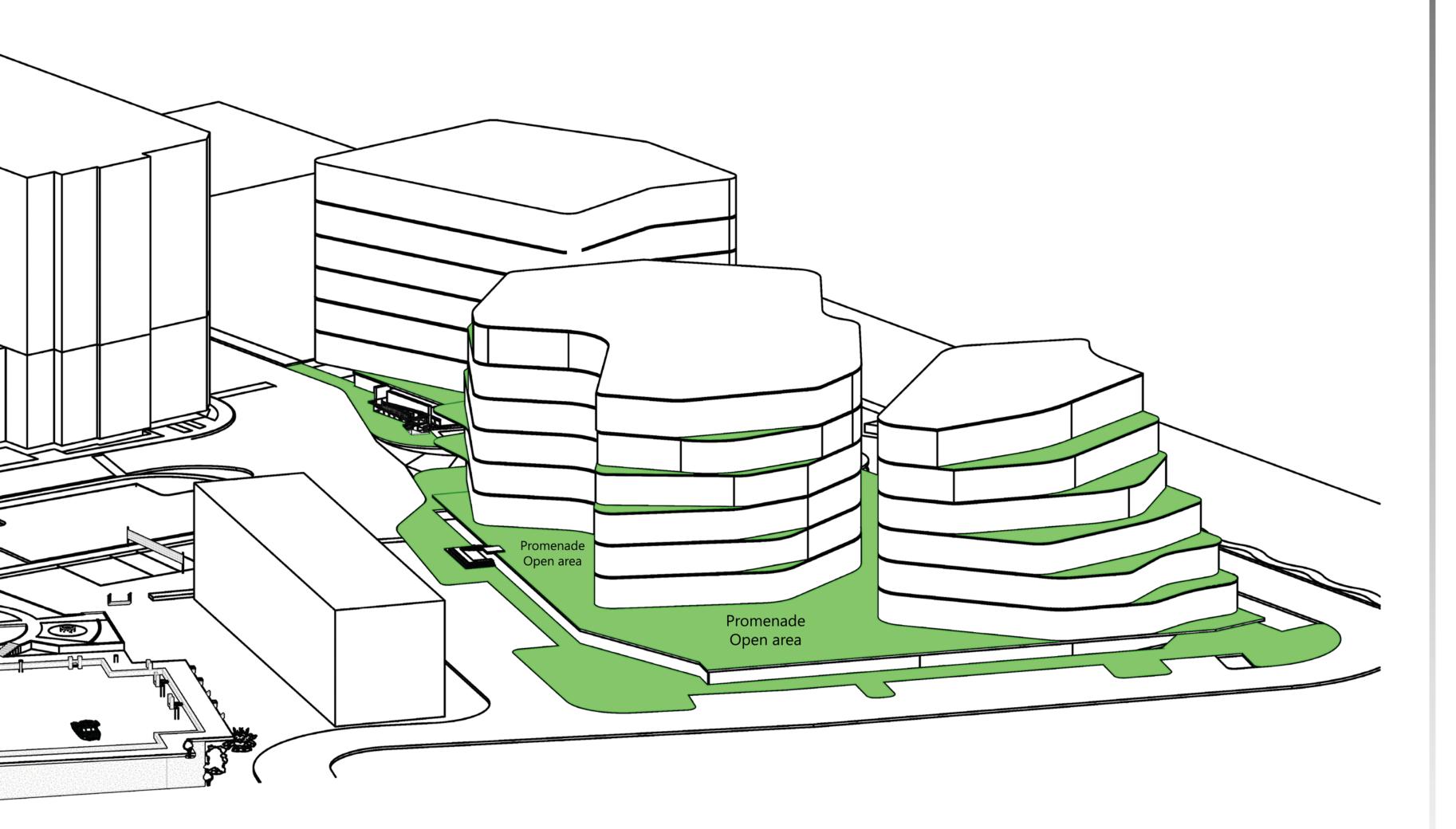
SHEET NO. LP-1

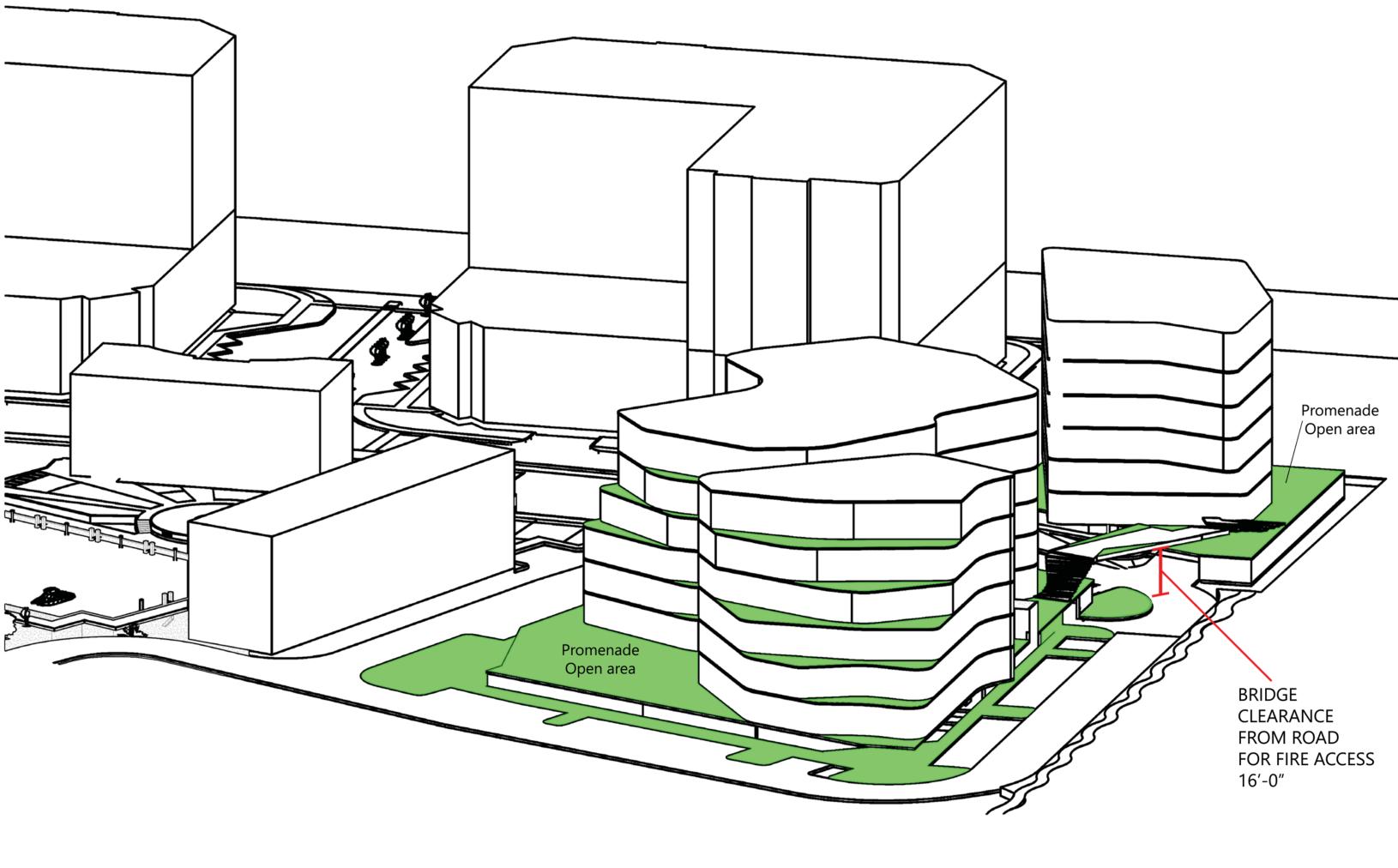
PROJECT NO. 07248.01



# **EXHIBIT I**

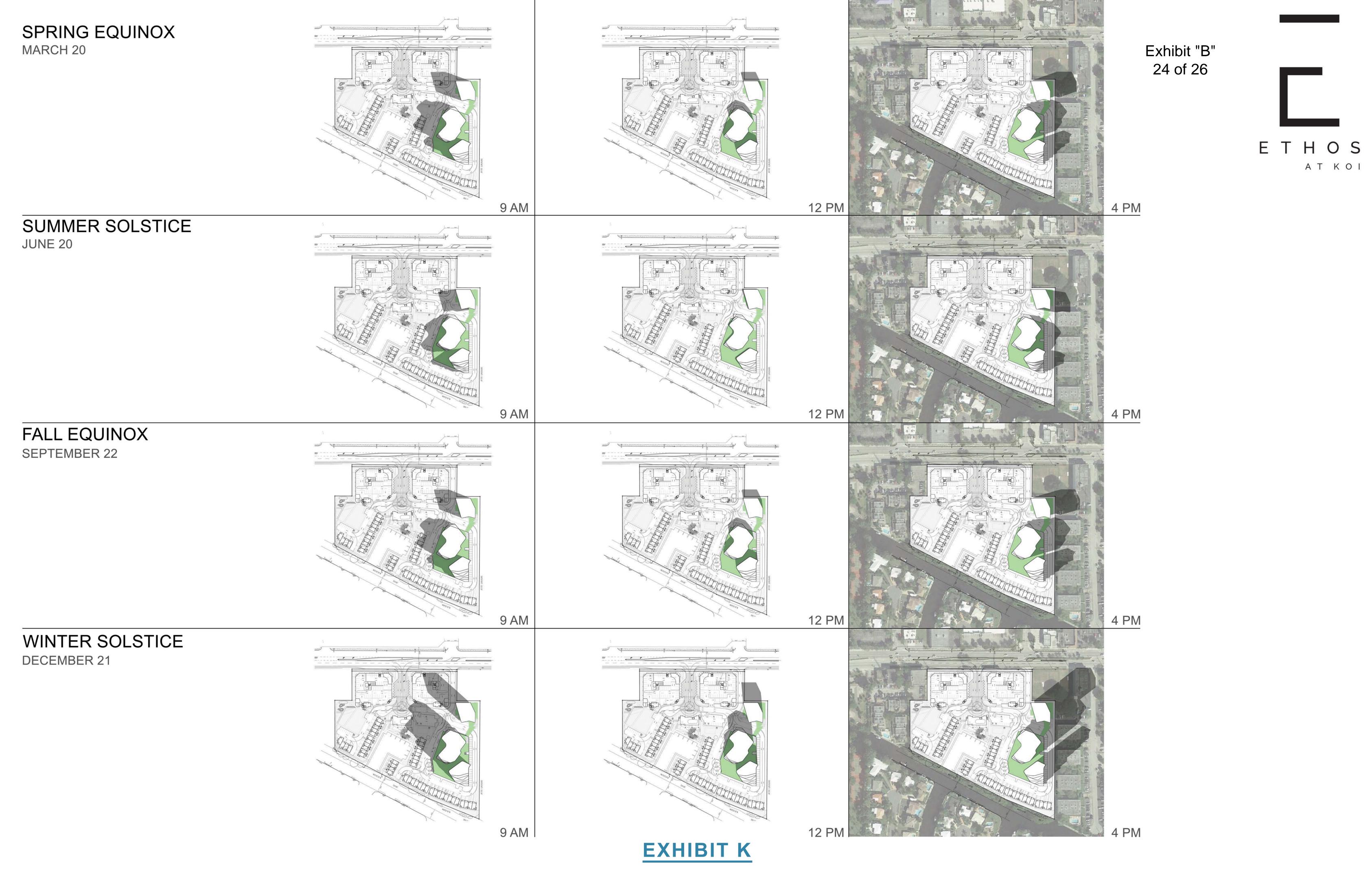


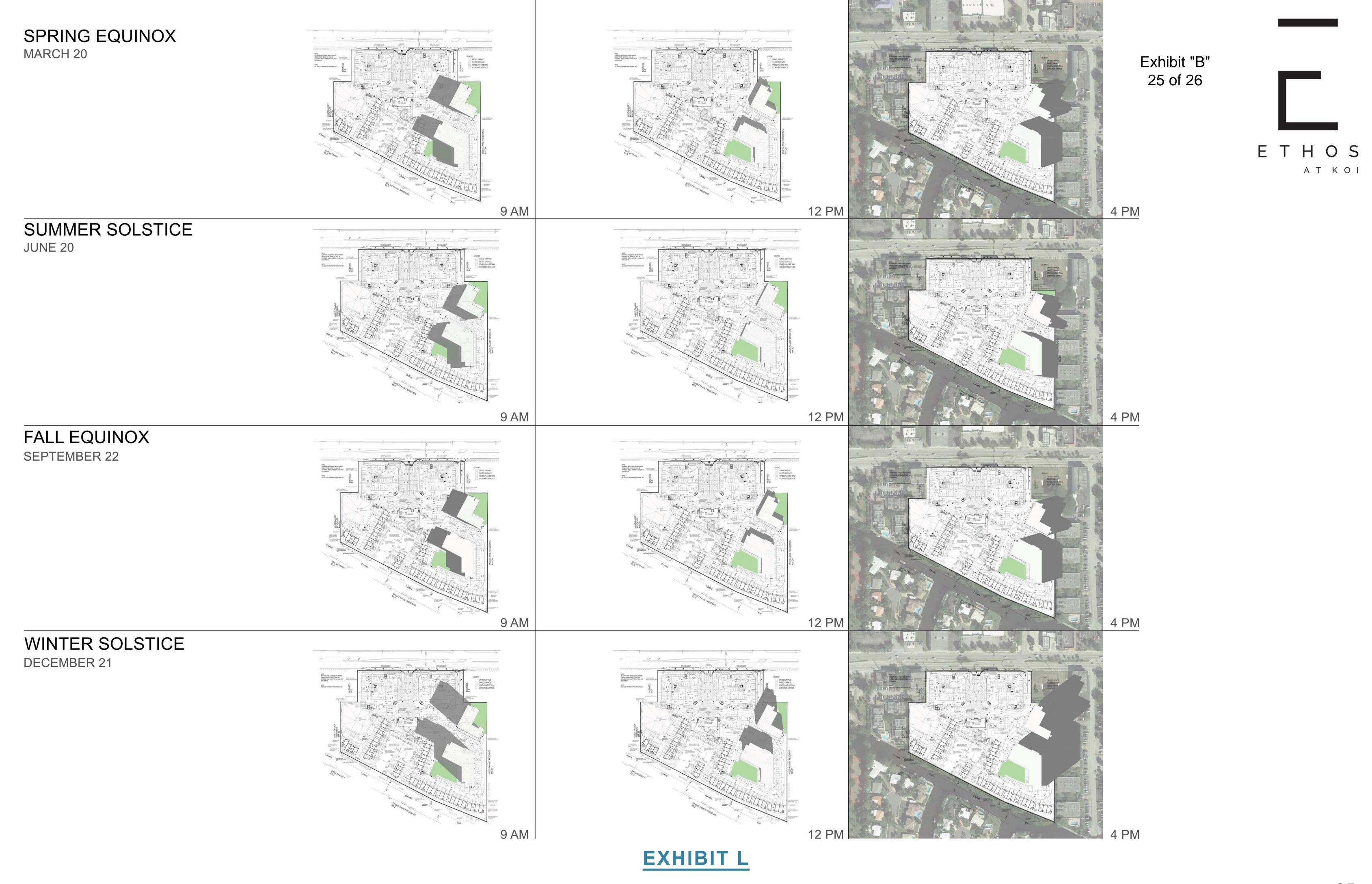


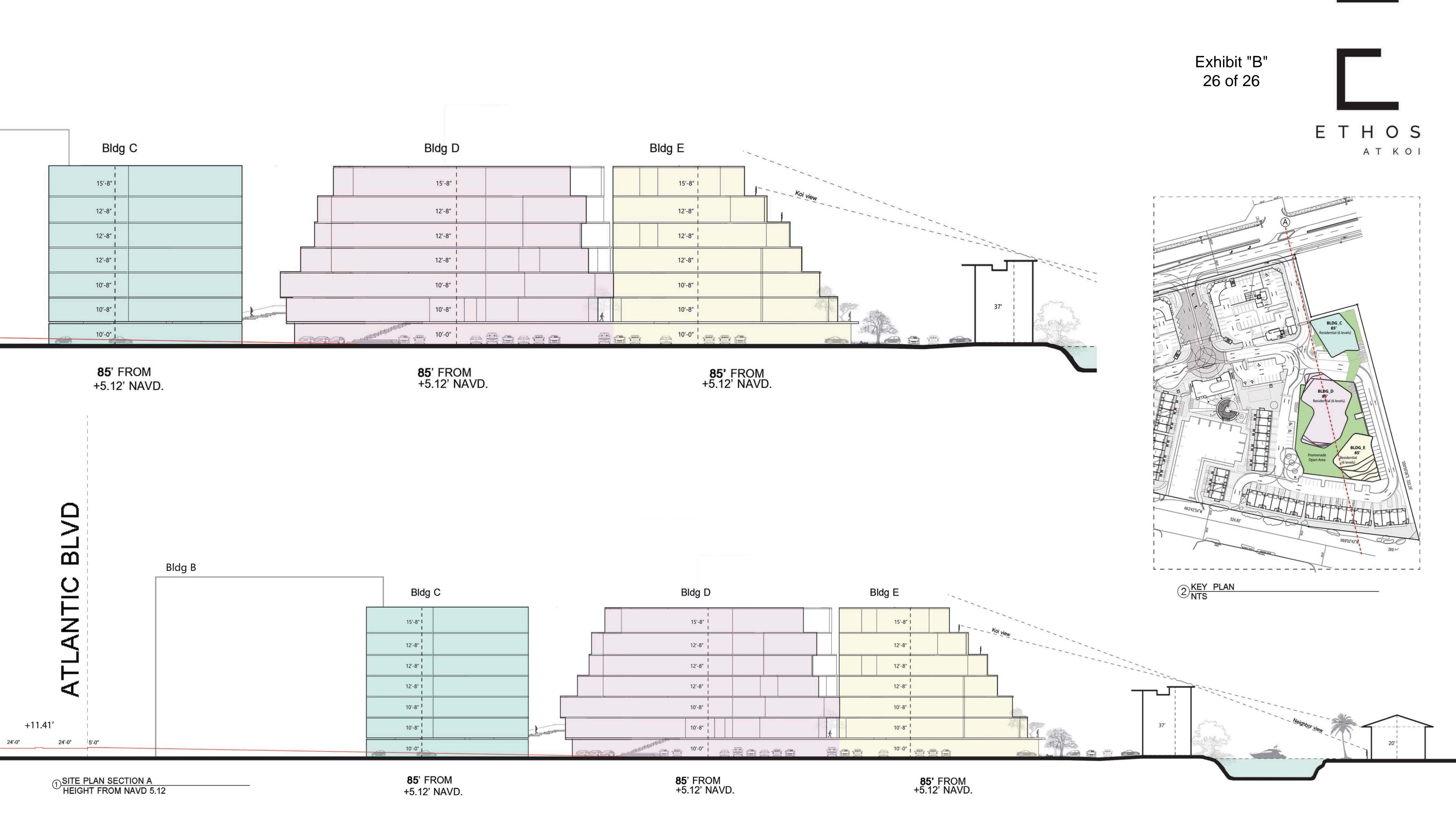


SW BUILDING MASS PERSPECTIVE VIEW

SE BUILDING MASS PERSPECTIVE VIEW







# **EXHIBIT M**