

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LOCATED AT 801 N.E. 33rd STREET, ST. ELIZABETH GARDENS, FROM RM-12 (MULTIPLE-FAMILY RESIDENCE) TO RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to law, ten (10) days' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed ordinance and of a public hearing in the City Commission Chambers of the City of Pompano Beach, Florida; and

WHEREAS, pursuant to Section 155.2305.C of the Pompano Beach Code of Ordinances, notice has been mailed notifying owners of real property within 500 feet of the subject parcel of the first City Commission public hearing on this proposed Ordinance; and

WHEREAS, a public hearing before the City Commission was held pursuant to such notice, at which hearing, the parties in interest and all other citizens so desiring had an opportunity to be, and were, in fact, heard; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. - **FINDINGS**: The City Commission finds as follows: that the rezoning of the property described in Exhibit "A," attached and made a part of this Ordinance ("TBR Parcel"), is consistent with the Comprehensive Plan; that the rezoning complies with City Code Section 155.3602, General Standards for All Planned Development Districts, as well as all other requirements of the Zoning Code; that the rezoning does not have a potentially injurious effect on land adjacent to the TBR Parcel; and that rezoning is reasonably related to the public health, safety and welfare.

SECTION 2. - REZONING AND APPROVAL OF PLANNED DEVELOPMENT

PLAN: The TBR Parcel is rezoned from a present zoning classification of RM-12 (Multiple-Family Residence 12) to RPUD (Residential Planned Unit Development) as that zoning classification is defined by Chapter 155 of the City of Pompano Beach Code of Ordinances.

Pursuant to the requirements of Sections 155.3602 and 155.3603 of the City of Pompano Beach Code of Ordinances, the Planned Development Plan (“Plan”) submitted for the TBR Parcel, and attached and made a part of this Ordinance as Exhibit "B," is adopted. All development of the Property shall proceed in accordance with the Plan, as approved, and Section 155.3603 of the City of Pompano Beach Code of Ordinances.

SECTION 3. - EFFECTIVE PERIOD OF APPROVAL: Pursuant to City Code Section 155.2405.I, Expiration, approval of this rezoning shall automatically expire if an application for a Site Plan (Major or Minor) for any part of the development shown on the approved Plan is not submitted within two years after approval of the RPUD, or an extension of this time period authorized in accordance with Section 155.2308.B.2, Extension of Expiration Time Period.

SECTION 4. - SEVERABILITY: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 5. - RECORDATION: This Ordinance shall be recorded with Broward County Records in accordance with Section 155.2405.F., Recordation.

SECTION 6. - EFFECTIVE DATE: This Ordinance shall become effective upon passage.

PASSED FIRST READING this ____ day of _____, 2019.

PASSED SECOND READING this ____ day of _____, 2019.

REX HARDIN, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

JES:
6/4/19
L:ord/2019-211

EXHIBIT A: Survey and Legal Description

DIXIE INDUSTRIAL CENTER
(P.B. 54, PG. 22, B.C.R.)

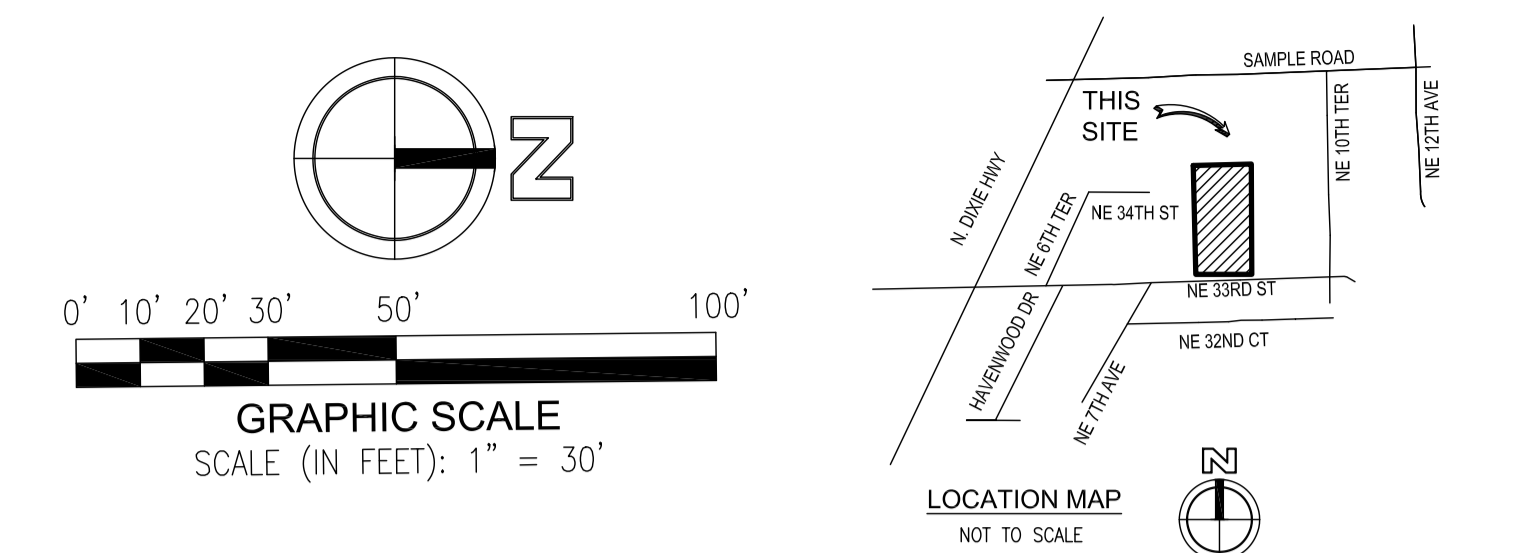
OWNER: PUBLIC LAND CITY OF POMPANO BEACH

20' ALLEY
(P.B. 54, PG. 22)

W. LINE OF THE WEST 470' OF THE EAST 1165' OF TRACT 4
(P.B. B, PG. 164 M.D.C.R.)

623.59'

W. LINE OF THE WEST 470' OF THE EAST 1165' OF TRACT 3
(P.B. B, PG. 164 M.D.C.R.)



LEGAL DESCRIPTION

THE WEST 470 FEET OF THE EAST 1165 FEET OF LOTS 3 AND 4 OF THE SUBDIVISION OF SECTION 24, TOWNSHIP 48 SOUTH, RANGE 42 EAST, PLAT BOOK 42 PAGE 164, OF THE PUBLIC RECORDS OF DADE COUNTY (NOW BROWARD COUNTY), FLORIDA; LESS THE SOUTH 25 FEET IN N.E. 33RD STREET.

SAID LOTS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

NOTES:

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE AREA OF THIS PROPERTY IS 6.730 ACRES, (293,184 SQUARE FEET), MORE OR LESS.
- ALL ENCUMBRANCES SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF N.E. 33RD STREET HAVING A FLORIDA EAST ZONE GRID BEARING OF S 88°13'33" W.
- RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #1243, ELEVATION 15.05' NAVD 88 (CONVERTED FROM PUBLISHED ELEVATION OF 16.62' N.G.V.D. 29).
- PROPERTY ADDRESS: 801 NE 33RD STREET, POMPANO BEACH, FL 33064.
- THERE WAS NO EVIDENCE OBSERVED THAT THIS SITE WAS USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL DURING THE SURVEY OF THIS PROPERTY.
- ZONING CLASSIFICATION: MULTIFAMILY RESIDENTIAL RM-12, (PROVIDED BY BRIAN HERBERT, GALLO HERBER ARCHITECTS).
- THE LEGAL DESCRIPTION SHOWN HEREON DESCRIBES THE SAME PROPERTY AS REFERENCED IN THE TITLE COMMITMENT ISSUED BY REPUBLIC NATIONAL TITLE INSURANCE COMPANY, UNDER FILE NO. 575989 DATED 4/12/18. THE EXCEPTIONS ARE SHOWN HEREON.
- REGARDING TABLE A NSPS LAND TITLE SURVEY REQUIREMENTS: ALL VISIBLE SURFACE UTILITIES ON THE SUBJECT PROPERTY ARE SHOWN. NO SUBSURFACE UTILITY MARKINGS WERE FOUND, NOR WERE ANY PLANS OR OTHER SUCH INFORMATION PROVIDED TO THE UNDERSIGNED. NO PHOTOGRAMMETRIC MAPPING PRODUCTS OR OTHER IMAGERY WAS USED AS A BASIS TO MAP THE FEATURES ON THE SUBJECT PROPERTY. NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION WAS OBSERVED DURING THE SURVEY OF THE SUBJECT PROPERTY. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED DURING THIS SURVEY, NOR WERE ANY ADDITIONAL PROPOSED RIGHT-OF-WAY INFORMATION PROVIDED TO THE UNDERSIGNED.
- OBSERVED POTENTIAL ENCROACHMENTS: THE FENCES MEANDERS BOTH SIDES OF THE EAST, WEST AND NORTH PROPERTY LINES. THE WALK OVERLAPS THE PROPERTY ON THE SOUTH AT THE EAST AND WEST PORTIONS OF THE PROPERTY. THE OVERHEAD UTILITY LINES MEANDER BOTH SIDES OF THE NORTH AND WEST PROPERTY LINES.
- THE CLIENT DID NOT DESIGNATE ANY ACTIVITY REGARDING THE LOCATION OF PARTY WALLS OR THEIR PLUMBNESS.
- U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP (FEMA FLOOD ELEVATION INFORMATION):
 - FIRM NO.: 12011C00188H
 - EFFECTIVE DATE: AUGUST 18, 2014
 - ZONE: X (NOT A FLOOD HAZARD AREA)
 - BASE FLOOD ELEV.: N/A

ABBREVIATIONS:

A	= ARC LENGTH	BACK	= BACKFLOW PREVENTER
A/C	= AIR CONDITIONER	BOLLARD	= BOLLARD
ALUM.	= ALUMINUM	CB	= CATCH BASIN
B.C.R.	= BROWARD COUNTY RECORDS	CBX	= CATCH BOX
BOT	= BOTTOM	CLF	= CENTERLINE
BRKN	= BROKEN	CLN	= CLEANTOUT
CB	= CATCH BASIN	ELEV.	= ELEVATION
CB.S.	= CONCRETE BLOCK STRUCTURE	ELV.	= ELEVATION
CH	= CHAIN LINK FENCE	EM	= EASEMENT
CMP	= CORRUGATED METAL PIPE	EMH	= ELEVATION MANHOLE, SANITARY
CONC.	= CONCRETE	EMV	= ELEVATION MANHOLE, VENTILATION
CONC. PAD	= CONCRETE PAD	EMV	= ELEVATION MANHOLE, VENTILATION
DELTA	= DELTA (CENTRAL ANGLE)	EMV	= ELEVATION MANHOLE, VENTILATION
D.E.	= DRAINAGE EASEMENT	EMV	= ELEVATION MANHOLE, VENTILATION
ELEV.	= ELEVATION	EMV	= ELEVATION MANHOLE, VENTILATION
F.F.	= FINISHED FLOOR	EMV	= ELEVATION MANHOLE, VENTILATION
F.I.P.	= FOUND IRON PIPE	EMV	= ELEVATION MANHOLE, VENTILATION
F.I.R./C	= FOUND IRON ROD W/CAP	EMV	= ELEVATION MANHOLE, VENTILATION
F.I.R.	= FOUND IRON ROD	EMV	= ELEVATION MANHOLE, VENTILATION
FND.	= FOUND	EMV	= ELEVATION MANHOLE, VENTILATION
ICV	= IRRIGATION CONTROL VALVE	EMV	= ELEVATION MANHOLE, VENTILATION
INV	= INVERT	EMV	= ELEVATION MANHOLE, VENTILATION
LB	= LICENSED BUSINESS	EMV	= ELEVATION MANHOLE, VENTILATION
M.D.C.R.	= MAM-DADE COUNTY RECORDS	EMV	= ELEVATION MANHOLE, VENTILATION
MON.	= MONUMENT	EMV	= ELEVATION MANHOLE, VENTILATION
N/D	= NAIL AND DISC	EMV	= ELEVATION MANHOLE, VENTILATION
O.R.B.	= OFFICIAL RECORDS BOOK	EMV	= ELEVATION MANHOLE, VENTILATION
P.B.	= PLAT BOOK	EMV	= ELEVATION MANHOLE, VENTILATION
PG.	= PAGE	EMV	= ELEVATION MANHOLE, VENTILATION
R	= RADIUS	EMV	= ELEVATION MANHOLE, VENTILATION
R/W	= RIGHT-OF-WAY	EMV	= ELEVATION MANHOLE, VENTILATION
SIR/C	= SET 1/2" IRON ROD W/CAP LB7924	EMV	= ELEVATION MANHOLE, VENTILATION
SMH	= SANITARY SEWER MANHOLE	EMV	= ELEVATION MANHOLE, VENTILATION
SN/D	= SET NAIL & DISC LB7924	EMV	= ELEVATION MANHOLE, VENTILATION
SQL	= SQUARE	EMV	= ELEVATION MANHOLE, VENTILATION
STY.	= STORY	EMV	= ELEVATION MANHOLE, VENTILATION
T.C.B.	= TRAFFIC CONTROL BOX	EMV	= ELEVATION MANHOLE, VENTILATION
TYP.	= TYPICAL	EMV	= ELEVATION MANHOLE, VENTILATION
U.E.	= UTILITY EASEMENT	EMV	= ELEVATION MANHOLE, VENTILATION
VV	= WATER VALVE	EMV	= ELEVATION MANHOLE, VENTILATION

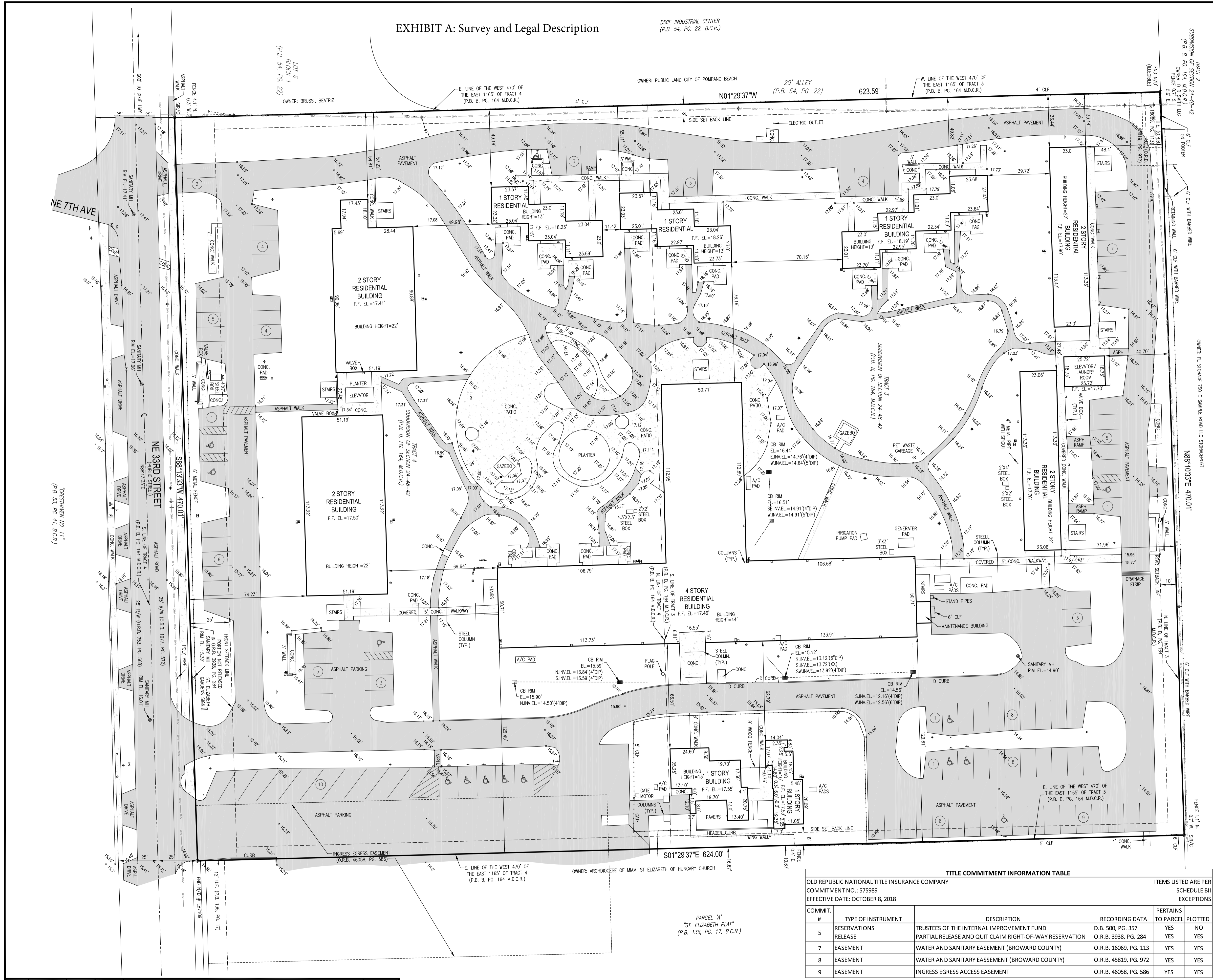
SURVEYOR'S CERTIFICATION:

I, DANIEL C. LAAK, A FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(B), 7(A), 7(B)(1),(7)(C), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/25/18.

DATE OF PLAT OR MAP: 10/26/18

Laak Daniel C. Daniel C. Laak, Professional Surveyor and Mapper, Florida Registration No. LS5118

TITLE COMMITMENT INFORMATION TABLE				ITEMS LISTED ARE PER SCHEDULE BII EXCEPTIONS	
COMMIT.	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	PERTAINS TO PARCEL	PLOTTED
5	RESERVATIONS RELEASE	TRUSTEES OF THE INTERNAL IMPROVEMENT FUND PARTIAL RELEASE AND QUIT CLAIM RIGHT-OF-WAY RESERVATION	D.B. 500, PG. 357 O.R.B. 3938, PG. 284	YES	NO
7	EASEMENT	WATER AND SANITARY EASEMENT (BROWARD COUNTY)	O.R.B. 16069, PG. 113	YES	YES
8	EASEMENT	WATER AND SANITARY EASEMENT (BROWARD COUNTY)	O.R.B. 45819, PG. 972	YES	YES
9	EASEMENT	INGRESS EGRESS ACCESS EASEMENT	O.R.B. 46058, PG. 586	YES	YES



NO.	DATE	BY	CHKD	REVISIONS	FB/PG
6	10/29/18	JDV	DCL	UPDATE SURVEY	FILE
5	7/3/18	JDV	DCL	REMOVE ITEM # 6 FROM COMMITMENT TABLE	FILE
4	6/28/18	JDV	DCL	UPDATE SURVEY WITH ADDITIONAL LENDER REQUIREMENTS	FILE
3	6/25/18	JDV	DCL	REVISE TITLE COMMITMENT TABLE ITEM #5	FILE
2	6/14/18	JDV	DCL	UPDATE SURVEY WITH LENDER REQUIREMENTS	FILE
1	6/5/18	DCW	DCW	REVISE LEGAL DESCRIPTION TO MATCH TITLE POLICY	N/A

SCALE: 1"=30'
DATE: 9/22/17
DRAWN BY: EC
FIELD BOOK: 41/71
CHECKED BY: DCL
SURVEY TYPE: BOUNDARY



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

MAP OF ALTA/NSPS LAND TITLE SURVEY
ST. ELIZABETH GARDEN APARTMENTS
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PROJECT NUMBER
170893
SHEET NUMBER
1 OF 1

EXHIBIT A: Survey and Legal Description

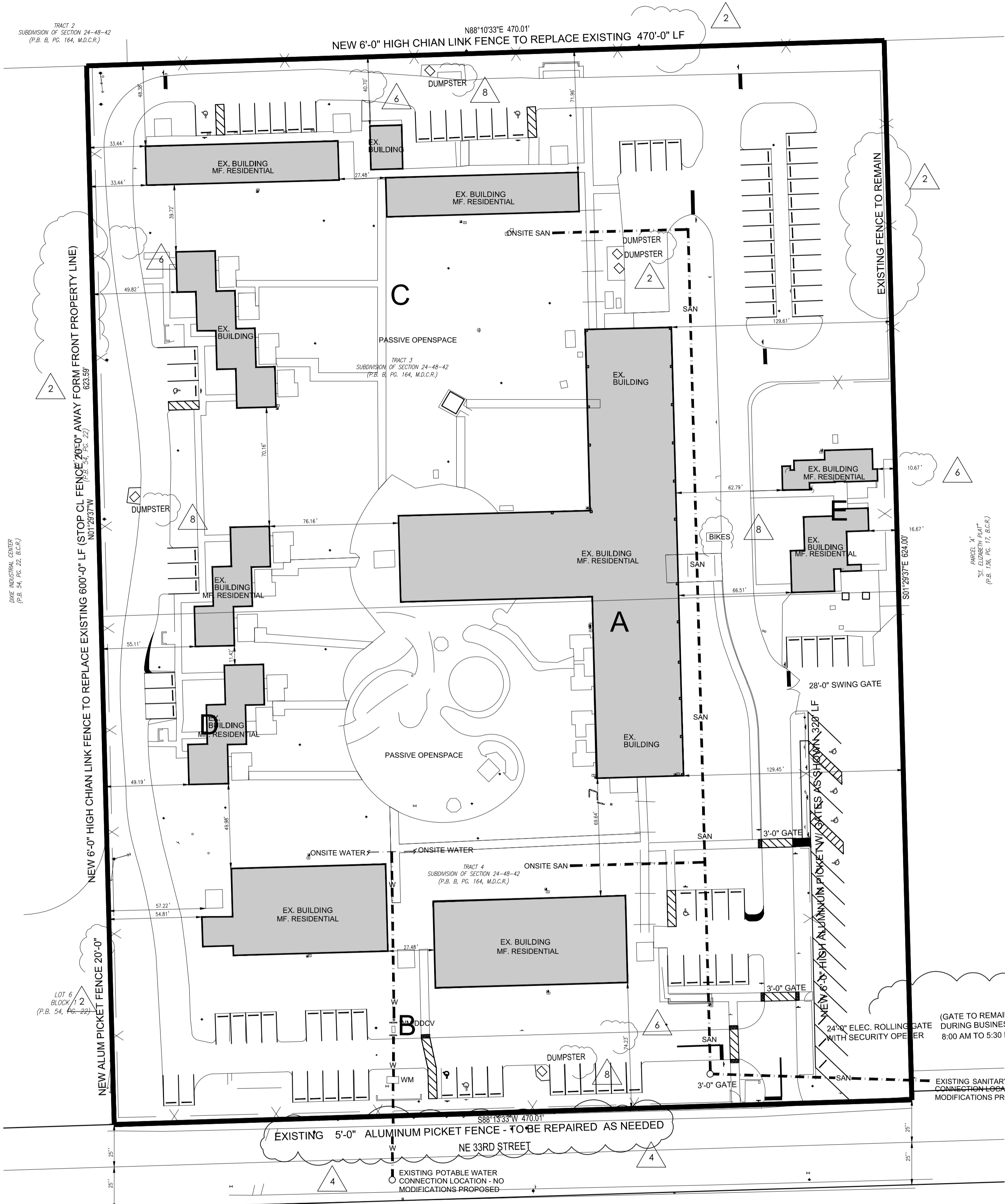
Legal Description

St. Elizabeth Gardens

The West 470 feet of the East 1165 feet of Lots 3 and 4 of the Subdivision of Section 24, Township 48 South, Range 42 East, Plat Book "B", Page 164, of the Public Records of Dade County (now Broward County), Florida; less the South 25 feet in N.E. 33rd Street.

Said lands situate in the City of Pompano Beach, Broward County, Florida.

EXHIBIT B: RPUD PLAN and STANDARDS



A1 SITE PLAN
1" = 40'-0"

A6 NEW ALUM. PICKET FENCE DETAIL
3/4" = 1'-0"

MASTER SITE TABLE

DIMENSIONAL REQUIREMENT	RM-12	PDI	PROVD IN PD MASTER PLAN
LOT AREA, MINIMUM (SQ FT)	7,000 (NOTE 2)	N/A	304,920 SF (7 ACRES)
LOT WIDTH, MINIMUM (FT)	60' (NOTE 2)		127'-6"
DENSITY, MAXIMUM (DU/AC)	10 (NOTE 2.3)		23.03 NET 22.13 GROSS
FLOOR AREA PER DWELLING UNIT, MINIMUM (SQ FT)	SF	950	N/A
	MF	EFFICIENCY UNITS: 500 (NOTE 1) OTHER UNITS: 650+100(BH) (NOTE 1)	EFF. 151 1-BR (2) 2-BR (2)
LOT COVERAGE, MAXIMUM (% OF LOT AREA)	60%		30.7% = (10,717 SF)
PVIOUS AREA, MINIMUM (% OF LOT AREA)	25%		35.5% = (12,405 SF)
HIEGHT, MAXIMUM (FT)	35'		40'-11" (NOTE 3)
FRONT YARD SETBACK, MIN. (FT)	25'		74.23'
STREET SIDE YARD SETBACK, MIN. (FT)	8'		N/A
SETBACK FROM A WATERWAY OR CANAL, MIN.	25'		N/A
SETBACK FROM A DUNE VEGETATION LINE, MIN.	25'		N/A
INTERIOR SIDE YARD SETBACK, MIN. (FT)	8'		10.67'
REAR YARD SETBACK, MIN. (FT)	10'		40.70'
SPACING BETWEEN PRINCIPAL STRUCTURE, MIN.	25'		39.72'
REQ'D FRONT YARD PVIOUS AREA, MINIMUM (% OF REQUIRED FRONT YARD)	50' (FOR SINGLE FAMILY DWELLINGS ONLY)		N/A

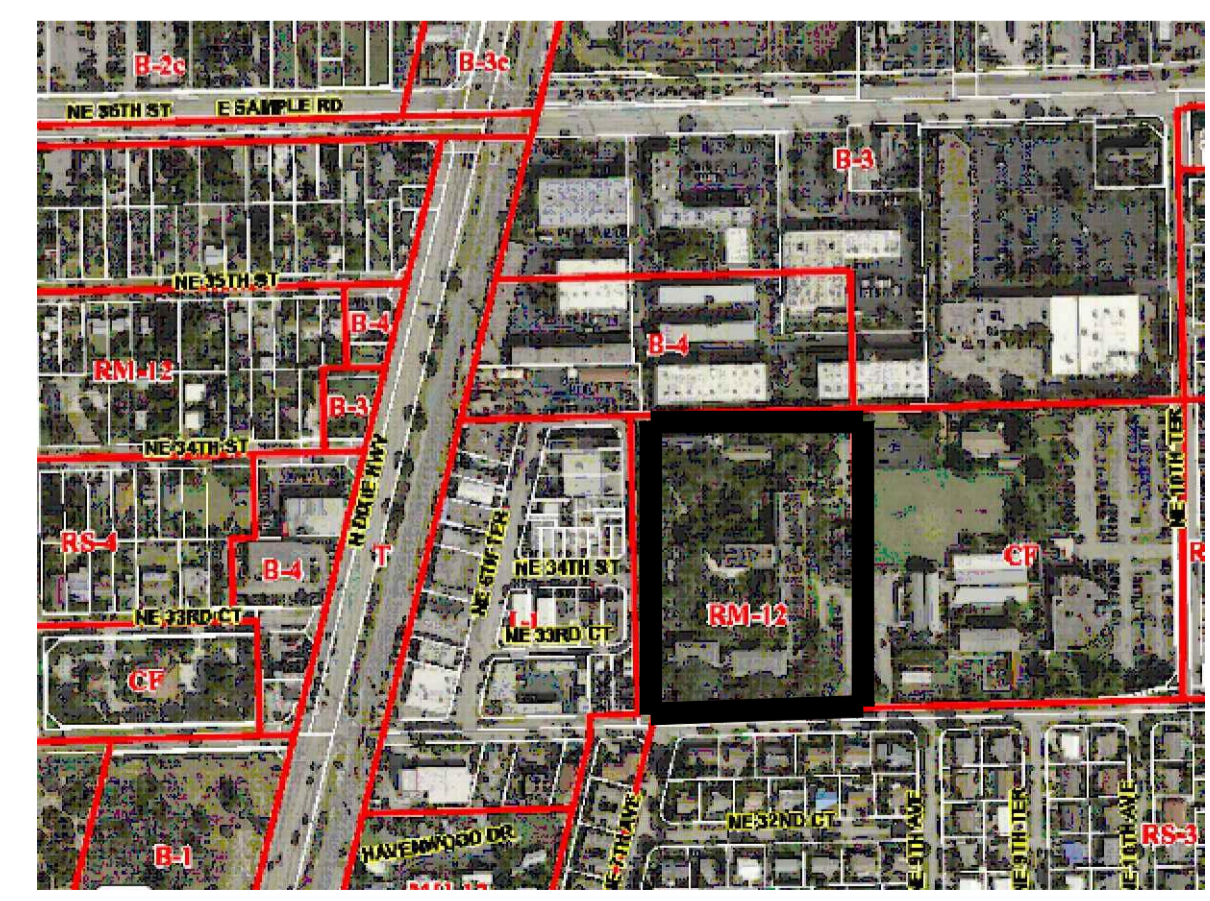
PARKING REQUIREMENT

DWELLING MULTI-FAMILY	RM-12	PROVIDD	PROVIDD IN PD MASTER PLAN
EFFICIENCY	151	1.0	151
1-BEDROOM UNIT	2	.5	3
2-BEDROOM UNIT	2	.5	3
TOTAL PARKING		157	118 (NOTE 2)
LOADING SPACES		1	1
BICYCLE STORAGE		2	

- | RM-12 NOTES | PDI NOTES |
|--|--|
| NOTE 1 DWELLING UNIT SIZE ORIGINALLY PERMITTED UNDER B.C. CODE | NOTE 1 REQUESTED MODIFICATION DUE TO ORIGINAL B.C. REQUIREMENTS & ELDERLY AFFORDABLE USE |
| NOTE 2 PARKING ORIGINALLY PERMITTED UNDER B.C. CODE | NOTE 2 REQUESTED MODIFICATION DUE TO ORIGINAL B.C. REQUIREMENTS & ELDERLY AFFORDABLE USE |
| NOTE 3 BUILDING HEIGHT ORIGINALLY PERMITTED UNDER B.C. CODE | NOTE 3 REQUESTED MODIFICATION DUE TO ORIGINAL B.C. REQUIREMENTS & ELDERLY AFFORDABLE USE |

CONSTRUCTION AREA	UNITS	AMENITIES/SERVICE	CIRCULATIONS	TOTAL
FIRST FLOOR	7,949.00	4,603.00	2,240.00	14,792.00
SECOND FLOOR	10,373.00	1,151.00	2,398.00	13,922.00
THIRD FLOOR	10,443.00	906.00	2,398.00	13,747.00
TOTAL CONSTRUCTION AREA	28,765.00	6,660.00	7,036.00	42,461.00

LOT COVERAGE		TOTAL
BUILDING A		19,251.00
BUILDING B		11,375.00
BUILDING C		6,296.00
BUILDING D		5,420.00
BUILDING E		2,370.00
TOTAL CONSTRUCTION AREA		44,712.00



AA226001731
SEAL
WILLIAM J. GALLO FL AR0008440
Digitally signed by Brian Herbert DN: cn=Brian Herbert, o=Gallo Herbert Architects, ou, email=bherbert@galloherbert.com, c=US Date: 2019.05.06 13:53:37 -0400

CHMS St. ELIZABETH GARDENS APARTMENTS
801 NE 33rd St. Pompano Beach, Florida 33064

No.	Description	Date
	PERMIT SET	12-15-17
	PERMIT / GC COMM	2-16-18
	PRICING REVIEW COM	2/26/18
	2ND RND PERMIT REV	7/5/18
	LA REVIEW COM	9/1/18
	DRC COMMENTS	2/21/19
	DRC COMMENTS 2	4/16/19
	DRC COMMENTS 3	5/6/19

PROJECT STATUS: C.D.
DATE: 12-15-2017
PROJECT NUMBER: 60-2017
SCALE: AS SHOWN
DRAWN BY: H3D CHECKED BY: BPH
DRAWING TITLE: SITE PLAN
DRAWING NUMBER: AS-101

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER THESE PLANS AND SPECIFICATIONS. THIS DOCUMENT CONTAINS PROPERTY INFORMATION AND SHALL NOT BE REPRODUCED, OR COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF GALLO HERBERT ARCHITECTS.

E X H I B I T B : R P U D P L A N a n d
S T A N D A R D S

St. Elizabeth Gardens
Planning & Zoning Application No. 19-13000004

Rezoning from RM-12 to RPUD

Development Standards

The development standards set forth in the Pompano Beach Land Development Code have been followed. St. Elizabeth Gardens ("SEG") rezoning request to RPUD is intended to bring the current development into compliance with the City's zoning and development codes. SEG is already a well-established development. St. Elizabeth Gardens was built in 1970 when the property was under the jurisdiction of Broward County. Sometime thereafter the property was annexed into the City. SEG is a low income senior housing development owned and managed by an entity that is part of the Archdiocese of Miami. SEG is undergoing rehabilitation construction to substantially renovate and upgrade the facilities. In connection with obtaining construction financing for the renovation it came to SEG's attention that the facilities have legally nonconforming elements under the City's current zoning and development codes. Residential Planned Unit Development zoning would facilitate legalizing the current development without necessitating destruction of buildings and materially redeveloping the site to bring it into current legal conformity.

1. Landscaping, Tree Preservation & Screening.
SEG meets all of the Code requirements as listed in the City Zoning Code for landscaping and tree preservation. As shown in the Landscape Plans that are submitted as part of this Application, there are significant mature trees and ample landscape hedges and planting areas throughout the site, including along the perimeter of the property.
- ii. Fences & Walls.
The property has existing aluminum fencing along the southern boundary along NE 33rd Street and along the eastern boundary that separates SEG from St. Elizabeth of Hungary Catholic Church and the charter school to the east. The northern and western boundaries have existing chain link fencing.
- iii. Exterior Lighting.
SEG meets the Code requirements as listed in the City Code for exterior lighting as shown in the lighting plans that are submitted as part of this Application.
- iv. Circulation & Streets.
The development was designed with convenient access from public roads allowing for vehicles to easily circulate and park. The site plan affords its senior residents ample walkways, open space, lush landscape, and design amenities that foster a good quality of life, with serenity, comfort and safety.

v. Pedestrian & Bicycle Circulation.

There are existing walkways throughout the development. The seniors can easily access surrounding properties along the sidewalks on NE 33rd Street and easterly along NE 10th Terrace.

vi. Open Space.

SEG has ample open space throughout the development. The buildings are well spaced and the site is heavily landscaped. All Code requirements for open space are met.

Attached is the Master Site Table that is also included with the Site Plan.

MASTER SITE TABLE



DIMENSIONAL REQUIREMENTS COMPARISON TABLE				
DIMENSIONAL REQUIREMENT	RM-12	PDI	PROVD IN PD MASTER PLAN	
LOT AREA, MINIMUM (SQ FT)	7,000 (NOTE 2)	N/A	304,920 SF (7 ACRES)	
LOT WIDTH, MINIMUM (FT)	60' (NOTE 2)		127'-6"	
DENSITY, MAXIMUM (DU/AC)	10 (NOTE 2.3)		23.03 NET	22.15 GROSS
	SF	950	N/A	N/A
	2F	750	N/A	N/A
	MF	EFFICIENCY UNIT, 300 (NOTE 1)	EFF. 151	470 SF
FLOOR AREA PER DWELLING UNIT, MINIMUM (SQ FT)	OTHER UNITS, 450-100/98+1	1 BR 650 (NOTE 1) 2 BR 750 (NOTE 1)	1-BR (2)	650 SF
			2-BR (2)	750 SF
LOT COVERAGE, MAXIMUM (% OF LOT AREA)	60%		30.7% = (10,717 SF)	
PERVIOUS AREA, MINIMUM (% OF LOT AREA)	25%		35.5% = (12,405 SF)	
HEIGHT, MAXIMUM (FT)	35'		40'-11" (NOTE 3)	
FRONT YARD SETBACK, MIN. (FT)	25'		74.23'	
STREET SIDE YARD SETBACK, MIN. (FT)	8'		N/A	
SETBACK FROM A WATERWAY OR CANAL, MIN.	25'		N/A	
SETBACK FROM A DUNE VEGETATION LINE, MIN.	25'		N/A	
INTERIOR SIDE YARD SETBACK, MIN. (FT)	8'		10.67'	
REAR YARD SETBACK, MIN. (FT)	10'		40.70'	
SPACING BETWEEN PRINCIPAL STRUCTURE, MIN.	25'		39.72'	
REQ'D FRONT YARD, PERVIOUS AREA, MINIMUM (% OF REQUIRED FRONT YARD)	50' (FOR SINGLE FAMILY DWELLINGS O-N-L-Y)		N/A	

PARKING REQUIREMENT

DWELLING MULTI-FAMILY	RM-12			PROVIDED IN PD MASTER PLAN
	GT	REQ'D/ DU	PROVD	
EFFICIENCY	151	1.0	151	109 STANDARD 9 ACCESSIBLE
1-BEDROOM UNIT	2	1.5	3	
2-BEDROOM UNIT	2	1.5	3	
TOTAL PARKING			157	118 (NOTE 2)
LOADING SPACES			1	1
BICYCLE STORAGE			2	

RM-12 NOTES		PDI NOTES	
NOTE 1	DWELLING UNIT SIZE ORIGINALLY PERMITTED UNDER B. C. CODE	NOTE 1	REQUESTED MODIFICATION DUE TO ORIGINAL B.C. REQUIREMENTS & ELDERLY AFFORDABLE USE
NOTE 2	PARKING ORIGINALLY PERMITTED UNDER B.C. CODE	NOTE 2	REQUESTED MODIFICATION DUE TO ORIGINAL B.C. REQUIREMENTS & ELDERLY AFFORDABLE USE
NOTE 3	BUILDING HEIGHT ORIGINALLY PERMITTED UNDER B.C. CODE	NOTE 3	REQUESTED MODIFICATION DUE TO ORIGINAL B.C. REQUIREMENTS & ELDERLY AFFORDABLE USE

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GHALLO HERBERT ARCHITECTS

1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442 PH. 954-794-0300 FAX 954-794-0301

AA226001731

SEAL

WILLIAM J GALLO FL AR0008440

Brian Herbert

Digitally signed by Brian Herbert
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Date: 2019.05.07 11:27:47 -04'00'
Electronic Signature Serial Number 38 67 2A 93 FB 5D 29 E6 9E 7D
 BRIAN P HERBERT FL AR0015474

PROJECT

CHMS
St. ELIZABETH
GARDENS
APARTMENTS

801 NE 33rd St.
Pompano Beach,
Florida 33064

OWNER

REVISIONS		
No.	Description	Date
	PERMIT SET	12-16-17
	PERMIT / GC COMM	2-16-18
	PRICING REVIEW COM	2/26/18
	2ND RND PERMIT REV	7/5/18
	LA REVIEW COM	9/1/18
	DRC COMMENTS	2/21/19
	DRC COMMENTS 2	4/16/19
	DRC COMMENTS 3	5/6/19