

EXHIBIT "C"
1380 South Ocean Boulevard

**A Rezoning Application from
RM-45HR Multifamily Residential High Rise
To Planned Development - Infill (PD-I)**

City of Pompano Beach, Florida

March, 2018

**Prepared for
1380 S Ocean Boulevard FL, LLC**

Project Team

Developer/Owner

1380 S Ocean Boulevard FL, LLC
Ophir Sternberg, Manager
Ricardo Dunin
4218 NE 2 Avenue
Miami, FL 33137
O: 305-573-3900 ext. 15
E: O@ozholdings.com, r@lheartcapital.com

Architect

Andrew Burnett
Stantec Architecture, Inc.
One Biscayne Tower Suite 1670
2 South Biscayne Blvd., Miami FL 33131
O: 305-938-6330
E: Andrew.Burnett@stantec.com

Senior Landscape Designer

John T. Sharon
Savino & Miller Design Studio
12345 NE 6 Avenue, Suite A
North Miami, FL 33161
O: 305.895.9082 ext. 306
E: john@savinomiller.com

Legal/Agent

Stephanie J. Toothaker
Tripp Scott, P.A.
110 SE 6th Street, 15 FL
Ft. Lauderdale, FL 33301
O: 954-765-2905
E: SJT@trippscott.com

Engineer

Jay Huebner
HSQ Group, Inc.
1489 W. Palmetto Park Rd., 340
Boca Raton, FL 33486
O: 786-534-3621
E: Jay@HSQGroup.net

Urban Planner

Mike Vonder Meulen, AICP
Keith and Associates, Inc.
301 East Atlantic Boulevard
Pompano Beach, FL 33064
O: 954.788.3400
E: mvondermeulen@keith-associates.com

TABLE OF CONTENTS

I.	General Information	5
A.	General Purposes of Planned Development Zoning District	5
B.	Classification of Planned Development District	7
C.	Reserved	7
D.	Organization of Planned Development Zoning District Regulations	8
II.	General Standards for Planned Development/ - Infill(PD-I)	8
A.	PD-I Plan	8
B.	Consistency with City Plans	13
C.	Compatibility with Surrounding Area / Community Benefits and Amenities	16
D.	Development Phasing Plan	16
E.	Conversion Schedule	16
F.	On-Site Public Facilities	16
G.	Uses	17
H.	Densities/Intensities	17
I.	Dimensional Standards	18
J.	Development Standards	18
K.	Amendments to Approved PD-I Plan	18
III.	Planned Development - Infill (PD-I)	18
A.	Purpose	18
B.	Use Standards	18
C.	Intensity and Dimensional Standards	19
D.	Development Standards	19
E.	Deviations and Justifications	22

LIST OF EXHIBITS

Exhibit A	Aerial Map
Exhibit B	Legal Description Survey Plat
Exhibit C	Current Zoning Map
Exhibit D	Future Land Use Map
Exhibit E	PD-I-1 Master Plan Function/Use Diagrams – Exhibit 3 East Building Elevation Diagram – Exhibit 4 West Building Elevation Diagram – Exhibit 5 Diagrammatic 3D View – Exhibit 6
Exhibit F	PD-I-2 Master Parking Plan Parking Analysis Transit Accessibility Loading Area Maneuvering Diagram
Exhibit G	PD-I-3 Master Landscape Plan Site Pervious Area Diagrams – PD-I-3.1 Coastal Dune Enhancement Diagram – PD-I-3.2 Coastal Dune Enhancement Diagram – PD-I-3.3 Vehicular Use Area Landscape Diagram – PD-I-3.4 Building Base Planting Diagram – PD-I-3.5 Perimeter Landscape Buffer Diagram – PD-I-3.6 Perimeter Landscape Buffer Sections – PD-I-3.7 Perimeter Landscape Buffer Sections – PD-I-3.7.1 Street Trees Diagram – PD-I 3.8 Landscape Data Table Comparison – PD-I 3.9 Landscape Data Table Comparison – PD-I 3.10 Plant Community – Site Palette – PD-I-3.11 Plant Community – Coastal Dune Meadow – PD-I-3.12
Exhibit H	PD-I Tables PD-I-4.1 – PD-I Intensity & Dimensional Standards Table PD-I-4.2 - Use Tables PD-I-4.3 – Deviation and Justification Tables
Exhibit I	Shadow Studies
Exhibit J	View Corridors
Exhibit K	Phasing Diagram
Exhibit L	FAA Determination Letter

I. GENERAL INFORMATION

A. General Purposes of Planned Development Zoning District

The 1380 South Ocean Boulevard Planned Development - Infill (“PD-I”) has two primary objectives. First, the PD-I aims to present to the City of Pompano Beach an innovative, luxurious, mixed use development on a unique site which straddles Ocean Boulevard (SR A1A) and backs up to the Atlantic Ocean on the east and the Spanish River on the west. Second, the PD-I prioritizes neighborhood compatibility by preserving the view corridors of neighbors and creating amenities and ADA accessible beach access for the public. The PD-I offers an innovative combination of 239 branded signature residential dwelling units, an 8,000 square foot ancillary Spa / Personal Services Establishment open only to the project's residents and their guests, no greater than 3,000 square feet of ancillary uses divided into two (2) 1,500 square foot operations with one in each of the East and the West buildings open only to the project's residents and their guests, 14 private boat slips and 355 parking spaces proposed on the 4.61 net acre parcel of land. The project will not permit any specialty medical, office, or industrial uses at the property. The project has been designed to provide extremely high quality branded residential uses in an architecturally iconic beach-front and waterway environment.

The PD-I rezoning of the site ensures that the project is developed with a superior design that, after well over a year of coordination with the neighboring properties, benefits the City of Pompano Beach with an iconic mixed use project while respecting the view corridors of the neighboring towers on the north and south - Renaissance II and the Wittington – all the while offering unique and innovative services and amenities that would not be possible under the existing RM-45 High Rise Overlay District. The project as proposed respects the existing limitations on densities.

The developer will work with the City of Pompano Beach to provide public art on site, as negotiated between the City and the Developer. The team will work with the City Commission, city staff, and the Public Art Committee on the preferred style, artist, public display, and location of the public art.

According to City of Pompano Beach zoning code 155.3702, The High Rise overlay sets no limit on building height and sets minimum standards for designation of an RM-45 HR Overlay District. Specifically 155.3702 (B)(3) states that The City Commission may approve an application for designation if the proposed land contains or abuts an existing multifamily residential building whose height exceeds 105 feet. Therefore, existing multifamily residential neighboring buildings Renaissance II (East Parcel / North Neighbor) and Whittington (East Parcel / South Neighbor) exceed the height of 105 feet, so the proposed height of the project is permissible under existing development standards. Also relating to building height is the Air Park Overlay district. With regard to City of Pompano Beach zoning code 155.3707(B)(4), the PD-I falls in the Conical Zone, which allows between 169 and 200 feet above the established air park elevation. The PD-I would be requesting an obstruction permit from the City of Pompano Beach to accommodate the 330 foot building zoning height. The applicant has previously received FAA approval and applicable extensions. (Exhibit L).

While the current code's pervious area requirement of 25% has not been met, due to site constraints and parking requirements, the project utilizes innovative strategies to enhance site resiliency and sustainability as described below. If the area east of the dune vegetative line were permitted to be included in the site calculations, the site would meet the 25% pervious requirement.

Existing Dune Enhancements

One of the chief strategies in our project design, which calls for the integration and enhancement of the existing dune, provides significant aesthetic, ecological and functional benefits for both users of the site and the public beach.

Plant Species and Diversity

To fulfill the City's goal to promote and encourage native vegetation and increased species diversity as defined in section 155.5203B.1.b, which specifies a minimum of four (4) different Tree species, our project will provide a minimum of twelve (12) Tree species. In addition, our project has increased the requirement of native species from 50% to 90%, thus creating a more sustainable, drought tolerant landscape and native habitat for wildlife. A list of proposed plant species, sizes and native status is provided in Table L1.

A central theme of the development of the PD-I has been collaboration with the neighboring properties with an extreme emphasis on respecting existing view corridors while maintaining an iconic design process. As a result, the deviation from existing dimensional standards requested with this application is for side setbacks. The original design of the project proposed high-rise towers which were oriented in an east/west configuration, spanning most of the site. As originally proposed, the project did not require setback variances; but the building orientation had a negative effect on the view corridors of the neighboring properties. Deviating from the required setbacks from the RM-45 HR zoning district will allow the building on the east side of the site to move closer to Ocean Boulevard, protecting the neighbor's views while allowing the overall project to maintain the permitted density. View corridor graphics are found in Exhibit J.

The western component of the project has been shifted further east to create a friendlier and inviting pedestrian experience along Ocean Boulevard. The angle of the tower portion also has the effect of moving any shadows further away from the Spanish River. The buildings are designed with an emphasis on the pedestrian relationship with A1A by providing an inviting urban approach face to the public realm. The project also incorporates an innovative landscaping plan. The roof of the garage podium is enhanced with an amenity deck with lush landscaping.

The project includes a Personal Services Establishment in the western building that will be only open to residents and their guest of the project. The Personal Services Establishment focuses its services on longevity with services that include proper nutrition (adapting the ancient principles of macrobiotics to modern times), genetic and anti-aging medicine, osteopathy therapy (focused on helping the body heal itself), serotherapy treatment (administration of serums to promote self-healing, oriental medicine (acupuncture, herbology), anti-smoking, yoga, meditation, tai chi and massages and water therapies. The Personal Services Establishment specifically does not include

a Specialty Medical Facility as defined by the City of Pompano Beach Zoning Code 155.4209 Institutional: Health Care Uses. The PD-I will not permit any specialty medical, office, or industrial uses at the property.

The PD-I requires that the tower on the east parcel is built along a north-south axis on the western portion of the property protecting views from neighboring properties and allowing air and light around the project. By this requirement, the height of the tower is raised but is pulled well back from the ocean. The PD-I provides a unique enhancement to the public realm of the beach by providing the greatest amount of air and light on the beach front without obstructed view corridors from neighboring properties.

The proposed PD-I regulations also require significant sustainable design elements in the project above those required under traditional zoning categories. Various green elements including electrical car charging stations and bicycle storage are required as part of the building design (Exhibit 'F', Sheet PD-I-2). In order to reduce the heat gain and other negative effects of a traditional parking garage, the PD-I regulations will require a landscaped amenity deck on top of the parking garage.

Landscape plantings in the PD-I will be required to exceed traditional code requirements in terms of the type, quantity and size of plantings. The developer will incorporate extensive native dune plantings thus enhancing and improving the sustainable nature of the traditional beach dune. Recognizing the urban nature of the site and the unique design elements incorporated with a lower parking and amenity podium than would otherwise be allowed, the impact from reduced podium setbacks will be mitigated by incorporating enhanced landscape materials as part of the PD-I zoning.

The PD-I district is appropriate for this development. The PD-I sets additional development standards beyond those required under traditional zoning code requirements in order to maximize compatibility with the existing neighborhood. As such, it is critical to establish the PD-I district at this location to create an innovative and dynamic project that is embraced by the community.

The purpose and intent of this document is to establish specific standards and procedures for the development of the subject property as a Planned Development - Infill (PD-I). This Planned Development (PD-I) document was developed in accordance with the standards and procedures set forth in Section 155.3602 (General Standards for Planned Development Districts) and Section 155.3607 (Planned Development - Infill - PD-I) of the City of Pompano Beach Land Development Code.

B. Classification of Planned Development District

It is the intent of 1380 S Ocean Boulevard FL, LLC, to establish a PD-I 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 PD-I rezoning of 1380 South Ocean Boulevard will address and establish each of the requirements in General Standards for all Planned Development Districts and Section 155.3607 Planned Development - Infill - PD-I via this document and the PD-I plans which are a graphical representation of the project site in “bubble” format and other visual vignettes.

II. GENERAL STANDARDS FOR PLANNED DEVELOPMENT/ - INFILL(PD-I)

A. PD-I Plan

The Master Plan for the PD-I is included as Sheet PD-I-1 (Exhibit E). The plan depicts the proposed building footprints, use areas, and amenities. It also shows the pedestrian walkway easement area on the southeast side of the site being provided for the perpetual use of the public to access the beach and ocean. After discussions with neighbors, the project will include a foot shower station near the beach on the pedestrian walkway. A table is provided within the Master Plan (Sheet PD-I-4.1, Exhibit H) which identifies the key intensity and dimensional standards, as well as the deviations from the current zoning requirements (Sheet PD-I-4.3). Also, view corridor and shadow study images are included (Exhibit J) to evidence the reduced impact the PD-I will have on neighboring properties.

1. A statement of planning objectives for the district:

The PD-I Plan and document have two primary objectives. First, the PD-I aims to present an innovative, luxurious, mixed use development on a unique site that straddles Ocean Boulevard (SR A1A) and backs up to the Atlantic Ocean on the east and the Spanish River on the west. Second, the PD-I prioritizes neighborhood compatibility by preserving the view corridors of neighbors and creating amenities, and ADA accessible beach access for the public.

2. Detailed description of the following for the entire PD-I District and for each development area:

a. Dimensional Standards

The Dimensional Standards are provided on sheet PD-I-4.1 (Exhibit H). The Dimensional standards include:

- Land Area;
- Types and mix of land uses;
- Maximum number of residential units (by use type);
- Maximum nonresidential floor area (by use type);
- Minimum lot area;
- Minimum lot width;
- Maximum impervious surface area;
- Maximum building height;
- Maximum individual building size;

- Minimum and maximum setbacks; and
- Minimum setbacks from adjoining residential development

Included with the Dimensional Standards is a comparison to the Dimensional Standards found in the existing RM-45HR zoning district.

The Minimum Land Area shall be 4.5 acres.

- b. Modifications of Development Standards;
The Modification of Development Standards are provided on sheet PD-I-4.3 (Exhibit H).
- c. Provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;
The property is located in an urban infill area of Pompano Beach. There are currently adequate public water and wastewater facilities available to service the proposed project. The general location of proposed on-site potable water and wastewater facilities are depicted on the Conceptual Master Utilities Layout on Sheet PD-I-1(Exhibit E). On-site potable water and wastewater facilities will connect to city systems. As required by City and County regulations, all stormwater will be retained on-site.
- d. Provisions related to environmental protection and monitoring;
The project site is not listed on Broward County's Protected Natural Lands Inventory and contains no identified archaeological or environmentally significant features such as specimen trees, wetlands, listed species or listed species habitat. There is a 54.34 foot perpetual beach storm damage reduction easement along the east line of Parcel "A" as shown on the survey in Exhibit B, which is not included in the pervious calculation shown on Exhibit G PDI-3.1. If this portion of the property was included in the pervious calculations, the site would exceed the minimum percentage required in the Pompano Beach Zoning Code. The existing dune system will be enhanced with additional native planting and established sand pathways to prevent pedestrians from damaging the dune system. The proposed increase of native plantings on the beachside will dramatically improve the vegetative dune area subject to permit review by the Department of Environmental Protection (DEP).
- e. Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD-I district;
The PD-I is fundamentally sensitive to and supportive of the neighboring areas. The building design /orientation of the towers on the site protect view corridors for adjacent neighbors and minimize shade impacts for neighbors to the west. The branded signature residential units attract and create an upscale environment and value for the area. The Spa / Personal Services Establishment offers a peaceful, quiet amenity will be open for the development's residents and their guests. Moreover, the pedestrian access easement is provided to the public beach and Atlantic Ocean. Lush landscaping provided, along with the proposed reinforcement of the dune vegetation to the east of the site, make the PD-I a community asset.

- f. Development Phasing Plan;
The development of the proposed project is planned to be two phases (one phase for each side of A1A.) as shown on the Phasing Diagram (Exhibit K).
- g. Conversion Schedule;
There is no conversion schedule associated with the PD-I.
- h. Any other provisions the City Commission determines are relevant and necessary to the development of the planned development in accordance with applicable standards and regulations.
The developer/owner is agreeable to discuss any other provision the City Commission deems necessary to facilitate the rezoning application.

3. Identify the general location of the following:

The subject site is located on the east and west side of South Ocean Boulevard (SR A1A), north of Terra Mar Drive and south of Southeast 12th Street, meaning an opportunity is created for development of high rise structures abutting the ocean and the Spanish River. An aerial location map is provided below. The subject property is located directly south of the Renaissance II Condominium and directly north of the Whittington Condominium. The subject site is 4.61 net acres (5.2 gross acres).



The Legal Description is included below as Exhibit B. The Survey is included below as Exhibit B. The current Zoning Map is included below as Exhibit C. The Future Land Use Map is included as Exhibit D.

- a. Individual development areas, intensities and densities
1380 South Ocean Boulevard is a small infill project and includes two parcels of approximately 4.61 net acres total. The development of the proposed project is planned to be two phases (one phase for each side of A1A. The Dimensional Standards are provided on sheet PD-I-4.1 (Exhibit H). Included with the Dimensional Standards is a comparison to the Dimensional Standards found in the existing RM-45 HR zoning district.

b. Open space

The project site directly abuts the Atlantic Ocean. The general location and type of on-site open space is depicted on the PD-I Plan on Sheets PD-I-1 and PD-I-3 (Exhibits E and G).

There is a 54.34 foot perpetual beach storm damage reduction easement along the east line of Parcel "A" as shown on the survey in Exhibit B, which is not included in the pervious calculation shown on Exhibit G PDI-3.1. If this portion of the property was included in the pervious calculations, the site would exceed the minimum percentage required in the Pompano Beach Zoning Code. This area is preserved as open space that directly abuts and enhances the public beach and Atlantic Ocean.

Besides direct access to the beach and Atlantic Ocean, recreation and open space opportunities are also offered to residents and their guests via the roof of the parking podium which is considered an amenities deck. The amenities will include:

- Lush landscaped areas
- Pools
- Spas
- Lounging areas
- Pavilion

The project is designed to go above the minimum requirements of landscaping in terms of size and number of plantings. The project will incorporate lighter shades of pavers and pavement to reduce the albedo effect. The project will also increase the native plantings on the beachside, dramatically improving the vegetative dune area and the environmental aesthetic of the area subject to permit review by the Department of Environmental Protection (DEP). In addition to ground level plantings, the project amenity deck includes increased planting of trees and shrubs to enhance the experience for residents and guests.

4. 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.

- a. Access to the east and west sides of the site for the project's residents and their guests is provided via two vehicular access points on South Ocean Boulevard. Although not required by the zoning code, loading zone/delivery access is also provided via two access points on South Ocean Boulevard at the south end of the site. Loading bays and trash collection for both buildings will be handled completely within garages of the east and west buildings respectively. There shall be no unloading in the A1A Ocean Boulevard right-of-way. These access points will be established with Non-vehicular access lines through Florida Department of Transportation and Broward County.
- b. The subject site also has mass transit opportunities due to its location along South Ocean Boulevard. Residents will easily be able to access mass transit and transfer to other connections/destinations. Refer to Exhibit 'F' for transit accessibility.

- c. The on-site vehicular traffic and pedestrian circulation systems is depicted on the Master Plan Sheet PD-I-1 (Exhibit E). Electric vehicle charging stations are provided within the parking garage as shown on Master Plan Sheet PD-I-1. Bicycle storage / bike racks will be provided.
- d. The project site is also walking distance to the Pompano Beach Green Line bus service. This emphasis on multi-modal transportation will result in reduced traffic and congestion and will enhance the community and pedestrian experience. All drives, pedestrian paths and bicycle paths are identified on Sheet PD-I-1 (Exhibit E).

5. Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains.

The project site is not listed on Broward County's Protected Natural Lands Inventory and contains no identified archaeological or environmentally significant features such as specimen trees, wetlands, listed species or listed species habitat.

There is a 54.34 foot perpetual beach storm damage reduction easement along the east line of Parcel "A" as shown on the survey in Exhibit B, which is not included in the pervious calculation shown on Exhibit G PDI-3.1. If this portion of the property was included in the pervious calculations, the site would exceed the minimum percentage required in the Pompano Beach Zoning Code. This area is preserved as open space that directly abuts and enhances the public beach and Atlantic Ocean. The existing dune system will be enhanced with additional native planting and established sand pathways to prevent pedestrian from damaging the dune system. The proposed increase of native plantings on the beachside will dramatically improve the vegetative dune area subject to permit review by the Department of Environmental Protection (DEP).

6. 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. There are currently adequate public water and wastewater facilities available to service the proposed project. The general location of proposed on-site potable water and wastewater facilities are conceptually depicted on the PD-I Master Plan on sheet PD-I-1 (Exhibit E). On-site potable water and wastewater facilities will connect to city systems.

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

As required by regulations of the City of Pompano Beach and Broward County, all stormwater will be retained on-site. The general location of proposed on-site stormwater management facilities will be depicted on the civil engineering drawings submitted with the site plan.

8. All other public facilities serving the development.

In collaboration with the City of Pompano Beach, the property's direct neighbors and the neighboring municipality, a dedicated public beach access easement will be provided to allow the public direct access, which will also be ADA compliant, to the public beach. This public access easement is being provided per the request of the City in correlation with the City's Comp Plan Objectives. Policy 10.03.05 states "The City shall seek additional beach access in redevelopment. Policy 11.04.05 states "To maintain and enhance the existing recreational facilities which provide physical or visual access to the water.

9. Graphic Demonstration

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 PD-I application pursuant to above referenced days and times (Exhibit I).

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 buildings and their relation to the surrounding area are included as Exhibit J and Exhibit E.

B. Consistency with City Plans

The PD-I is consistent with the Comprehensive Plan. It supports the City's goal of achieving the highest quality standard of living in the area, with creative redevelopment of a vacant parcel on the beach. The mix of uses proposed is consistent with the surrounding and adjacent uses, which are primarily high-rise residences. The PD-I calls for extensive and native landscaping and reinforcement of the dune vegetation line, which aligns with the City's goals of protecting and fostering the native environment.

In collaboration with the City of Pompano Beach, the property's direct neighbors and the neighboring municipality, a dedicated public beach access easement will be provided to allow the public direct access, which will also be ADA compliant, to the public beach. This public access easement is being provided per the request of the City in correlation with the City's Comprehensive Plan Objectives. Policy 10.03.05 states "The City shall seek additional beach access in redevelopment. Policy 11.04.05 states "To maintain and enhance the existing recreational facilities which provide physical or visual access to the water.

The PD-I zoning designation and proposed uses of the PD-I plan are consistent with the high density residential 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.

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 Major Corridor Land Use 01.04.00 Support and promote the intermix of residential and commercial uses along major traffic corridors.

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

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.

Objective Mixed Use Residential 1.21.00 Promote mixed use land development patterns which combine residential and nonresidential uses to achieve an attractive, well integrated, and pedestrian and transit friendly environment through the establishment of residential mixed land use categories.

The proposed PD-I rezoning is also consistent and compatible with the **SR A1A Corridor Pompano Beach Transformation Plan** of May, 2016. Although not formally adopted, the objective of the SR A1A (Ocean Boulevard) corridor project is to create a Transformation Plan that identifies an economic development strategy focused on strengthening the existing beach base and finding opportunities for attracting new businesses and job growth. A “complete streets” approach has been used to consider appropriate design modifications that provide a clear picture of the corridor and a set of strategies for the future given the unique assets and character of SR A1A.

The Transformation Plan improvements incorporate a variety of specific implementation strategies, but generally speaking the plan vision enhances the SR A1A beach corridor by:

- Encouraging pedestrian-friendly water- and street-facing buildings
- Creating an attractive and well-maintained sidewalk zone for pedestrians
- Adding distinctive design features that reinforce corridor and district identity
- Preserving view sheds and access points to/from the water
- Calming traffic and improving safety for all users
- Strengthening and unifying multimodal character, accessibility, connections and walkability to be effective as alternate forms of movement
- Creating more pedestrian-oriented east-west streets to improve access between the SR A1A, and the beach.

The 1380 South Ocean Boulevard project design and layout will be consistent with the implementation strategies listed above. The project is proposed as a mixed-use project with a public access easement to the beach and numerous pedestrian zones identified throughout.

C. Compatibility with Surrounding Area / Community Benefits and Amenities

The PD-I is fundamentally sensitive to and supportive of the neighboring areas. The building design and orientation of the tower on the site protect view corridors for adjacent neighbors and minimize shade impacts for neighbors to the west. The branded signature residential units attract and create an upscale environment and value for the area. Public access easements to the beach and Atlantic Ocean will be granted along the south property line of the east parcel.

Moreover, the pedestrian access easement and lush landscaping required, along with the proposed reinforcement of the dune vegetation to the east of the site, make the PD-I a community asset.

D. Development Phasing Plan

The development of the proposed project is planned to be two phases (one phase for each side of A1A.) as shown on the Phasing Diagram (Exhibit K).

E. Conversion Schedule

There is no conversion schedule associated with the PD-I.

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 PD-I-1 (Exhibit E).

2. Dedications

The developer/landowner will dedicate a pedestrian access easement on the southeast side of the site for beach access. The developer has also agreed to place a small shower/foot shower on the pedestrian beach access per neighbor requests. Beach Access will also be ADA compliant.

There are no additional right-of-way dedications required from this property. Florida Department of Transportation (FDOT) has conceptually approved the driveway openings for the project, and platting/NVAL processing will have to be completed to finalize vehicular access. Internal easements shall be provided to utility providers as necessary.

3. Modifications to Street Standards

- a. The PD-I 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

Personal Services Establishment (Section 155.4221.k) – Based on the concept of: “Living Longer and Healthier” The Spa / Personal Services Establishment will be open to the project's residents and their guests only and will not be open to the public per neighboring buildings' request.

A Spa / Personal Services Establishment is a facility which will promote and have available professionals specializing in natural therapies. Among them:

- Proper nutrition (adapting the ancient principles of macrobiotics to modern times). May include cooking classes.
- Genetic and anti-aging medicine.
- Osteopathy therapy (focused on helping the body heal itself).
- Serotherapy treatment (administration of serums to promote self-healing).
- Oriental medicine (acupuncture, herbology, etc).
- Anti-smoking medicine.
- Yoga, meditation and tai chi.
- Massages and water therapies.
- Other similar therapies as licensed by the State of Florida.

A Spa / Personal Services Establishment does not include alcohol or drug treatment facilities as defined by the City of Pompano Beach Zoning Code. A Spa / Personal Services Establishment specifically does not include a Specialty Medical Facility as defined by the City of Pompano Beach Zoning Code 155.4209 Institutional: Health Care Uses. The PD-I will not permit any specialty medical or health care uses, office uses, or industrial uses. Neither ozone therapy nor sleep medicine will be offered at the spa.

The Spa / Personal Services Establishment shall be considered permitted uses for this PD-I rezoning application per city code 155.4221 section (K). According to the underlying RM-45 high-rise overlay district, the on-site Spa / Personal Services Establishment will be limited to 8,000 square feet and ancillary food service on the east and the west will be limited to 1,500 square feet each. The ancillary uses will be available to residents and their guests only and will be closed to the general public. The outside serving areas associated with the food service in both buildings shall close by 10:00 PM. Since all ancillary uses are not open to the public and only available to residents and their guests, no additional parking spaces are required for any ancillary uses for this project.

H. Densities/Intensities

The PD-I rezoning proposes establishes the intensities on Sheet PD-I-4.1 (Exhibit H). An illustration of how the intensities are distributed through the site are graphically shown on Sheet PD-I-1 (Exhibit E). Residential units are proposed with this rezoning. Densities are included in the PD-I rezoning application. Included with the Dimensional Standards is a comparison to the Dimensional Standards found in the existing RM-45 HR zoning district.

I. Dimensional Standards

The PD-I rezoning proposes dimensional standards via Section III.C of this PD-I document and Sheet PD-I-4.1. (Exhibit H).

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 specific landscape deviations and parking deviations presented in this PD-I Plan. An enhanced landscape alternative has been provided to off-set the deviations. The enhanced landscape alternative can be found on Sheet PD-I-3 (Exhibit G).

K. Amendments to Approved PD-I Plan

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

III. PLANNED DEVELOPMENT - INFILL (PD-I)

A. Purpose

The purpose to establish a PD-I district for the 1380 South Ocean Boulevard property is to allow for the innovative infill development of two parcels on the barrier island which is bisected by Ocean Boulevard (SR A1A). The 1380 South Ocean Boulevard PD-I has two objectives. First, the PD-I aims to present to the City of Pompano Beach an innovative, luxurious, mixed use development on a unique site which fronts the Atlantic Ocean on the east and the Spanish River on the west. Second, the PD-I prioritizes neighborhood compatibility by preserving the view corridors of neighbors and creating amenities, and beach access, which will also be ADA compliant, for the public. The PD-I offers an innovative combination of 239 branded signature residential dwelling units, 8,000 square feet of ancillary Spa / Personal Services Establishment open only will be open for the project's residents and their guests., no greater than 3,000 square feet of ancillary uses divided into two (2) 1,500 square feet operations with one in each of the East and the West buildings open only for the project's residents and their guests, 14 private boat slips and 355 parking spaces proposed on the 4.61 net acre parcel of land. The project will not permit any specialty medical, office, or industrial uses at the property. The project has been designed to provide extremely high quality branded residential uses in an architecturally iconic beach-front and waterway environment.

B. Use Standards

The PD-I district rezoning application proposes the following uses as the list of permitted principal, accessory and temporary uses for the proposed PD-I rezoning.

The full list of permitted and accessory uses are found on Sheet PD-I-4.2 (Exhibit H).

C. Intensity and Dimensional Standards

Site specific development standards for the 1380 South Ocean Boulevard are provided on Sheet PD-I-4.1 (Exhibit H). A comparison of the intensity and dimensional standards with the current RM-45HR zoning district has been included.

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 an enhanced landscape alternative plan has been proposed and three parking deviations in an effort to provide a superior resident experience and reduce unnecessary parking spaces. The deviations, justifications and enhanced landscape alternative are identified on Sheets PD-I-4.3. (Exhibit F) and PD-I-3.10a and PD-I-3.10b (Exhibit G).

Off-street Parking and Loading

The off-street parking calculations are found in Exhibit F. - In an effort to increase efficiency within the buildings, the applicant is proposing to utilize the Institute of Transportation Engineers (ITE) 4th Edition of Parking Generation. In the manual High Rise Apartments are analyzed. The average peak parking demand was identified at 1.37 per unit. Since the project is marketed for couples and families that own more than one home and where the units within this project are most likely not the primary residence, and since this project provides valet parking, and since this project is conveniently located near mass transit, this application is proposing to park the entire project at 1.4 spaces per unit. At this rate above the ITE average peak parking rate, the parking required would be 335 spaces while 355 spaces are being provided. This will provide a surplus of 20 vehicles over the 1.4 space per unit rate. In considering this rate, the developer also recognizes the increasing use of ride sharing services in metropolitan areas like Pompano Beach which was not a major factor in the ITE analysis which was written in 2010.

As mentioned above, the project will propose providing 100% valet parking to residents and guests. Providing 100% will require a deviation from the City Code which only allows 75% valet parking. It is the intent of the developer to provide a superior residential experience by providing valet parking for all residents and guests.

Since all ancillary uses are not open to the public and only available to residents and their guests, no additional parking spaces are provided for those ancillary uses. Not providing parking is an additional deviation from the City Code and determined by staff.

Loading zones are not required since the ancillary commercial uses are less than 20,000 SF. However, loading zones are provided on the site plan for the residents and ancillary uses. Loading bays and trash collection for both buildings will be handled completely within the

garages of the east and west buildings respectively. There shall be no unloading in the A1A Ocean Boulevard right-of-way.

Landscaping

The proposed PD-I rezoning application provides an innovative and enhanced landscaping alternative which exceeds most requirements established in Article 5; Part 2 Landscaping and Tree Preservation of the Pompano Beach Zoning Code except for deviations and alternatives identified on Sheet PD-I-4.3 (Exhibit H). An enhanced landscape alternative in both graphic and table form is provided in lieu of landscape code section requirements via Sheet PD-I-3 (Exhibit G).

This project presents a great opportunity to be designed as a model of sustainable site design and resiliency for the City. The project's mission is to exceed the minimum landscape requirements in terms of species diversity, size and number of plantings. Another important design element is the enhanced existing beach dune to promote native habitats for wildlife, provide increased protection from storm damage and help balance the cut and fill.

While the pervious area requirement of 25% cannot be met through the current code definition due to site constraints, parking requirements, and no credit for the lands east of the vegetative dune line, the project will provide 19% pervious area and mitigate the reduced landscape at grade through the design of enhanced beach dunes and a landscape amenity deck above the proposed parking structure:

1. Expand the coastal dune ecology by increasing the area of native dune vegetation.
2. Create a passive, recreational area for the site users.
3. Create Terraced Gardens that also function as amenity decks including:
 - a. Lush Landscape
 - b. Pools
 - c. Spas
 - d. Lounging areas
 - e. Pavilions

Plant Species and Diversity

To fulfill the City's goal to promote and encourage native vegetation and increased species diversity as defined in section 155.5203B.1.b, which specifies a minimum of four (4) different Tree species, our project will provide a minimum of twelve (12) Tree species. In addition, our project has increased the requirement of native species from 50% to 90%, thus creating a more sustainable, drought tolerant landscape and native habitat for wildlife. A list of proposed plant species, sizes and native status is provided in Table L1.

Minimum development standards for the RM-45 zoning district will be increased to 2 trees and 10 shrubs per 3,000 sf of lot area to provide more landscaping than currently required.

The project will minimize the visual impact of vehicular use areas (VUA) by providing the required 10' min. buffers between VUA's and abutting right-of-way, public roads, alleys, properties or waterways. Additionally; 6,885 sf of landscaped area buffers between the VUA's and the primary building facades will be provided. This is an increase of an additional 10% above the required buffer area. This calculation is graphically illustrated on Sheet PD-I – 3.2 (Exhibit G).

Perimeter landscape buffers will be provided around the entire site. The perimeter buffer will consist of minimum of ten (10) foot landscape strip except at the south property line of Parcel A. At this location there will be 16 feet of a meandering mix nine (9) feet of landscaping and seven (7) feet walkway for the beach access. All side property buffers will provide the City code required Type "B" buffer which requires landscaping on both sides of a semi opaque fence or wall.

Additionally, this project will provide one street tree per 30' of street frontage to increase the number of street trees, creating a more inviting, pedestrian-friendly environment with greater tree canopy and shading.

To dramatically improve the existing beachside dune, which currently has only a minimal dune and vegetation, the project will expand the dune structure landward up and over the proposed parking structure and provide extensive, native planting materials, palms, dune grasses and groundcovers. The extended and enhanced dune will provide additional protection from storm damage and the native planting will create a dune meadow which will serve both as an amenity deck and a natural habitat for wildlife, while softening the scale of the building and providing aesthetically pleasing views from the beach as well as the upper levels of the tower. A list of proposed dune plants is provided in Table L2. By balancing "cut and fill" of the site development, our project will use the excavated "cut" to reconstruct and extend the existing dune over the project's garage area which will provide:

1. Expand the coastal dune ecology by increasing the area of native dune vegetation.
2. Create a passive, recreational area for the site users.
3. Create Terraced Gardens that also function as amenity decks.

Screening, Fences and Walls

The proposed PD-I 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 PD-I rezoning application shall utilize the exterior lighting requirements established in Article 5; Part 4 Exterior Lighting of the Pompano Beach Zoning Code. 1380 South Ocean Boulevard shall also meet the requirements of Section 155.5402. Lighting Requirements for Marine Turtle Protection since the property fronts the Atlantic Ocean. There are no deviations expected from the City's lighting requirements.

Design Standards

The proposed PD-I 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.

Sustainable Development Standards

The proposed PD-I 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 PD-I rezoning application shall comply with the signage requirements established in Chapter 156 Sign Code of the Pompano Beach Code of Ordinances. Signage for the Spa/Personal Services Establishment and snack bar shall not be visible from the right-of-way.

E. Deviations and Justifications

The deviations and justifications outlined in PD-I-4.3 (Exhibit H) are proposed in order to complement and be consistent with the surrounding developments while preserving abutting neighbor's view corridors and providing a quality development on a small infill site.

A Superior Landscape Alternative is being proposed in lieu of reduced pervious and two deviations from the Pompano Beach Landscape Code. Enhanced landscaping alternatives have been provided via PD-I-3 (Exhibit G).

In an effort to provide an efficient amount of parking as well as recognize the unique nature of this project, three deviations from the parking code are being requested. The deviations include:

- Providing 1.4 parking spaces per unit in lieu of the code required;
- Eliminating required parking for ancillary uses since those uses are only available to residents and their guests; and
- Providing 100% valet parking for this project instead of the code maximum of 75%.

A detailed justification for each of the deviations is provided below and in PD-I-4.3 (Exhibit H).

The granting of the requested deviations will not compromise the intent and purpose of the PD-I 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. Refer to PD-I-4.3 (Exhibit H) for landscaping deviations and justifications, which are further described below.

DEVIATIONS TABLE				
CODE SECTION	TYPE	DESCRIPTION	DEVIATION	JUSTIFICATION
155.5203.D.3.c.ii	LANDSCAPE	PERIMETER TYPE 'B' LANDSCAPE BUFFER WIDTH	REDUCE REQUIRED SIZE FROM A MINIMUM OF 10 FEET TO MINIMUM OF 9 FEET	The reduction in width will allow for the construction and installation of a 7 foot wide public walkway and 9 feet of landscaping where a public access easement is provided.
155.5203.D.5	LANDSCAPE	VUA AND BUILDING	REDUCE FROM 24 FEET TO 8 FEET PURSUANT TO THE PD-I-3 LANDSCAPE PLAN	The reduction in width will allow for a more creative landscape solution between the building and vua. Also the arrival area for the west parcel is located on the side of the building. A graphic depiction is provided on sheet PD-I-3.4 thru PD-I-3.6. In addition to the graphics the project is proposing dune enhancements along the oceanside of the property as shown on PD-I-3.2, PD-I-3.3 and PD-I-3.12.
TABLE 155.5102.D.1.	PARKING	MINIMUM NUMBER OF PARKING SPACES	PROVIDE 1.4 SPACES PER UNIT IN LIEU OF CODE MINIMUM	In an effort to increase efficiency within the buildings, the applicant is proposing to utilize the Institute of Transportation Engineers (ITE) 4th Edition of Parking Generation. In the manual High Rise Apartments are analyzed. The average peak parking demand was identified at 1.37 per unit. Since the project is marketed for couples and families that own more than one home and where the units within this project are most likely not the primary residence, and since this project provides valet parking, and since this project is conveniently located near mass transit, this application is proposing to park the entire project at 1.4 spaces per unit. At this rate above the ITE average peak parking rate, the parking required would be 335 spaces while 355 spaces are being provided. This will provide is a surplus of 20 vehicles over the 1.4 space per unit rate. In considering this rate, the developer also recognizes the increasing use of ride sharing services in metropolitan areas like Pompano Beach which was not a major factor in the ITE analysis which was written in 2010.
TABLE 155.5102.D.1.	PARKING	PARKING FOR ACCESSORY USES	ELIMINATE PARKING FOR ACCESSORY USES.	Since all accessory uses are not open to the public and only available to residents and their guests, no additional parking spaces are required for any accessory uses for this project.
TABLE 155.5102.J.6.a.i	PARKING	VALET PARKING	PROVIDING 100% VALET PARKING WHERE ONLY 75% IS PERMITTED	It is the intent of the developer to provide a superior residential experience by providing valet parking for all residents and guests. Therefore, it is requested that the valet parking being extended to all who frequent the buildings.

JUSTIFICATION TABLE	
DESCRIPTION	JUSTIFICATION
Lot Coverage and Pervious Area	Prior to March 22, 2016, all properties along the beach were permitted calculate Lot Coverage and Pervious Area from the Erosion Control Line. The requirement is now from the vegetative dune line which is more than 50 feet from the east property line and containing at least 1/3 of an acre. The project is proposing dune enhancements, public access easement to the Atlantic Ocean and superior landscape alternative as provided for throughout the PD-I document.
Established Setbacks	The setbacks established by this PD-I document, as shown in PD-I-4.1, are based on the overall concepts and goals found throughout the entire PD-I including but not limited to, the preservation of views to abutting properties on all sides by orienting the buildings on a north/south axis versus the permitted east/west axis. Also, the elimination of the shoulders of the east building to provide better vistas at the pedestrian level. Please refer to PD-I-4.1.

EXHIBIT A

Aerial



February 28, 2017

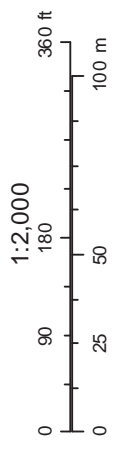


EXHIBIT B

LEGAL DESCRIPTION

Parcel “A” and Parcel “B” of BF POMPANO PLAT, according to the Plat thereof as recorded in Plat Book 180, at Page 1, of the Public Records of Broward County, Florida.

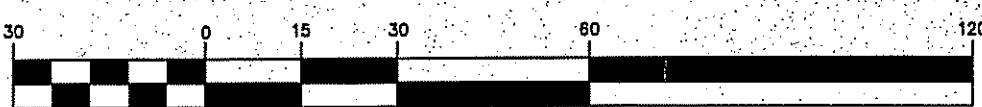
Along with

A portion of the East one-half of Spanish River (100 foot right-of-way) in Section 6, Township 49 South, Range 43 East, Broward County, Florida, bounded as follows: On the West by the centerline of said Spanish River; On the North by the Westerly extension of the Northline of Parcel “B”, BF Pompano Plat, according to the plat thereof, as recorded in Plat Book 180, Page 1, of the public records of Broward County, Florida; on the East by the West line of said Parcel “B” and on the South by the Westerly extension of the South line of said Parcel “B”.

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

prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
PHONE: (954) 763-7611
FAX: (954) 763-7615

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

RECORD LAND SURVEY

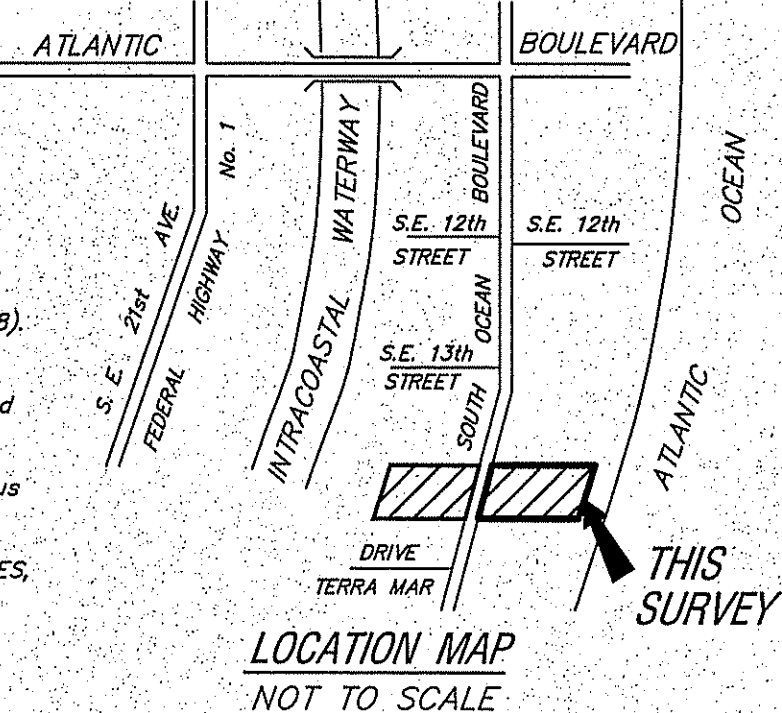
Parcels A and B
"BF POMPANO PLAT"

Plat Book 180, Page 2, B.C.R.

TOGETHER WITH THE EAST 1/2 SPANISH RIVER,
SECTION 6-49-43

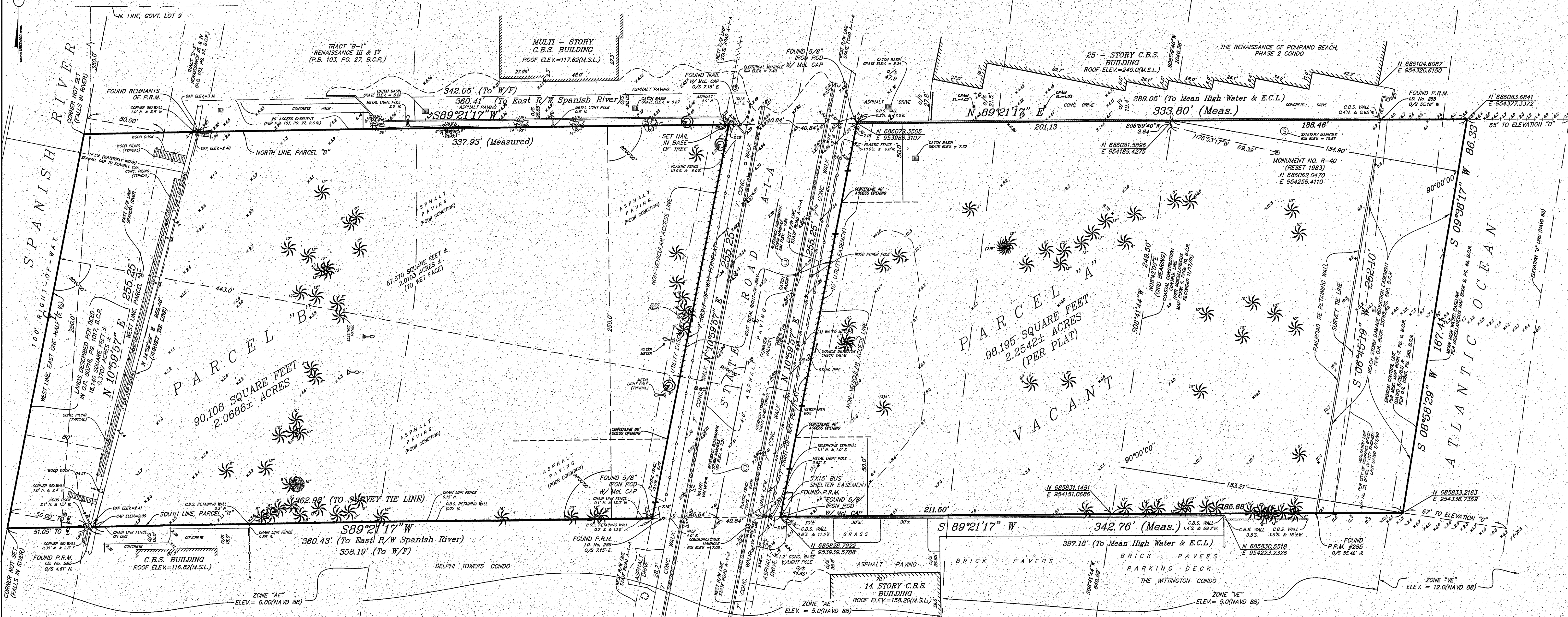
NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground Improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) Legal description provided by client and does not infer Title or Ownership.
- 6) All iron rods 5/8", unless otherwise noted.
- 7) Reference Bench Mark: Broward County Benchmark No. 0961A, Elevation=4.25 (NAVD 88).
- 8) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: x 8.8', Elev. = 8.81
- 9) This property lies in Flood Zones "AE", Elev.=6.0, "AE", Elev.=5.0, "VE", Elev.=9.0, and "VE", Elev.=12.0 and are shown approximate Per Flood Insurance Rate Map No. 120100339H Dated: August 18, 2014 Community Panel No. 120055.
- 10) Bearings shown refer to the Mercator Grid System, Florida East Zone per Miscellaneous Map Book 6, Page 10, B.C.R. Coordinates refer to 83/90 adjustment.
- 11) Right-of-Way for Spanish River shown hereon is as delineated on the plots of TERRA MAR ISLAND ESTATES, Plot Book 29, Page 12, B.C.R. and TERRA MAR ISLAND ESTATES, FIRST ADDITION, Plot Book 31, Pg. 10, B.C.R.
- 12) The conversion from NGVD 1929 to NAVD 1988 (-1.58) as converted using NOAA's Vertical Datum Transformation Version 3.2
- 13) There are no visible encroachments on this property.



TREE SYMBOLS

- INDICATES DIAMETER (D.B.H.)
- BLACK OLIVE
 - FIG TREE
 - GUMBO LIMBO
 - PALM TREE
 - SEA GRAPE



LEGEND

- | | |
|---|--------------------------------------|
| A = CENTRAL ANGLE (DELTA) | ELEV. = ELEVATION |
| R = RADIUS | O/S = OFFSET |
| A OR = ARC LENGTH | A/C = AIR CONDITIONING |
| CH.B.C. = CHORD BEARING | C = CENTERLINE OF RIGHT-OF-WAY |
| TAN.B.C. = TANGENT BEARING | F.P.L. = FLORIDA POWER AND LIGHT CO. |
| P.O.C. = POINT OF COMMENCEMENT | S.B.T. = SOUTHERN BELL TELEPHONE |
| P.O.B. = POINT OF BEGINNING | B.C.R. = BROWARD COUNTY RECORDS |
| W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP | D.C.R. = DADE COUNTY RECORDS |
| P.R.M. = PERMANENT REFERENCE MONUMENT | P.B.R. = PALM BEACH COUNTY RECORDS |
| CONC. = CONCRETE | O.R. = OFFICIAL RECORDS BOOK |
| C.B.S. = CONCRETE, BLOCK AND STUCCO | P.G. = PAGE |
| I.C.V. = IRRIGATION CONTROL VALVE | R/W = RIGHT-OF-WAY |
| W.M. = WATER METER | C.O. = CLEAN OUT |
| B.F.P. = BACK FLOW PREVENTOR | C.L.F. = CHAIN LINK FENCE |
| MIN. = MINIMUM | P.C.D. = POLLUTION CONTROL DEVICE |
| BLDG. = BUILDING | SV = SEWER VALVE |
| W/F = WEIRFACE OF SEAWALL | WV = WATER VALVE |
| I.D. No. = IDENTIFICATION NUMBER | M.S.L. = MEAN SEA LEVEL |
| E.C.L. = EROSION CONTROL LINE (PER MISCELLANEOUS MAP BOOK 7, PG. 6, B.C.R.) | — O/W — = OVERHEAD WIRES |

OFFICE NOTES

FIELD BOOK NO. LB#37/20, 500/57 & 58, PRINT, LB# 297/2, PRINT, TDS, PRINT

JOB ORDER NO. T-9903, U-5572, U-8435, U-8662, U-9298, V-0616, V-1829, V-2505

CHECKED BY: DRP, EJJ, RDR, RT, RDR

DRAWN BY: DRP, EJJ, RDR, RT, RDR

C:\RAY2017\BACKUP\2505\2505.dwg, 7/10/2017 3:37:32 PM

Legal Description

Parcels A and B, BF POMPANO PLAT, according to the plat thereof as recorded in Plat Book 180, Page 1 of the Public Records of Broward County, Florida.

TOGETHER WITH:

A portion of the East one-half of Spanish River (100 foot right-of-way) in Section 6, Township 49 South, Range 43 East, Broward County, Florida bounded as follows:

On the West by the centerline of said Spanish River; On the North by the Westerly extension of the North line of Parcel "B", BF Page 1, of the Public Records of Broward County, Florida; On the East by the West line of said Parcel "B" and on the South by the Westerly extension of the South line of said Parcel "B".

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 90,108 square feet or 2.0686 acres, more or less.

SITE ADDRESS:
1350 South Ocean Boulevard
Pompano Beach, Florida

CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 11th day of November, 2004.
Resurveyed this 22nd day of December, 2009.
ALTA certification and title notes added this 5th day of January, 2009.
Revised to add vegetation line this 15th day of January, 2010.
Resurveyed this 14th day of August, 2013.
Additional Certifications added this 26th day of September, 2013.
Resurveyed to DEP specifications this 17th day of October, 2013.
General revisions made this 4th day of June, 2014.
General revisions made this 11th day of June, 2014.
Revised to add roof elevations this 20th day of August, 2015.
Resurveyed this 30th day of September, 2016.
Revised to add additional lands this 5th day of July, 2017. (Not Resurveyed).

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FILE NO. W-19 (17) (NAVD 88)



DEDICATION

STATE OF FLORIDA SS. KNOW ALL MEN BY THESE PRESENTS: That BF POMPANO, LLC, a Florida Limited Liability Company, owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and plotted as shown herein, said plat to be known as "BF POMPANO PLAT".

The additional thoroughfare is hereby dedicated to the public for roads and road related purposes. All easements are hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF: We hereunto set our hands and affix the corporate seal in the City Miami, County of Miami-Dade, State of Florida, this 14th day of NOVEMBER, 2010. BF POMPANO, LLC, a Florida Limited Liability Company

Officer: Name printed: Edward DeCosa Title: Manager

Witness: Name printed: LUISA FREITAS

Witness: Name printed: John J. Diaz

ACKNOWLEDGMENT

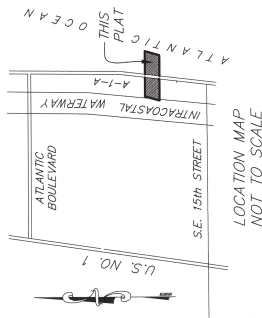
STATE OF FLORIDA SS. The foregoing instrument was acknowledged before me this 14th day of NOVEMBER, 2010, by Edward DeCosa, being the Manager of BF POMPANO, LLC, a Florida Limited Liability Company, on behalf of the Company.

I, Notary Public, do hereby certify that the foregoing instrument was acknowledged before me on the day and date above written, by the person or persons named herein, as identification, and that the instrument was duly executed in accordance with the laws of the State of Florida.

NOTARY PUBLIC Name of Notary printed: LUCIPNA ST. PETER



SEAL



"BF POMPANO PLAT" A PORTION OF THE WEST ONE-HALF (W. 1/2) OF SECTION 5, TOWNSHIP 49 SOUTH, RANGE 43 EAST TOGETHER WITH A PORTION OF THE EAST ONE-HALF (E. 1/2) OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA MARCH 2010

PREPARED BY: McLAUGHLIN ENGINEERING CO. 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301 TEL. (954) 763-7611 FAX (954) 763-7615 SURVEY FILE NO. W-19 (LB#271-16) MCL JOB NO. U-5707

CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board of Pompano Beach, Florida, has hereby approved and accepted this plat this 11th day of NOVEMBER, 2010. (City of Pompano Beach P & Z #10-14000002) By: Jim Beeson, Chairman, this 24 day of May, 2011.

CITY COMMISSION

STATE OF FLORIDA SS. THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF BROWARD COUNTY OF THE CITY OF POMPANO BEACH, FLORIDA, in and by RESOLUTION NO. 2011-112, adopted by the said City Commission, this 11th day of JANUARY, 2011.

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable impact fees have been paid or are not due.

By: Mary L. O'Neil, Mayor, this 31st day of January, 2011.

By: Lamar Fisher, Mayor, this 31st day of January, 2011.

CITY ENGINEER'S APPROVAL

This plat is approved and accepted for record this 2nd day of February, 2011.

By: Alexandra Dufresne, P.E., City Engineer, Florida Professional Engineer No. 620654.

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

This plat is approved and accepted for record this 15th day of July, 2011.

By: David P. Duff, Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been approved and accepted for record.

By: Richard Tarnese, Professional Engineer, Florida Registration Number 40263.

By: Robert P. Legg, Jr., Professional Surveyor and Mapper, Florida Registration Number LS 4030.

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways this 28th day of October, 2010. By: [Signature] Chairman

This plat complies with the approval of the Broward County Planning Council of the day and is approved and accepted for record this 6th day of October, 2011. By: [Signature] Executive Director or Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this 29 day of March, 2011. ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR

By: [Signature] Deputy

By: [Signature] Mayor - Broward County, Florida

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

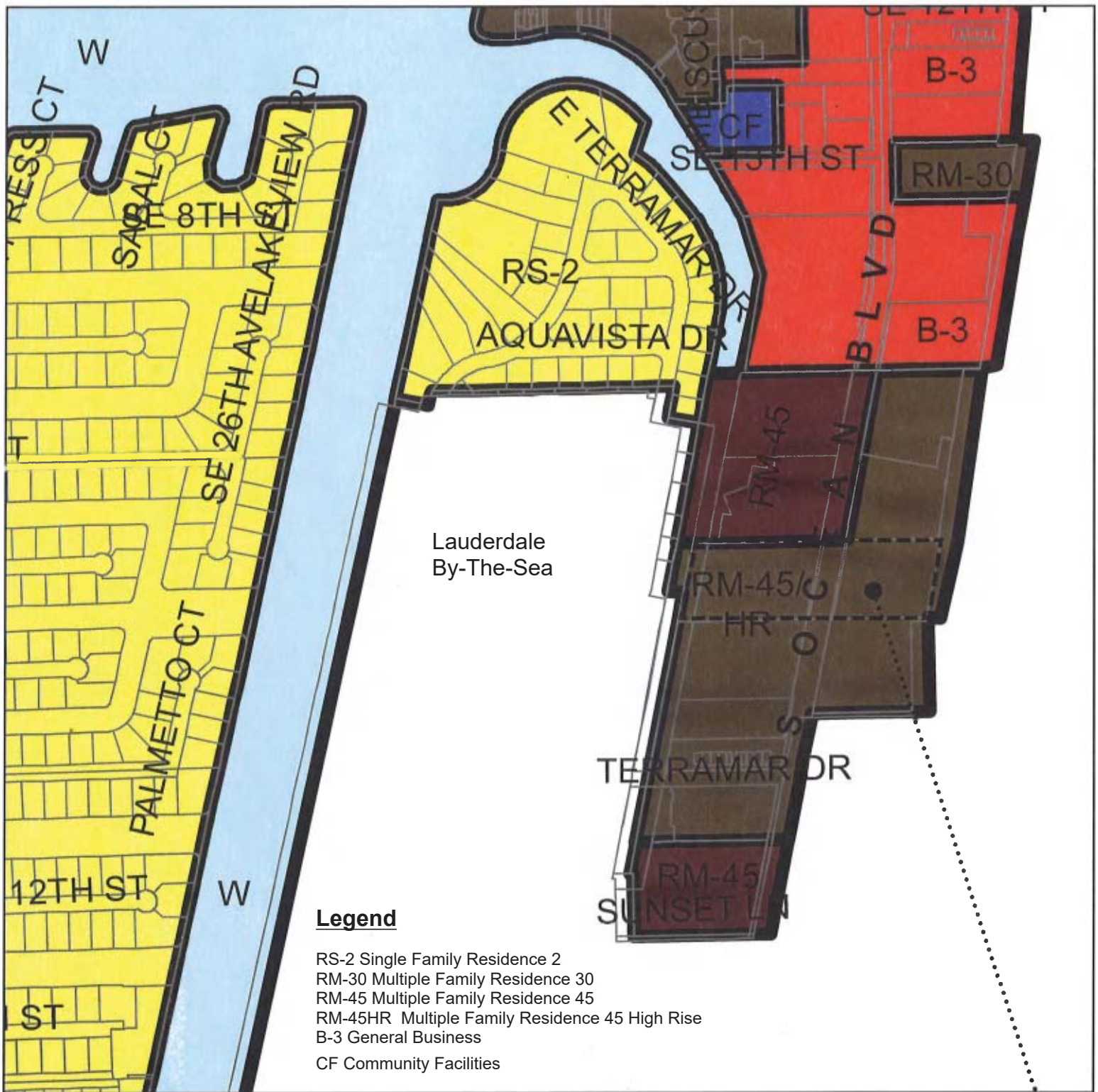
By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

By: [Signature] Deputy

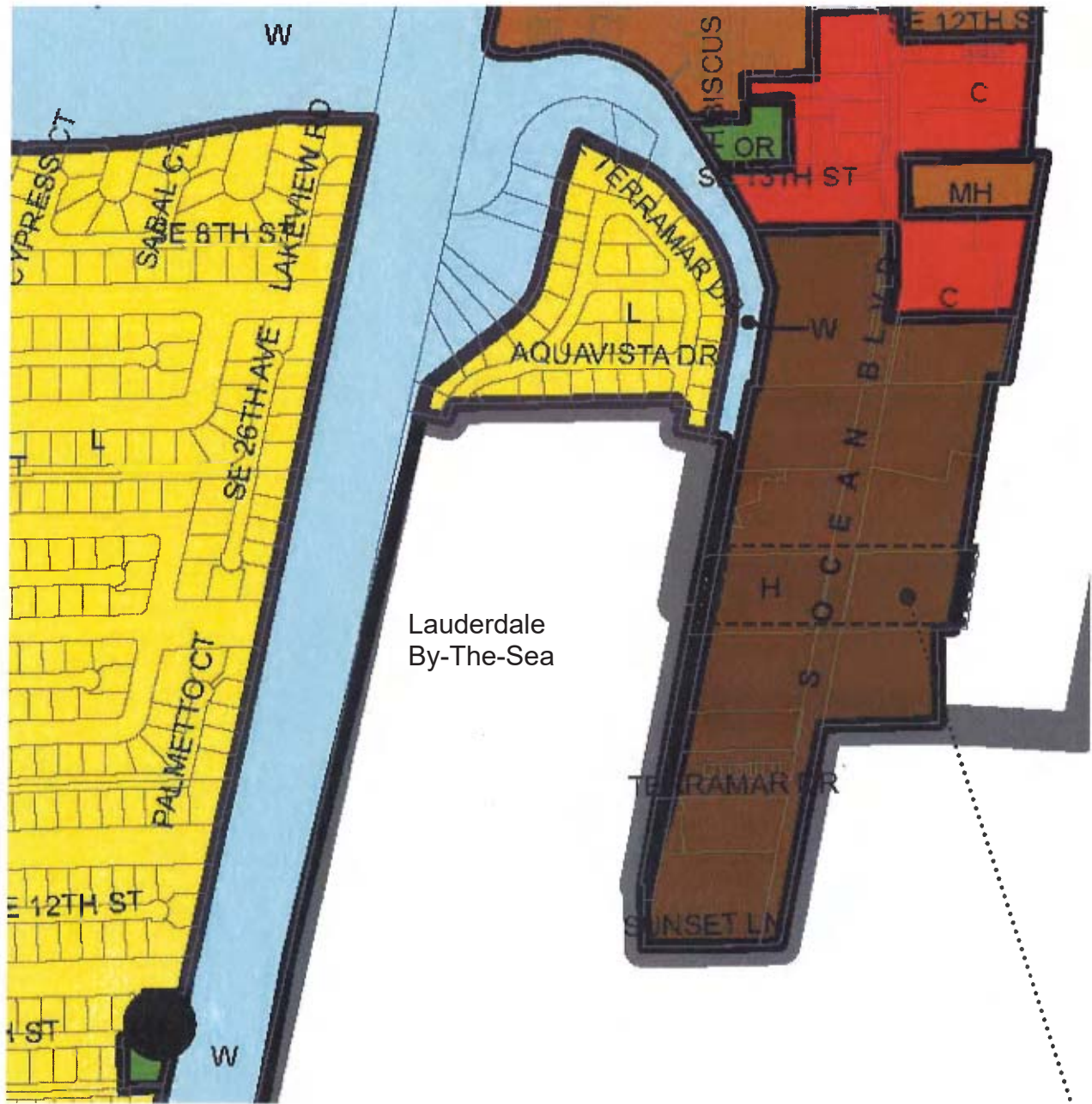
EXHIBIT C



Current Zoning Map
NO SCALE

PROJECT SITE.....

EXHIBIT D



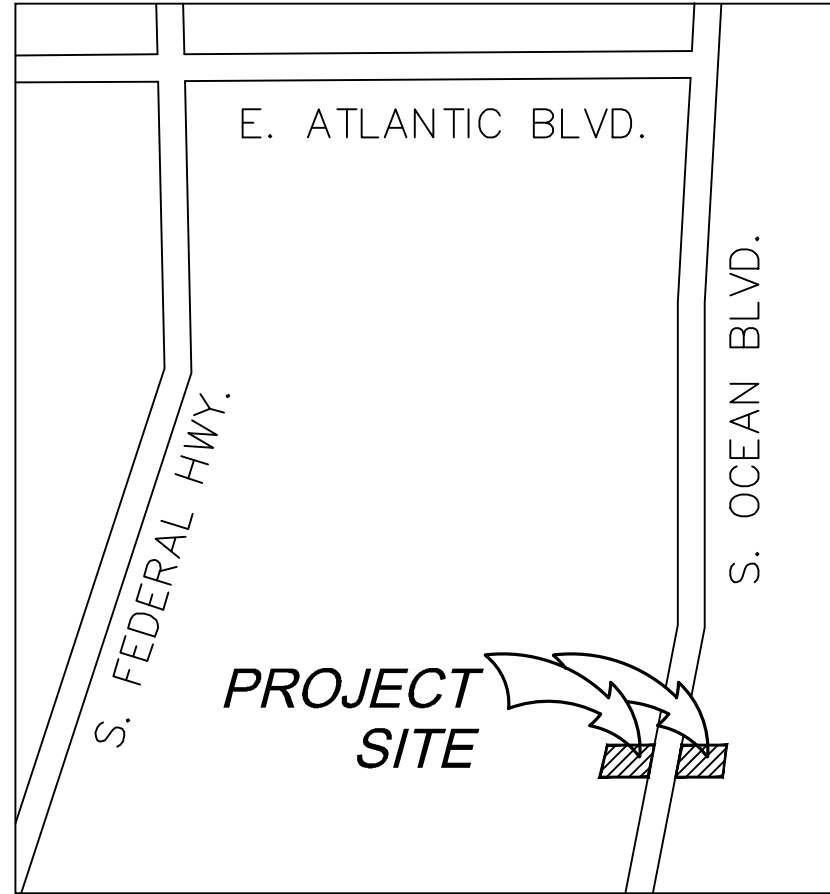
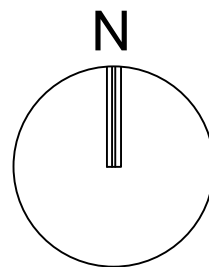
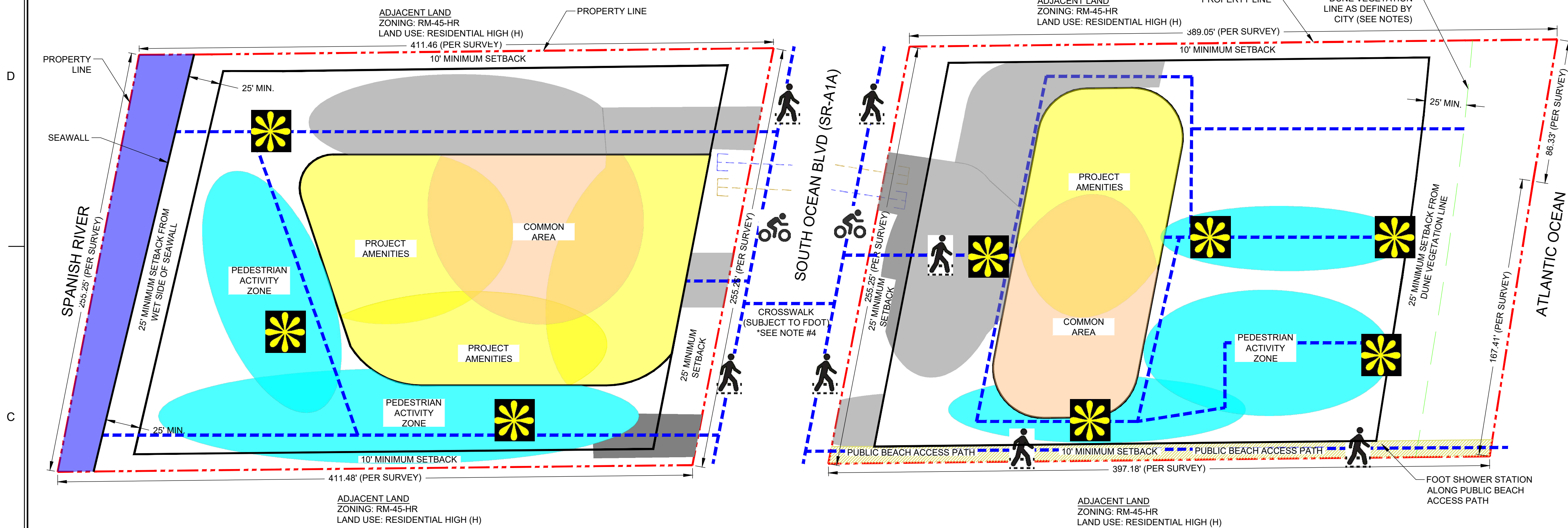
Lauderdale
By-The-Sea

Future Land Use Map
NO SCALE

PROJECT SITE.....

EXHIBIT E

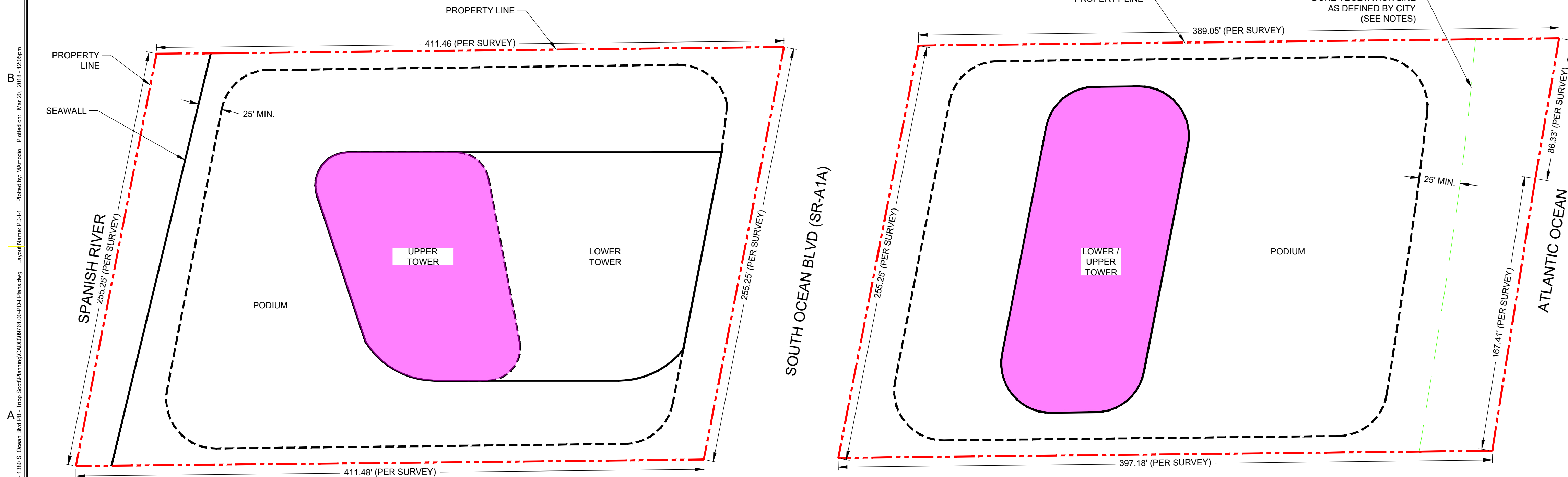
GROUND LEVEL:



LEGEND:

- WATER SERVICE
- SANITARY SEWER SERVICE
- PEDESTRIAN ACTIVITY ZONE
- PROJECT AMENITIES
- COMMON AREA
- TOWER
- WATERWAY / MARINE USES
- DRIVEWAY / VEHICLE USE AREA
- PARKING GARAGE
- VEHICLE CIRCULATION / ACCESS
- ACTIVITY NODE
- BICYCLE / PEDESTRIAN CIRCULATION
- PROPERTY LINE

TOWER LEVELS:



NOTES:

- REFER TO SURVEY FOR FULL LEGAL DESCRIPTION.
- REFER TO PD-I-3 FOR LANDSCAPE REQUIREMENTS.
- REFER TO PD-I-4 FOR PDI DIMENSIONAL STANDARDS, PERMITTED USE TABLE, AND DEVIATIONS TABLE.
- NEAREST CROSSWALKS ARE 780 FEET TO THE NORTH AND 480 FEET TO THE SOUTH. ALL EFFORTS WILL BE MADE TO INSTALL A CROSSWALK TO ESTABLISH A PEDESTRIAN AND VISUAL CONNECTION BETWEEN BOTH PARCELS, SUBJECT TO FDOT APPROVAL.
- THE DUNE VEGETATION LINE IS DEFINED AS THE LINE OF VEGETATION ESTABLISHED BY THE CITY ENGINEER UPON THE SURVEY PHOTOGRAPH MAP FILED WITH THE CITY CLERK, DATED OCTOBER 14, 1959, AND SHOWN ON THE CITY'S PLAT MAPS.
- ANY ACCESSORY STRUCTURES LOCATED ON THE AMENITY DECK SHALL COMPLY WITH THE PD-I SETBACKS.
- PROPOSED PUBLIC ART- STYLE, ARTIST, DISPLAY, AND LOCATION SHALL BE COORDINATED WITH THE CITY OF POMPANO BEACH

DATE: NOVEMBER 2018
SCALE: AS INDICATED
DRAWN BY: M.A.
DESIGN BY: M.A.
CHECKED BY: M.V.

REVISION	DATE

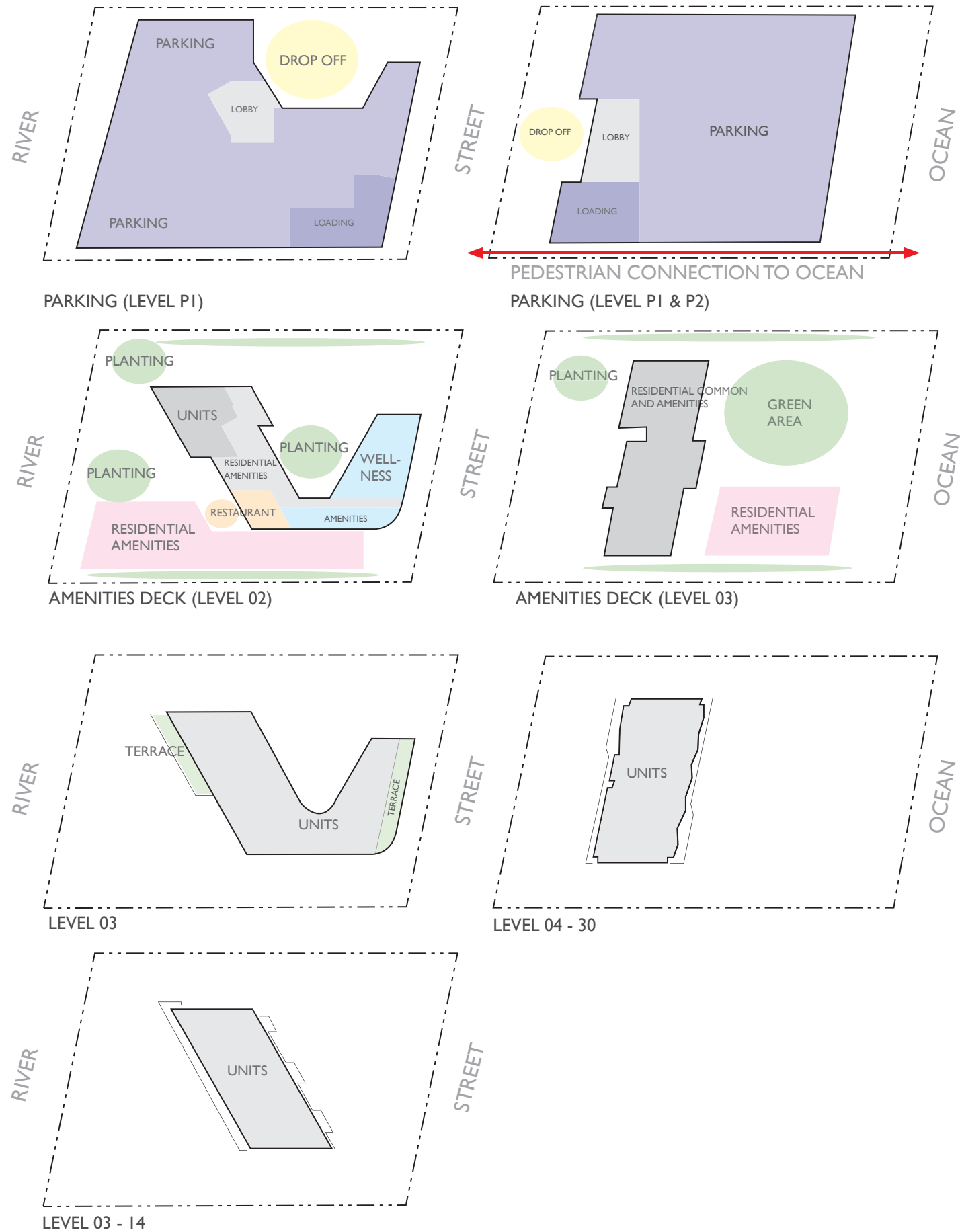
(FOR THE FIRM)

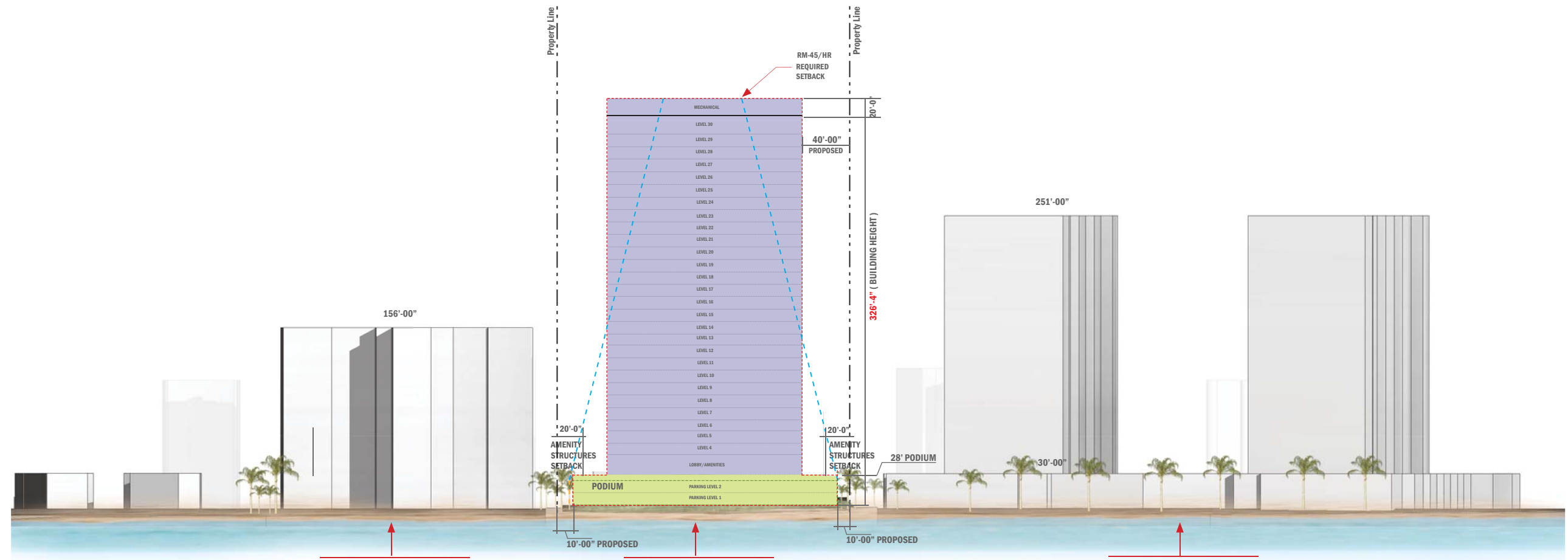
KERTH & ASSOCIATES, INC.
consulting engineers
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
(954) 788-3400; FAX (954) 788-3500
State of Florida Certificate of
Authorization Number - 7928

1380 S. OCEAN BOULEVARD
PD-I MASTER PLAN
CITY OF POMPANO BEACH
BROWARD COUNTY

SHEET
IDENTIFICATION
PD-I-1

PROJECT NO. 09761.00



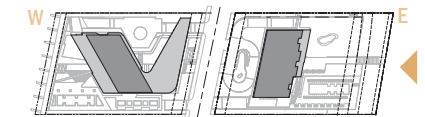


East Elevation
SCALE: 1" = 100'

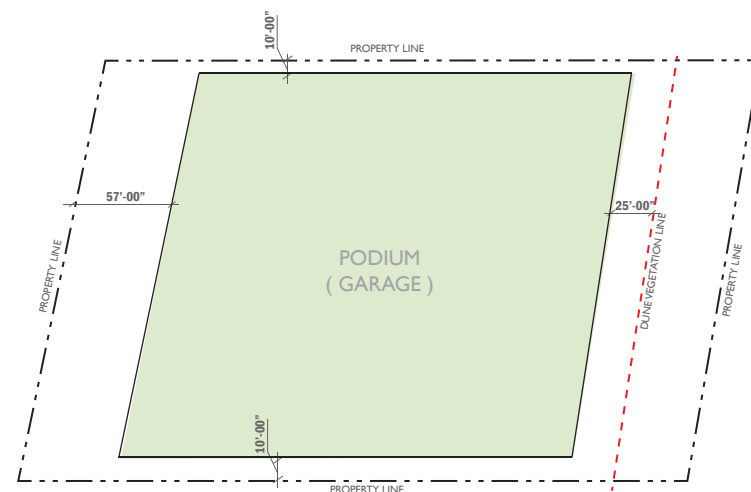
WHITTINGTON
156.4 FT NAVD - PARAPET HEIGHT
143.7 FT NAVD - TOP LEVEL FLOOR HEIGHT

EAST BUILDING
326'-4" OVERALL HEIGHT
FROM STREET LEVEL

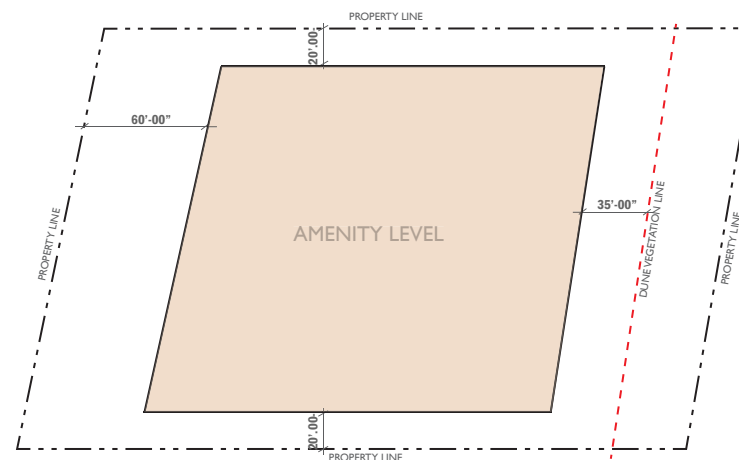
RENAISSANCE II
251 FT OVERALL HEIGHT
FROM STREET LEVEL



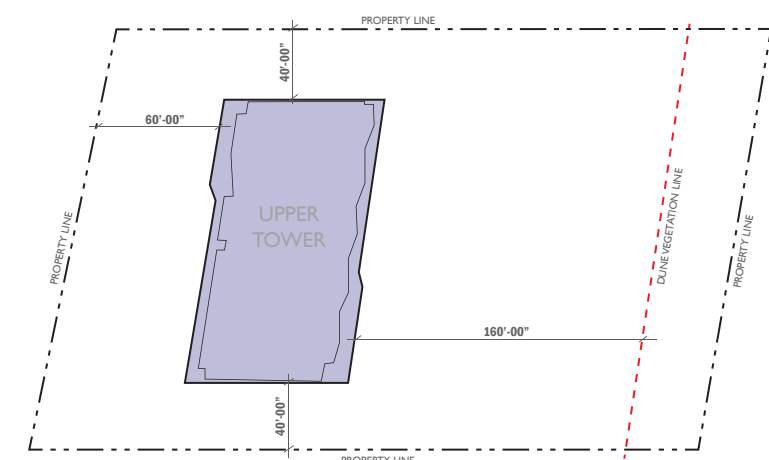
Keyplan
SCALE: NTS



Podium Floor Plan (0-28' from avg. street)
SCALE: NTS

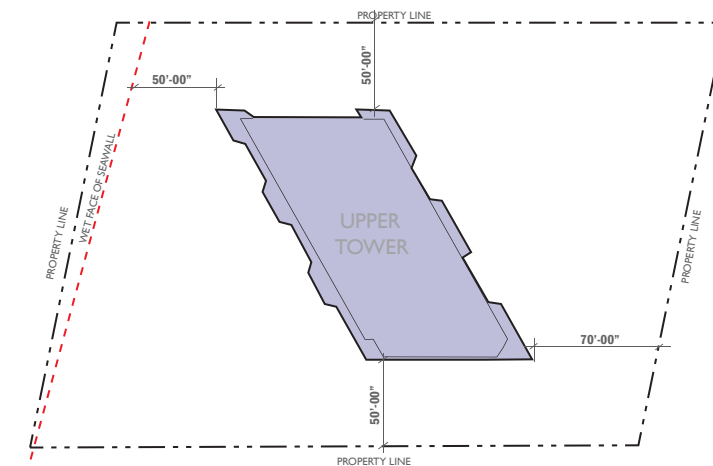
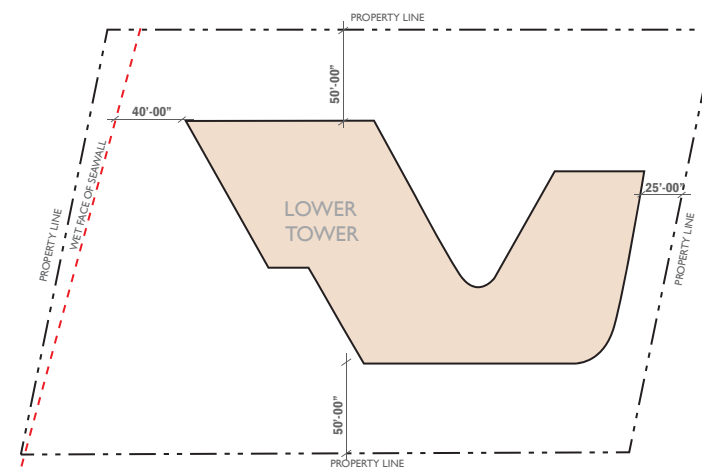
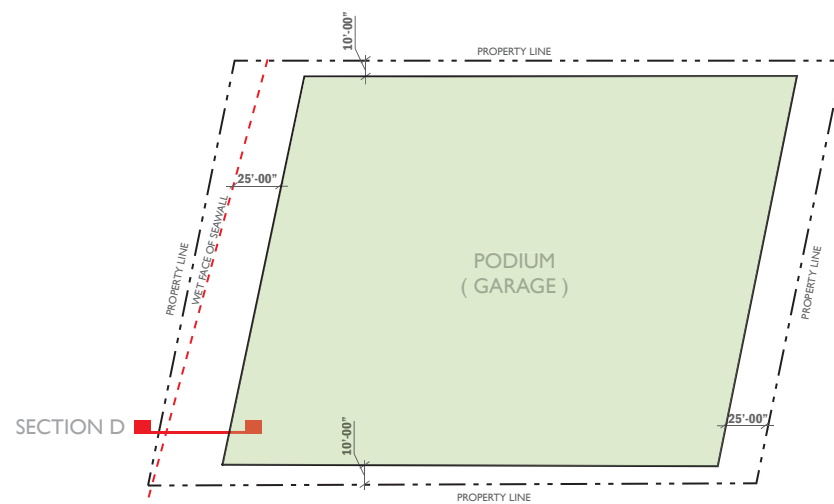
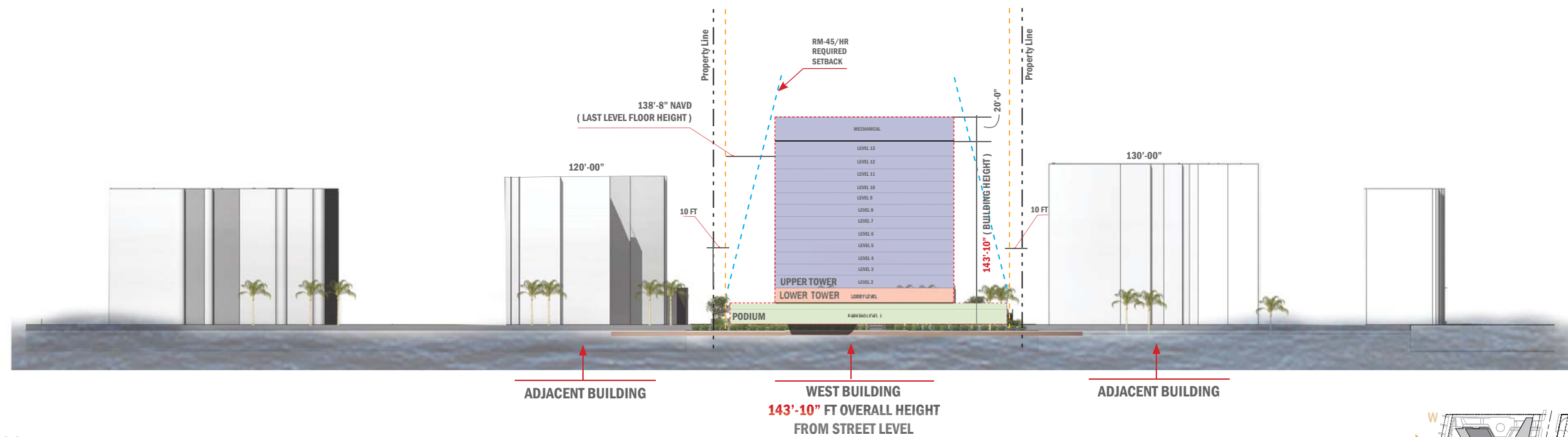


Amenity Deck Level (28'-38' from avg. street))
SCALE: NTS



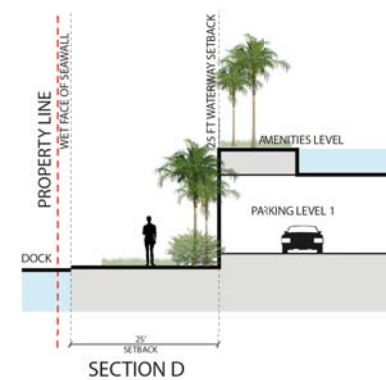
Upper Tower Floor Plan (38' & above)
SCALE: NTS

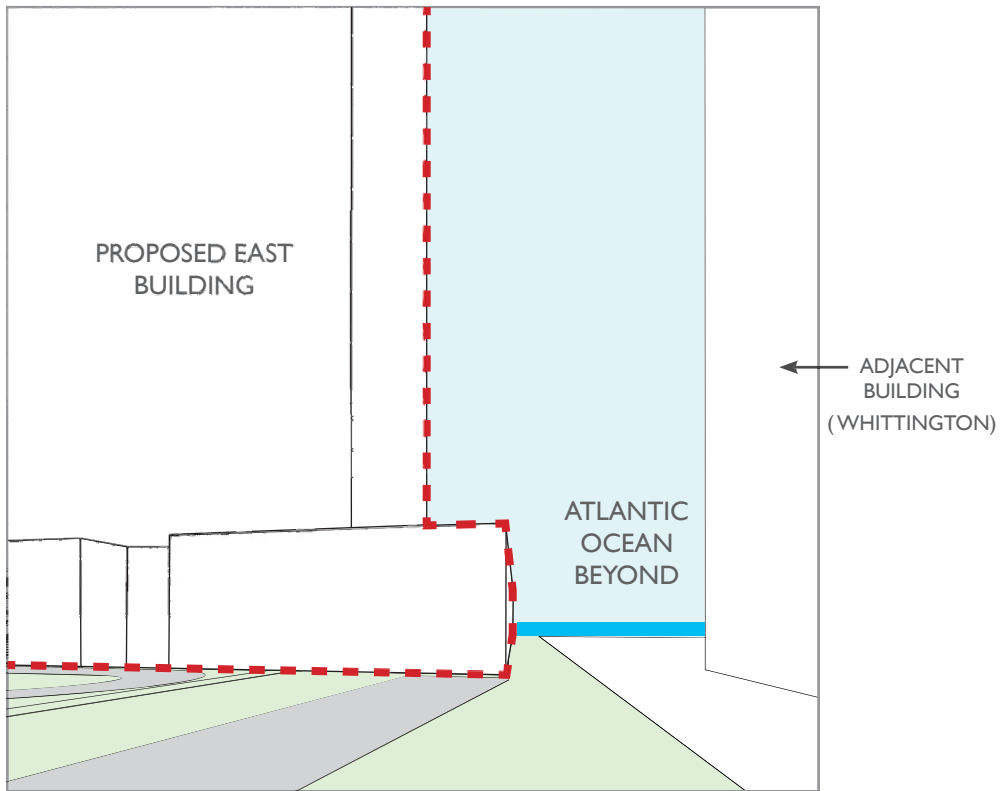
- Legend**
- UPPER TOWER
 - PODIUM
 - AMENITY DECK



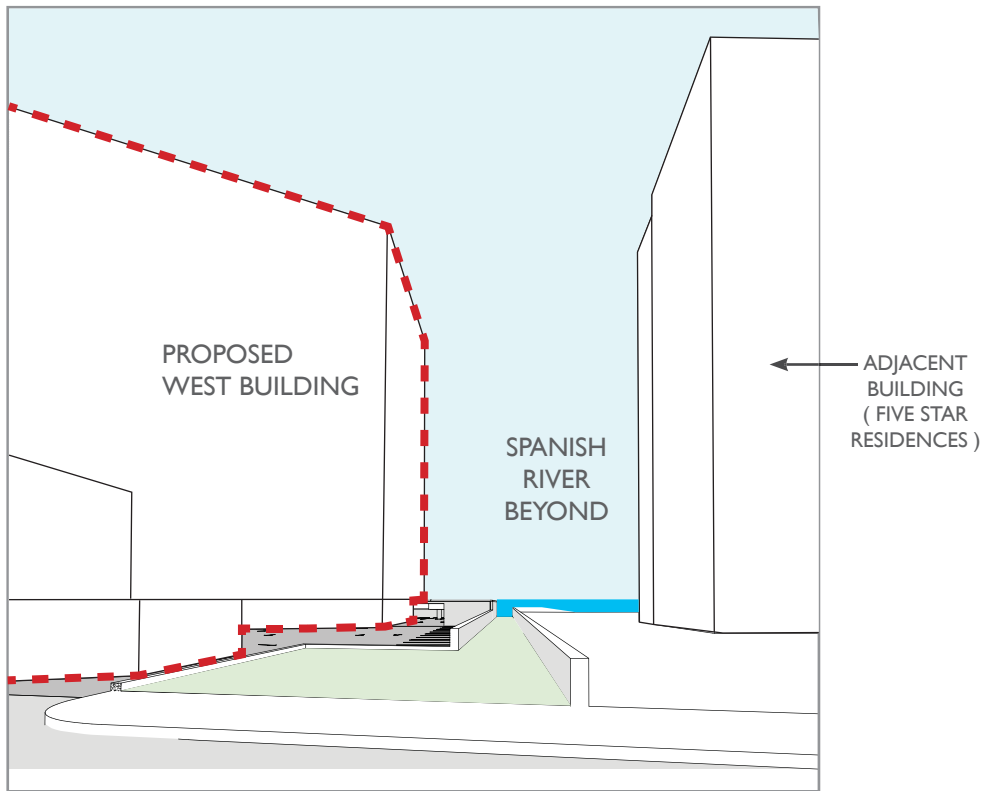
Legend

- UPPER TOWER
- LOWER TOWER
- PODIUM

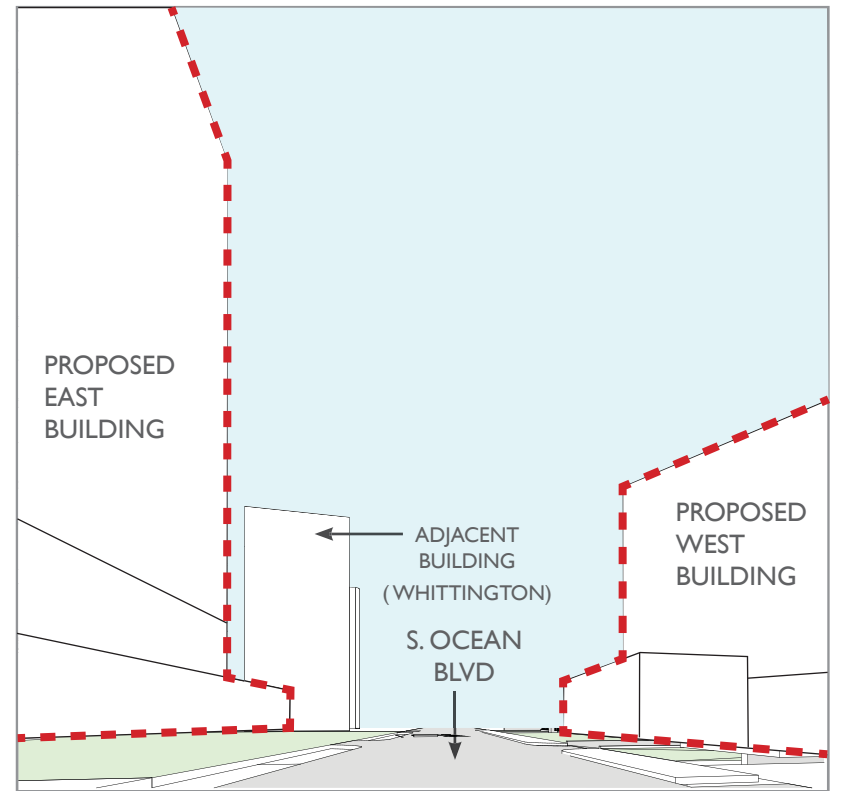




1 | View to East Building from Street
SCALE: NTS

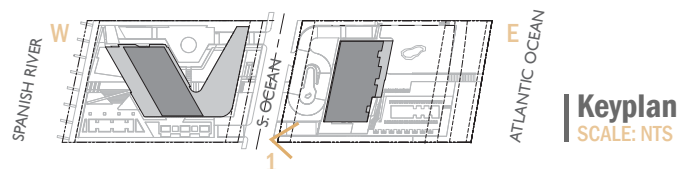


2 | View to West Building from Street
SCALE: NTS

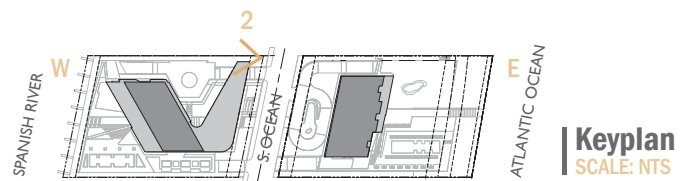


3 | View to West / East Building from Street
SCALE: NTS

--- PROPOSED EAST / WEST BUILDING OUTLINE



--- PROPOSED EAST / WEST BUILDING OUTLINE



--- PROPOSED EAST / WEST BUILDING OUTLINE

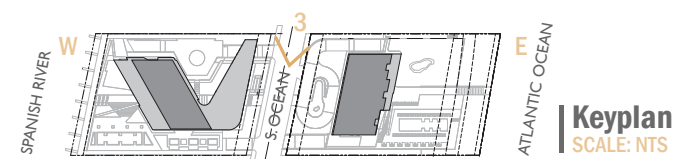


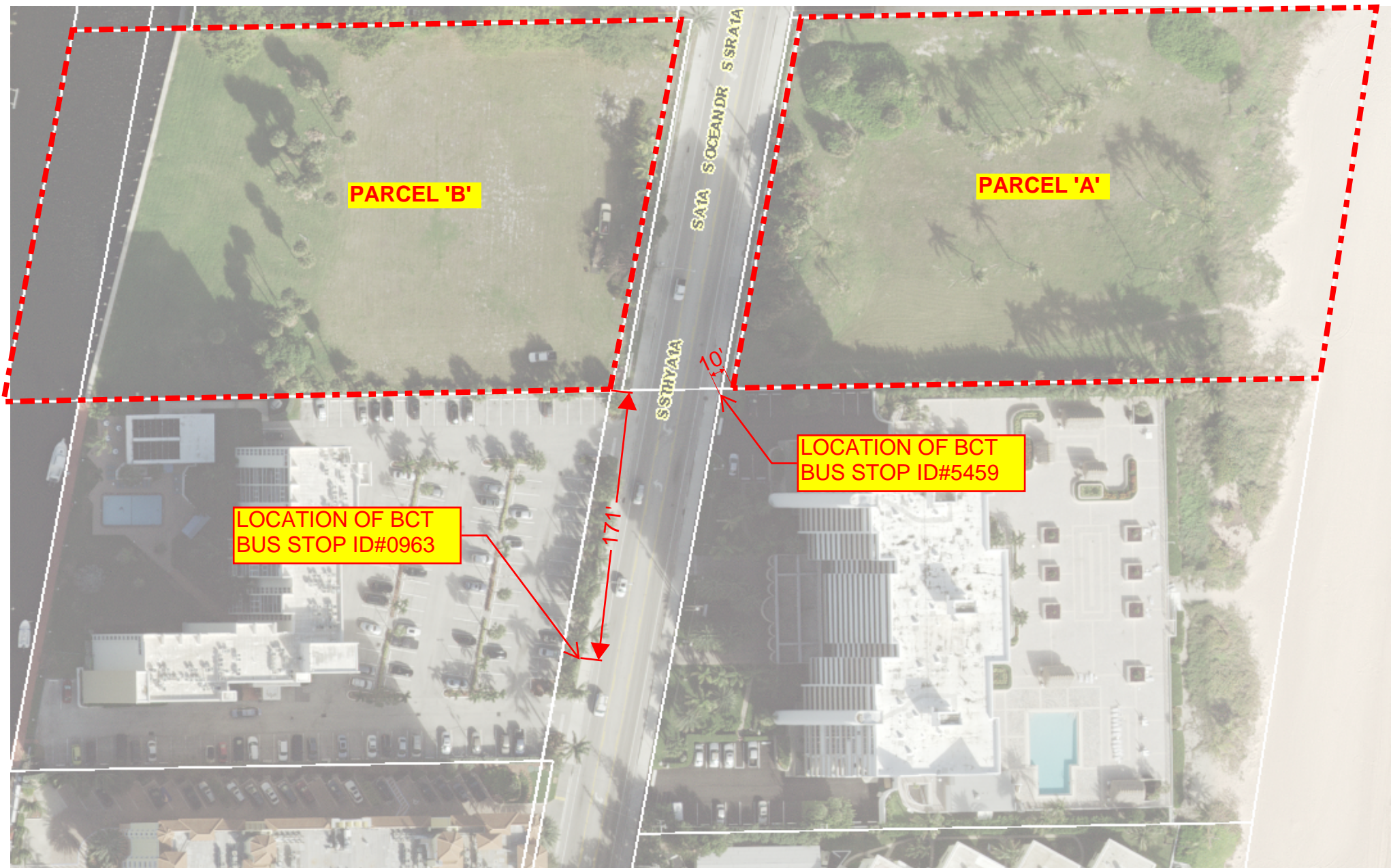
EXHIBIT F

EXHIBIT 'F'

PARKING ANALYSIS

PARKING CALCULATION: EAST BUILDING											
LEVEL	# OF LEVELS	1BR	2BR	3BR	4BR	TOTAL (PER LEVEL)	TOTAL (BLDG)				
ROOF											
LEVEL 30	1				2	2	2				
LEVEL 29	1			1	2	3	3				
LEVEL 16-28	13			4		4	52				
LEVEL 4-15	12	2	2	2		6	72				
TOTAL	27	24	24	77	4		129	TOTAL UNITS			
PERCENT		18.6%	18.6%	59.7%	3.1%						
CODE REQUIREMENT		1.5	1.5	2	2						
CODE REQUIRED (EAST)		36	36	154	8		234	EAST PARKING REQUIRED PER CODE			
At 1.4 Per Unit (EAST)		33.6	33.6	107.8	5.6		181	EAST PARKING PROPOSED			
PARKING PROVIDED (EAST)							226	EAST PARKING PROVIDED			
PARKING CALCULATION: WEST BUILDING											
LEVEL	# OF LEVELS	STUDIO	1BR	2BR	3BR	TOTAL (PER LEVEL)	TOTAL (BLDG)				
ROOF											
LEVEL 9-14	6		1	4	3	8	48				
LEVEL 3-8	5		3	3	3	9	45				
LEVEL 2	1		5	5	3	13	13				
LEVEL 1	1		4			4	4				
TOTAL	13	0	30	44	36		110	TOTAL UNITS			
PERCENT		0.0%	27.3%	40.0%	32.7%						
CODE REQUIREMENT		1	1.5	1.5	2						
PARKING REQUIRED (WEST)		0	45	66	72		183	WEST PARKING REQUIRED PER CODE			
At 1.4 Per Unit (WEST)		0	42	61.6	50.4		154	WEST PARKING PROPOSED			
PARKING PROVIDED (WEST)							129	WEST PARKING PROVIDED			
PARKING CALCULATION: EAST & WEST BUILDING COMBINED											
EAST BUILDING							181				
WEST BUILDING							154				
BOTH BUILDINGS							335				
PARKING PROVIDED							355				
SURPLUS PARKING PROVIDED							20				

EXHIBIT 'F' TRANSIT ACCESSIBILITY




D

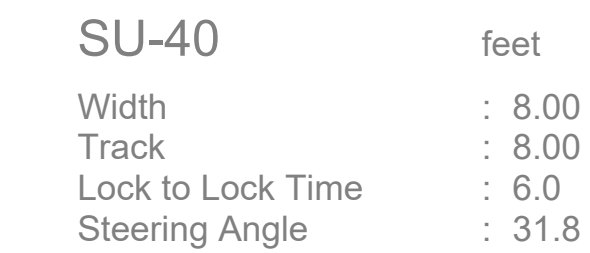


B

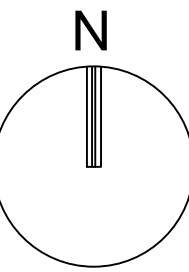


 LOADING AREA
 PROPERTY LINE

AASHTO 2011 SU-40 DESIGN VEHICLE



1. **DRAWING IS NOT TO SCALE**
2. **DRAWING IS FOR REFERENCE ONLY**
3. **DESIGN VEHICLE BASED ON AASHTO 2011 STANDARDS PER 2015 TRANSOT AUTOTURN VEHICLE LIBRARY**
4. **REFER TO ARCHITECTURAL PLANS FOR REQUIRED VERTICAL CLEARANCES**

[illegible]

(FOR THE FIRM)

KEITH
& 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

1380 S. OCEAN BOULEVARD
LOADING AREA
MANEUVERING EXHIBIT

CITY OF POMPAÑO BEACH
BROWARD COUNTY

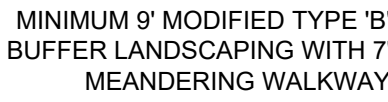
SHEET
IDENTIFICATION
EXHIBIT 'F'







PROJECT NO. 09761.00

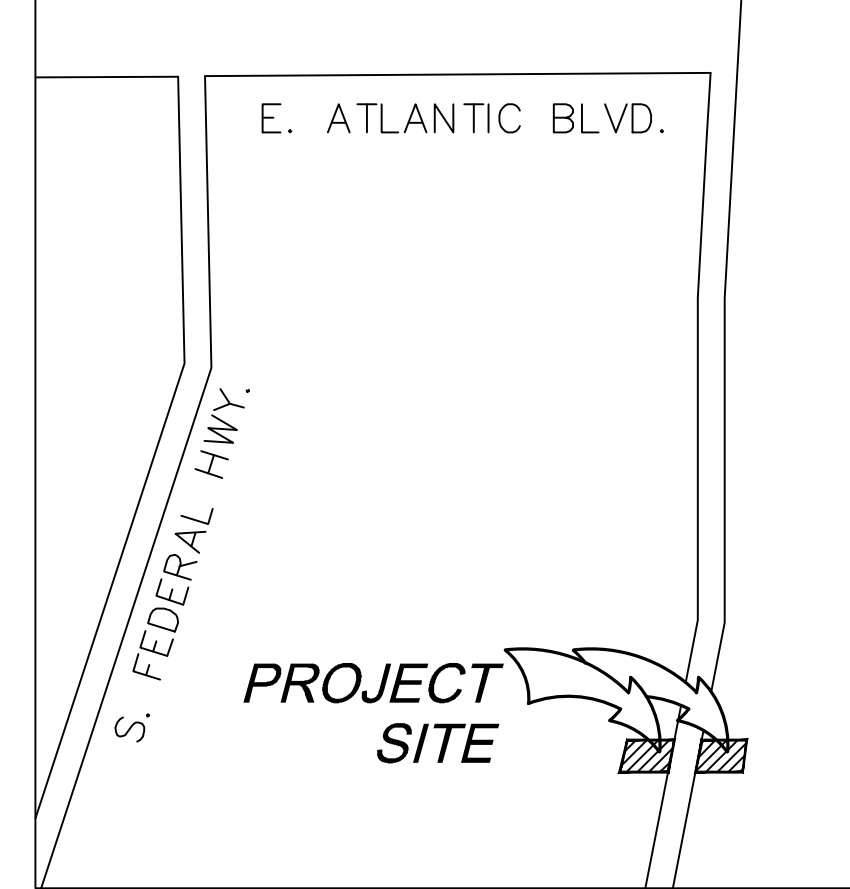
A **B**

Drawing name: N:09/09/81.00 - 1380 S. Ocean Blvd PB - Tripp Scott/Planning/CADD/09/81.00-1380 S. Ocean Blvd PB.dwg Plotted on: Mar 14, 2018 - 4:20pm Layout Name: EXHIBIT F

EXHIBIT G



-  PODIUM BUFFERS
-  GREEN SPACE / BUFFERS
-  BEACH
-  DRIVEWAY / VEHICLE USE AREA
-  WATERWAY / MARINE USES
-  PROPERTY LINE



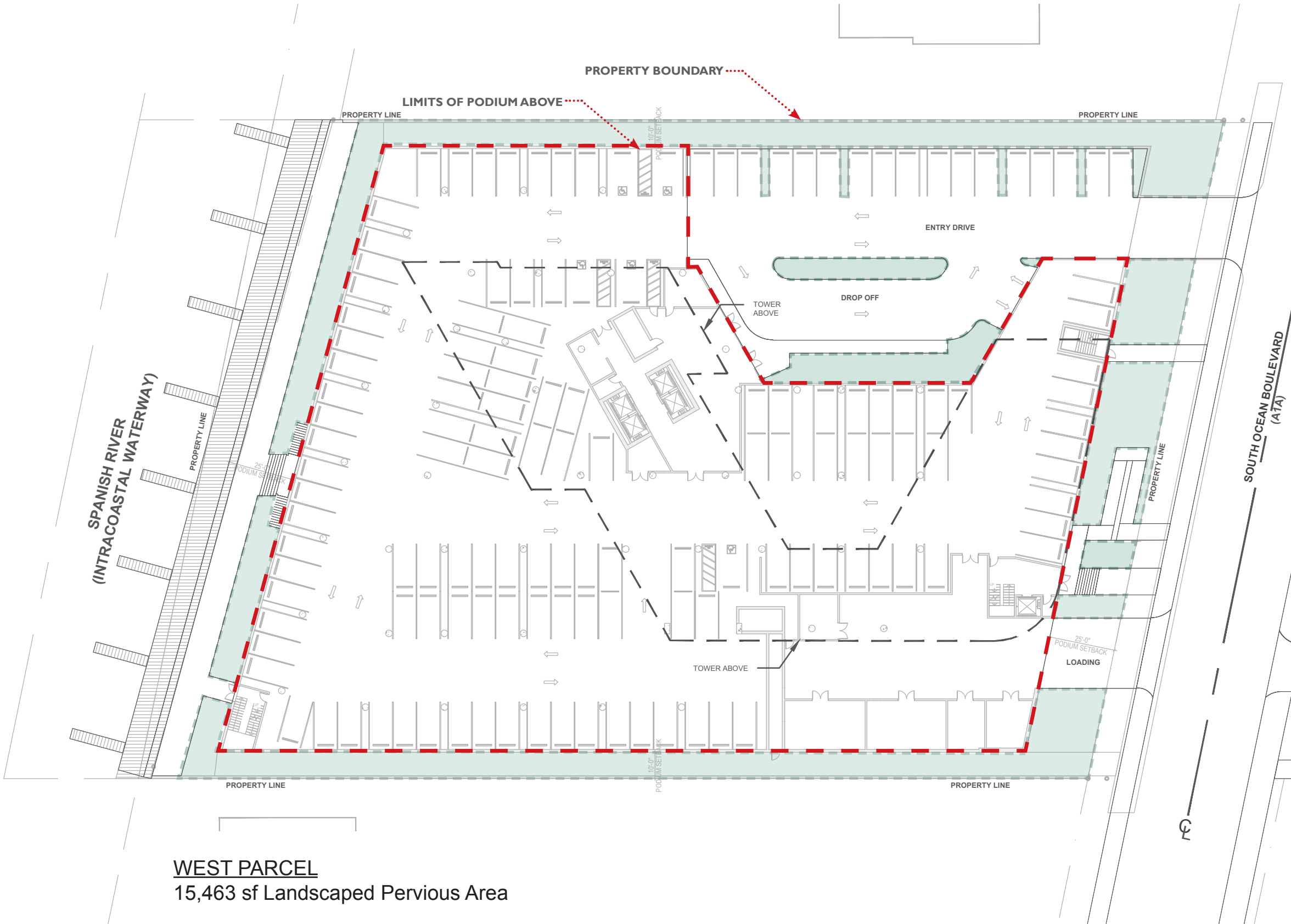
VICINITY MAP
(NOT TO SCALE)

1. **LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 155.5203 UNLESS OTHERWISE SPECIFIED IN THE PD-I DOCUMENT, DEVIATIONS ON SHEET PD-I-4.3, AND EXHIBIT 'G' AS A SUPERIOR LANDSCAPE ALTERNATIVE.**
2. **THE DUNE VEGETATION LINE IS DEFINED AS THE LINE OF VEGETATION ESTABLISHED BY THE CITY ENGINEER UPON THE SURVEY PHOTOGRAPH MAP FILED WITH THE CITY CLERK, DATED OCTOBER 14, 1959, AND SHOWN ON THE CITY'S PLAT MAPS.**
3. **ALL SIDE BUFFERS SHALL INCLUDE A TYPE 'B' BUFFER**

KEITH
& 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 - 79928

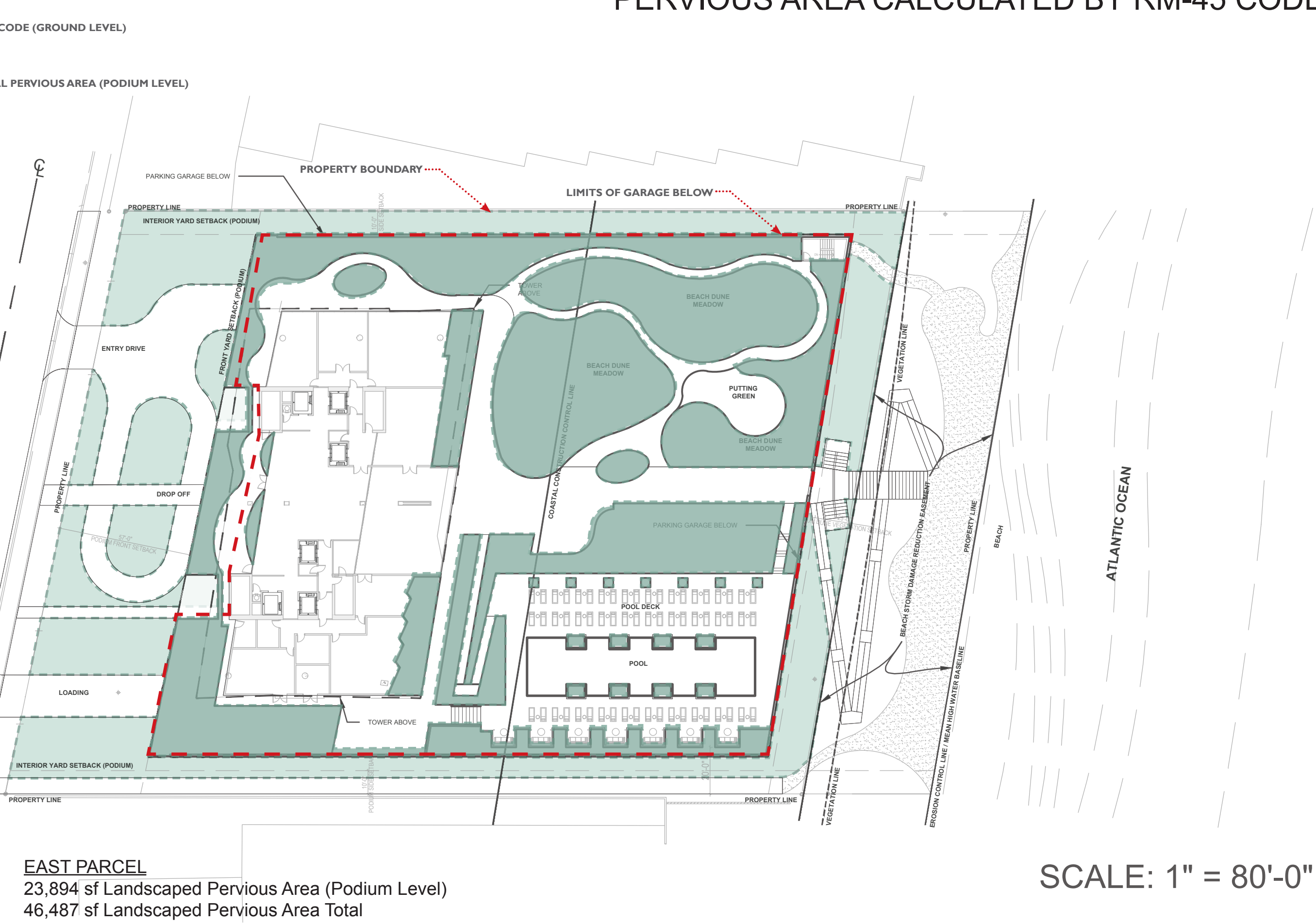
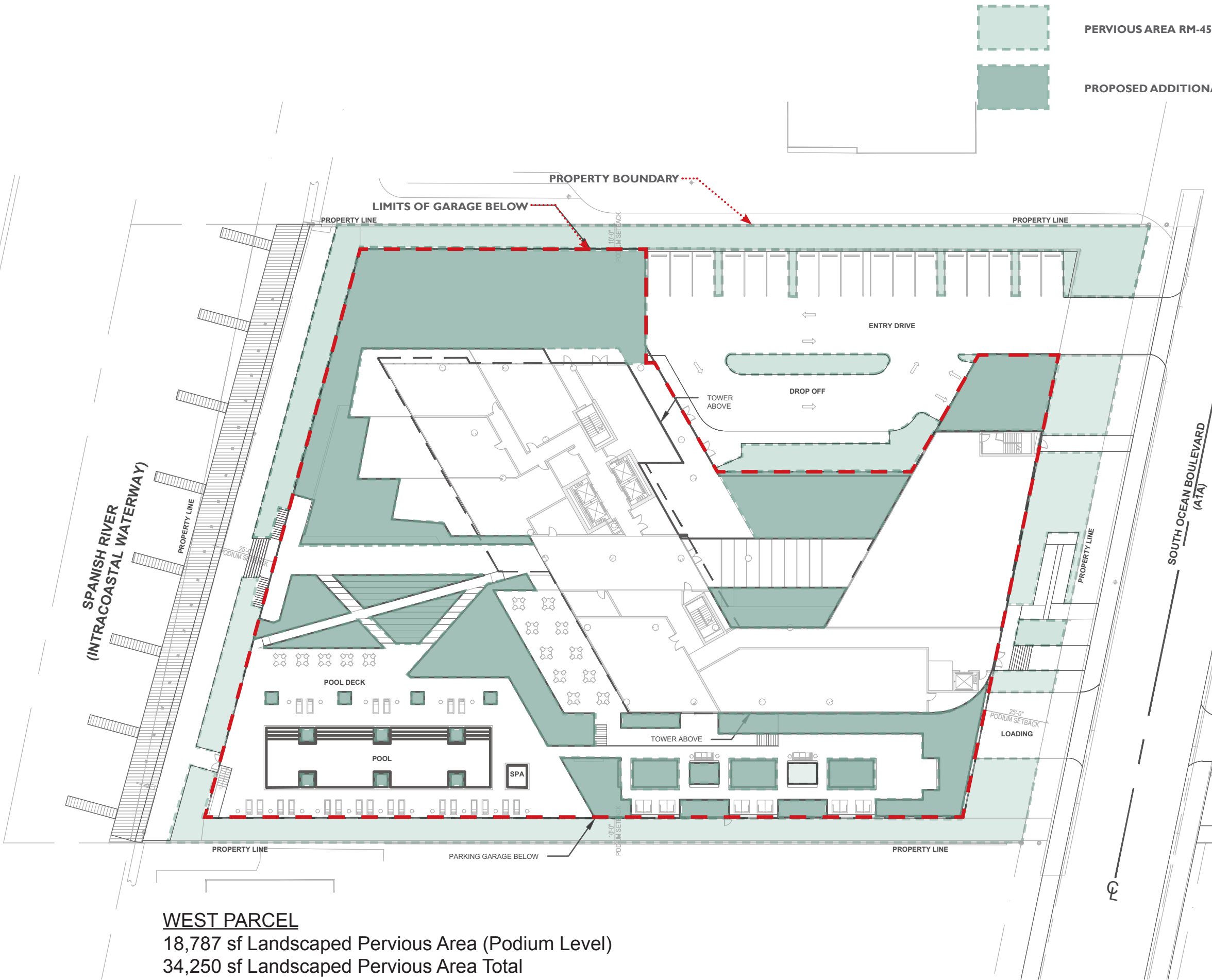
PROJECT NO. 09761.00



SCALE: 1" = 80'-0"



PERVIOUS AREA CALCULATED BY RM-45 CODE - 19%



SCALE: 1" = 80'-0"



INCLUDING PROPOSED ADDITIONAL PERVIOUS AREA PROVIDING WATER RETENTION AT PODIUM LEVEL- 40%

1380 S. OCEAN BLVD
1380 S. OCEAN BLVD. - POMPANO BEACH, FL 33062



savinomiller
DESIGN STUDIO
Savino & Miller Design Studio
12345 NE 6th Avenue Suite A
North Miami, Florida 33161
T: 305 895 9082



Stantec
One Biscayne Tower Suite 1670
Two South Biscayne Blvd, Miami, FL 33131
T. 305.482.8700
www.stantec.com

Lic #: AA26000733
Jonathan Cardello
Lic #: AR93391

PDI-3.2

1380 S. OCEAN BLVD
1380 S. OCEAN BLVD. - POMPANO BEACH, FL 33062



savinomiller
DESIGN STUDIO
Savino & Miller Design Studio
12345 NE 6th Avenue Suite A
North Miami, Florida 33161
T: 305 895 9082



Stantec
One Biscayne Tower Suite 1670
Two South Biscayne Blvd, Miami, FL 33131
T. 305.482.8700
www.stantec.com

Lic #: AA26000733
Jonathan Cardello
Lic #: AR93391

02.08.2018

PDI-3.3

1380 S. OCEAN BLVD
N BLVD. - POMPANO BEACH, FL 33062

1380 S. OCEAN BLVD. - POMPANO BEACH, FL 33062



VUA / BUILDING LANDSCAPE BUFFER - RM-45



PROPOSED VUA / BUILDING LANDSCAPE BUFFER - PDI

PDI-3.4



SCALE: 1" = 80'-0"



BASE BUILDING PLANTING 3 FEET FROM BASE OF BUILDING - RM-45



SCALE: 1" = 80'-0"



PROPOSED ENHANCED BASE BUILDING PLANTING - PDI

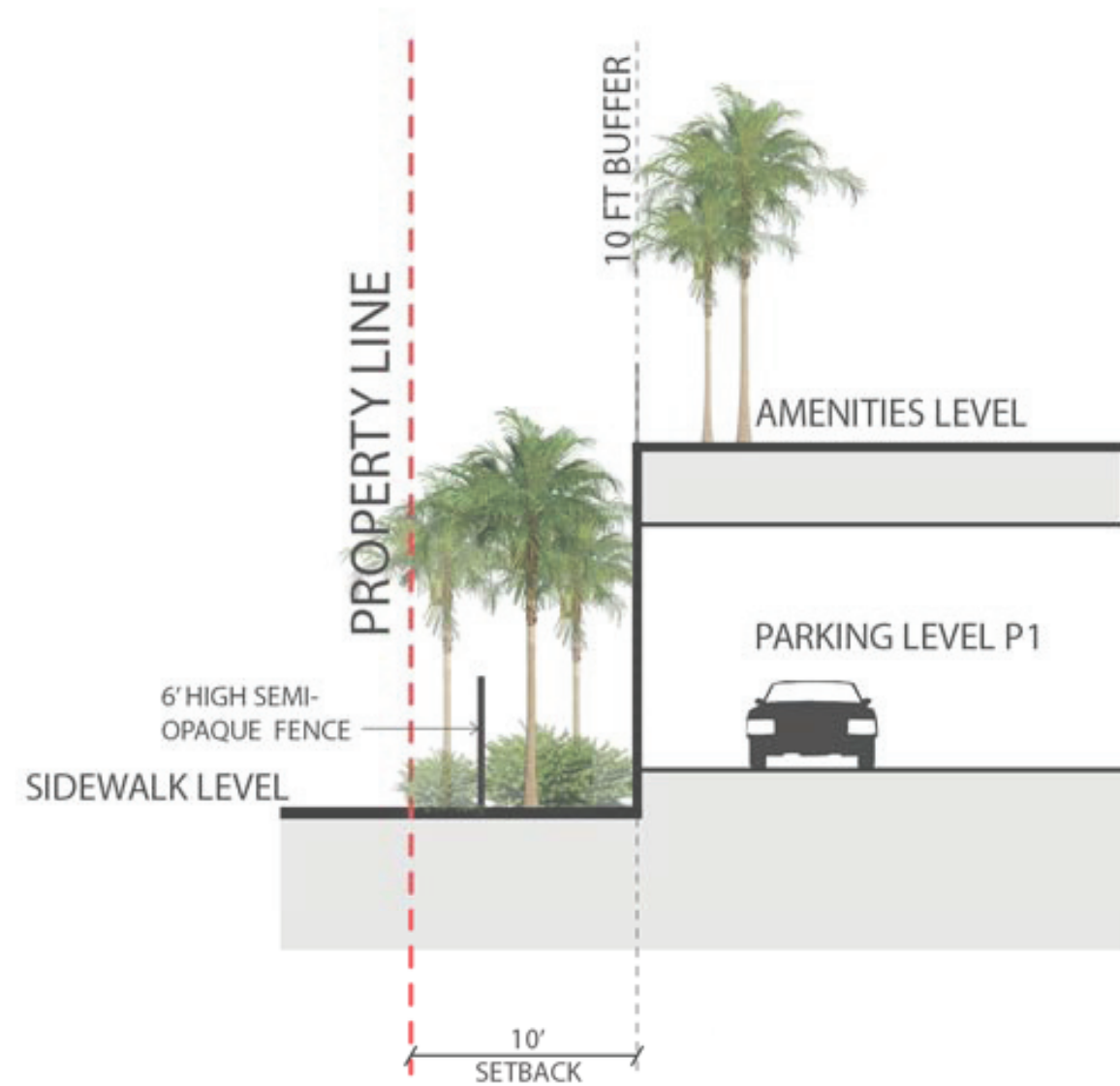


10' PERIMETER LANDSCAPE BUFFER - RM-45

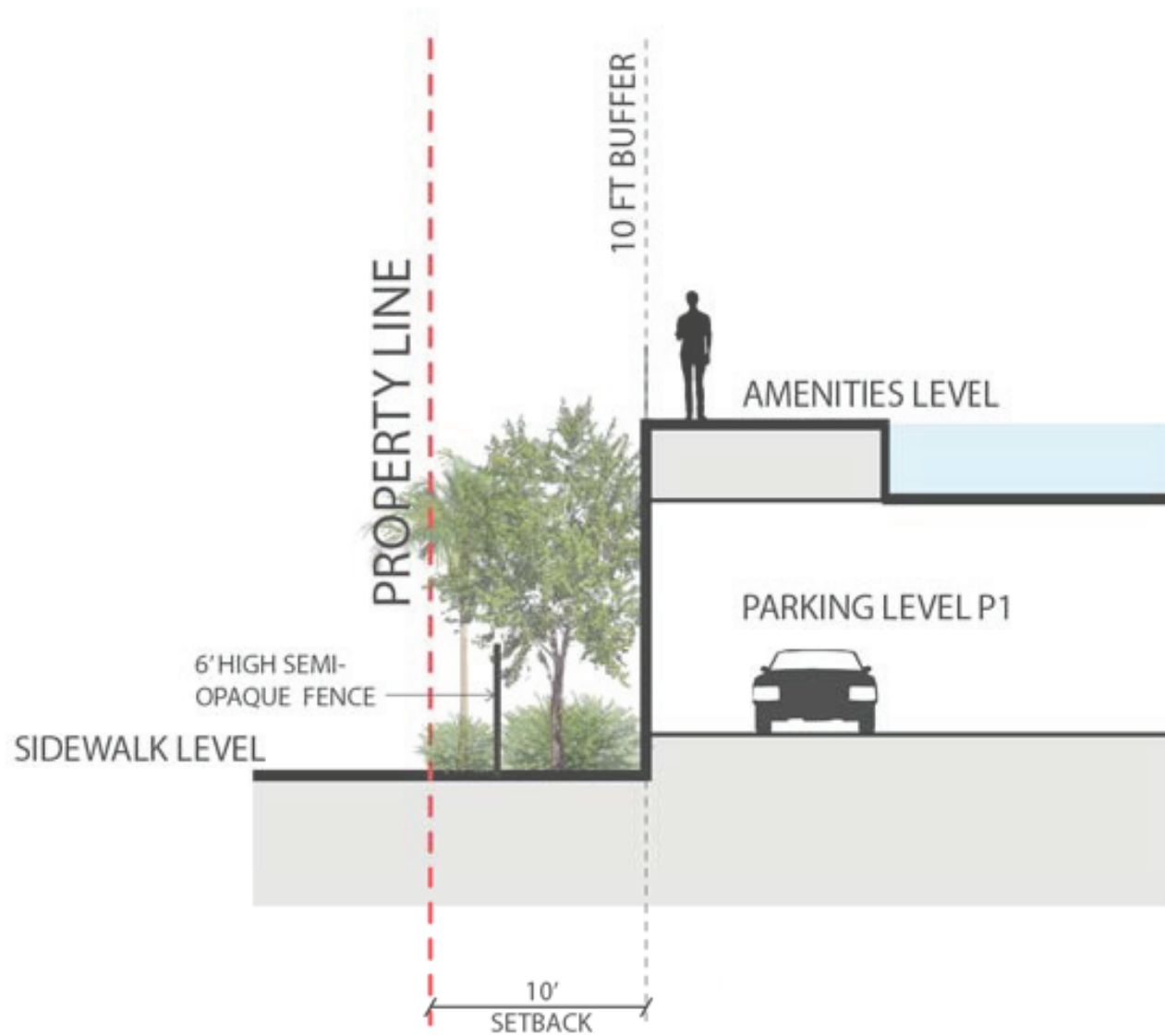


PROPOSED ENHANCED PERIMETER LANDSCAPE BUFFER - PDI

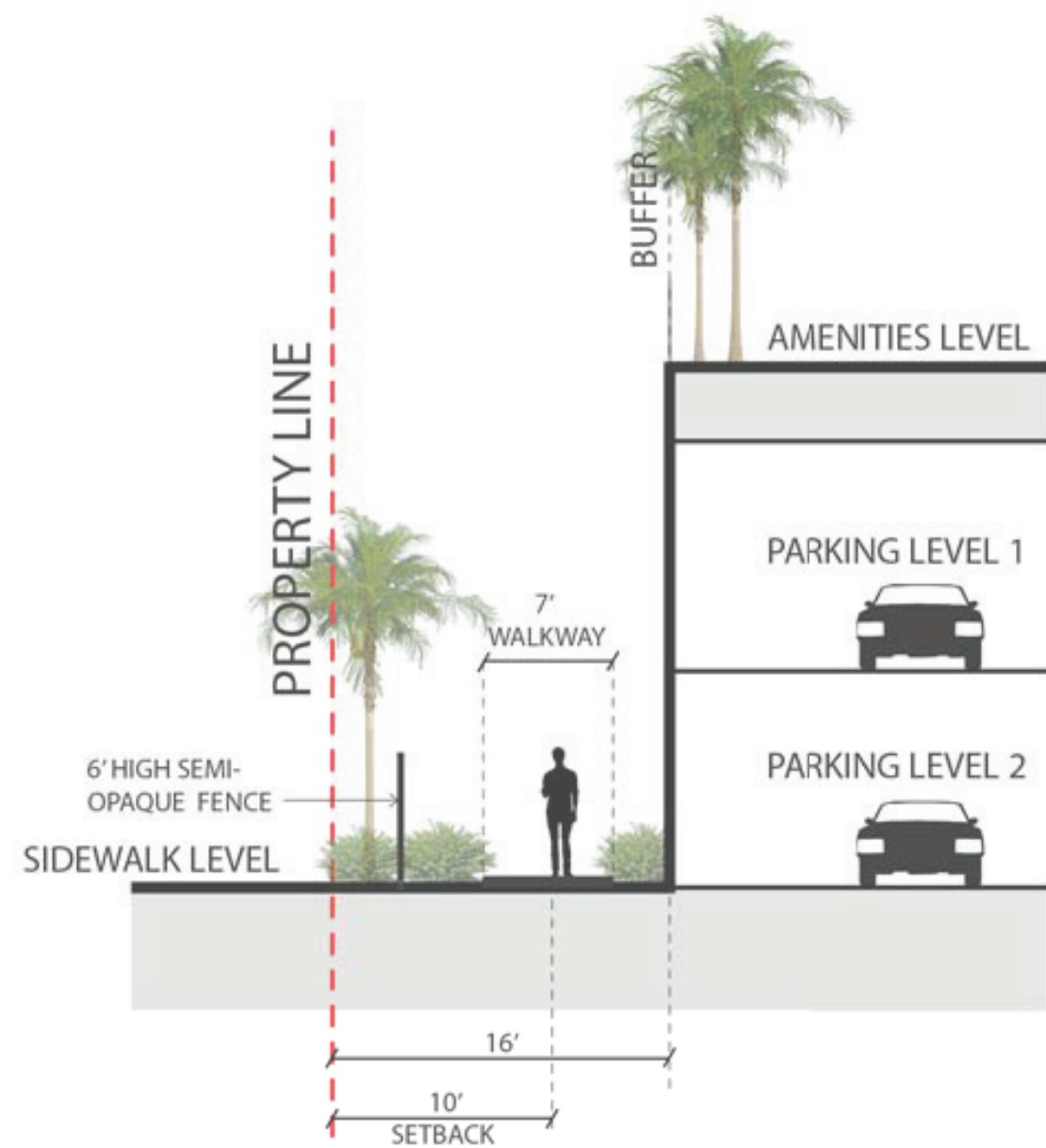




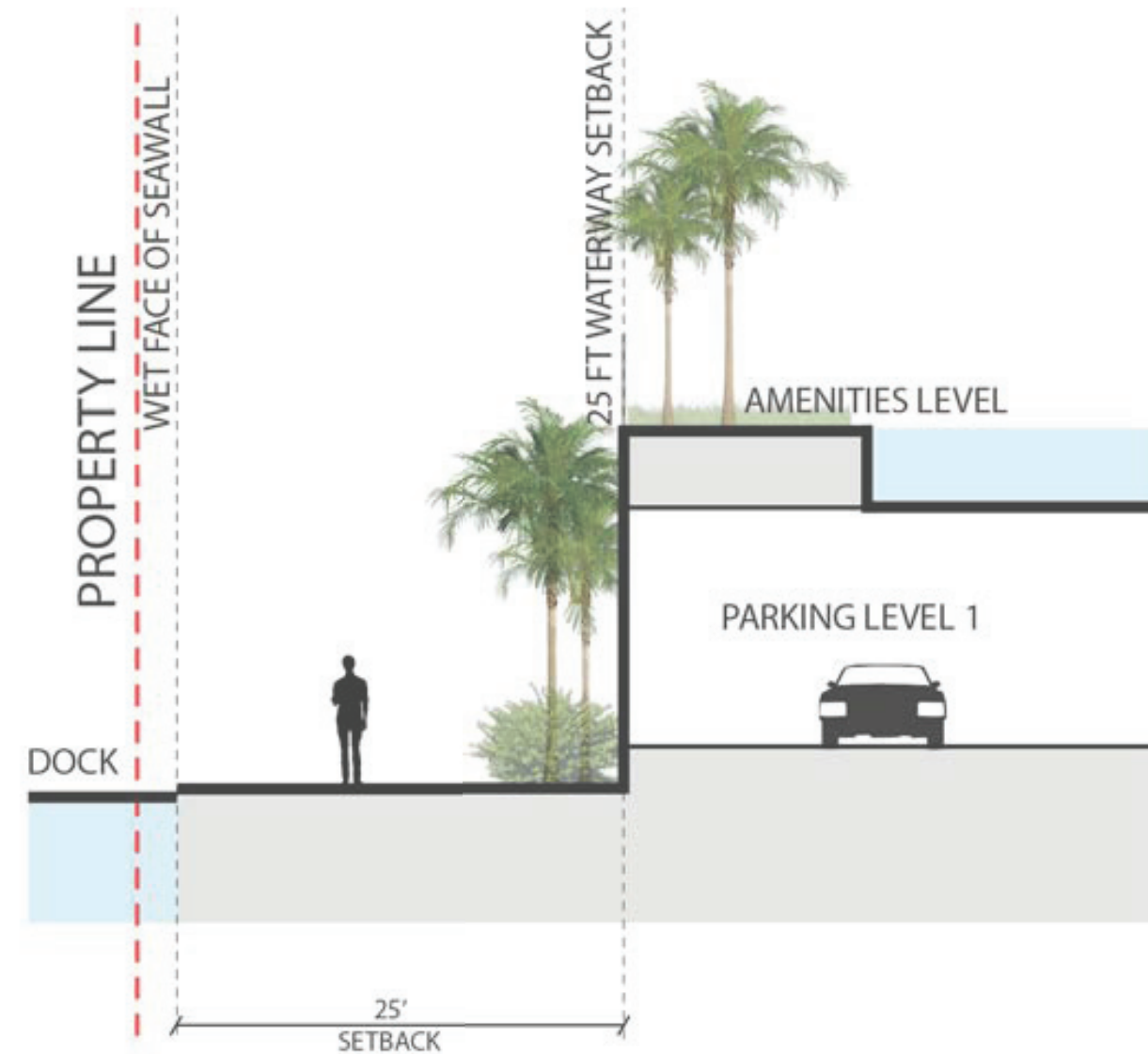
SECTION A
(TYPE B BUFFER WILL BE REVIEWED DURING SITEPLAN REVIEW)



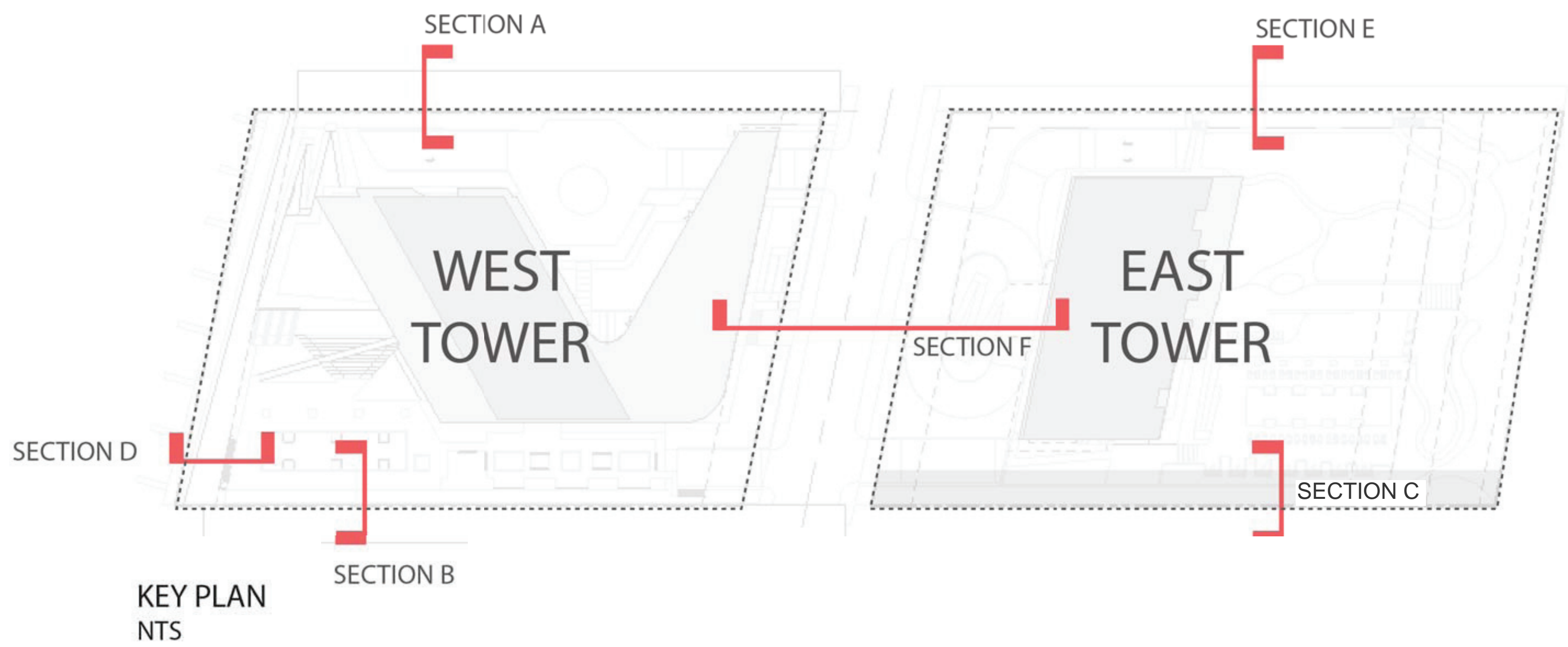
SECTION B
(TYPE B BUFFER WILL BE REVIEWED DURING SITEPLAN REVIEW)



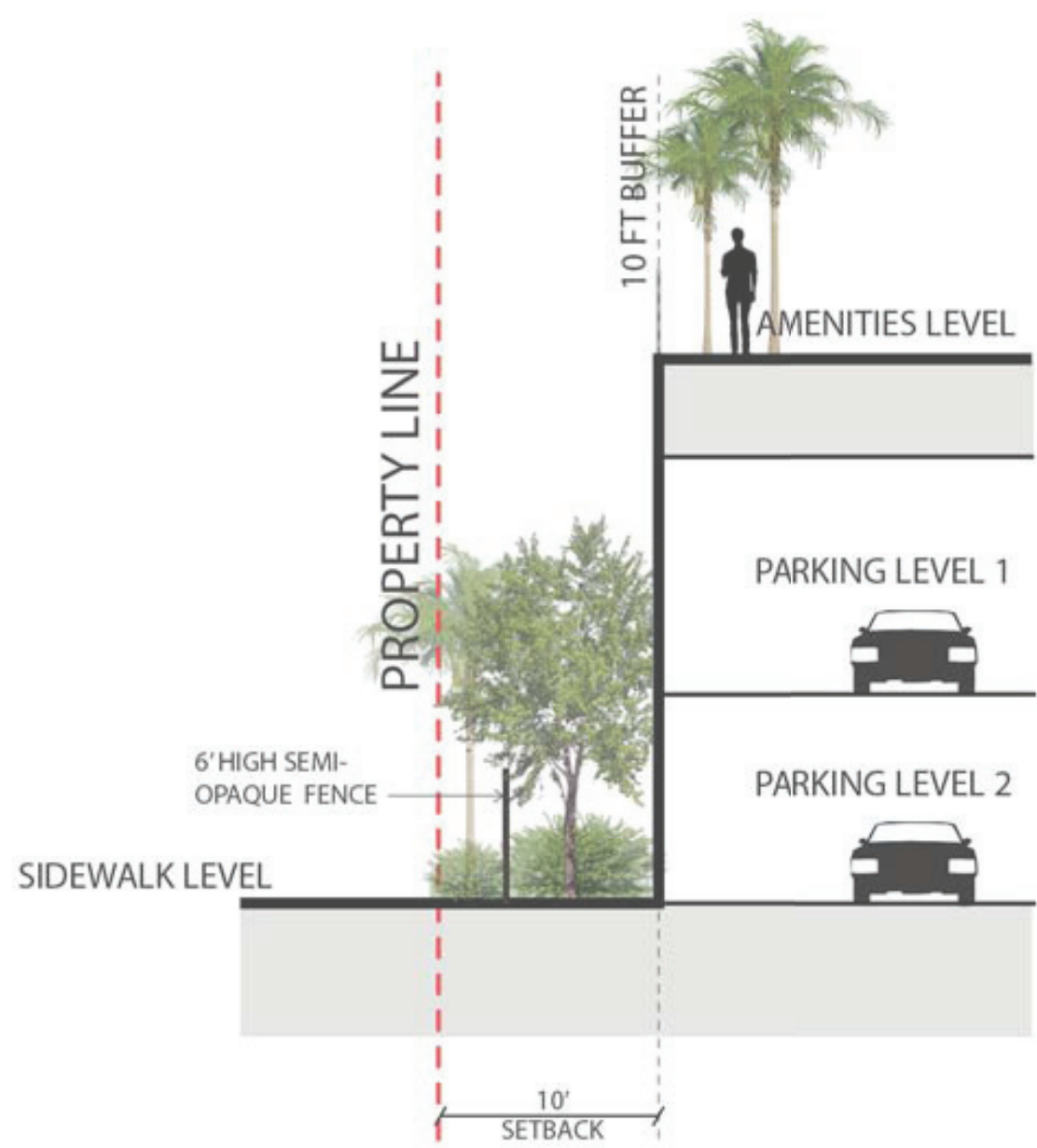
SECTION C
(TYPE B BUFFER WILL BE REVIEWED DURING SITEPLAN REVIEW)



SECTION D



KEY PLAN
NTS



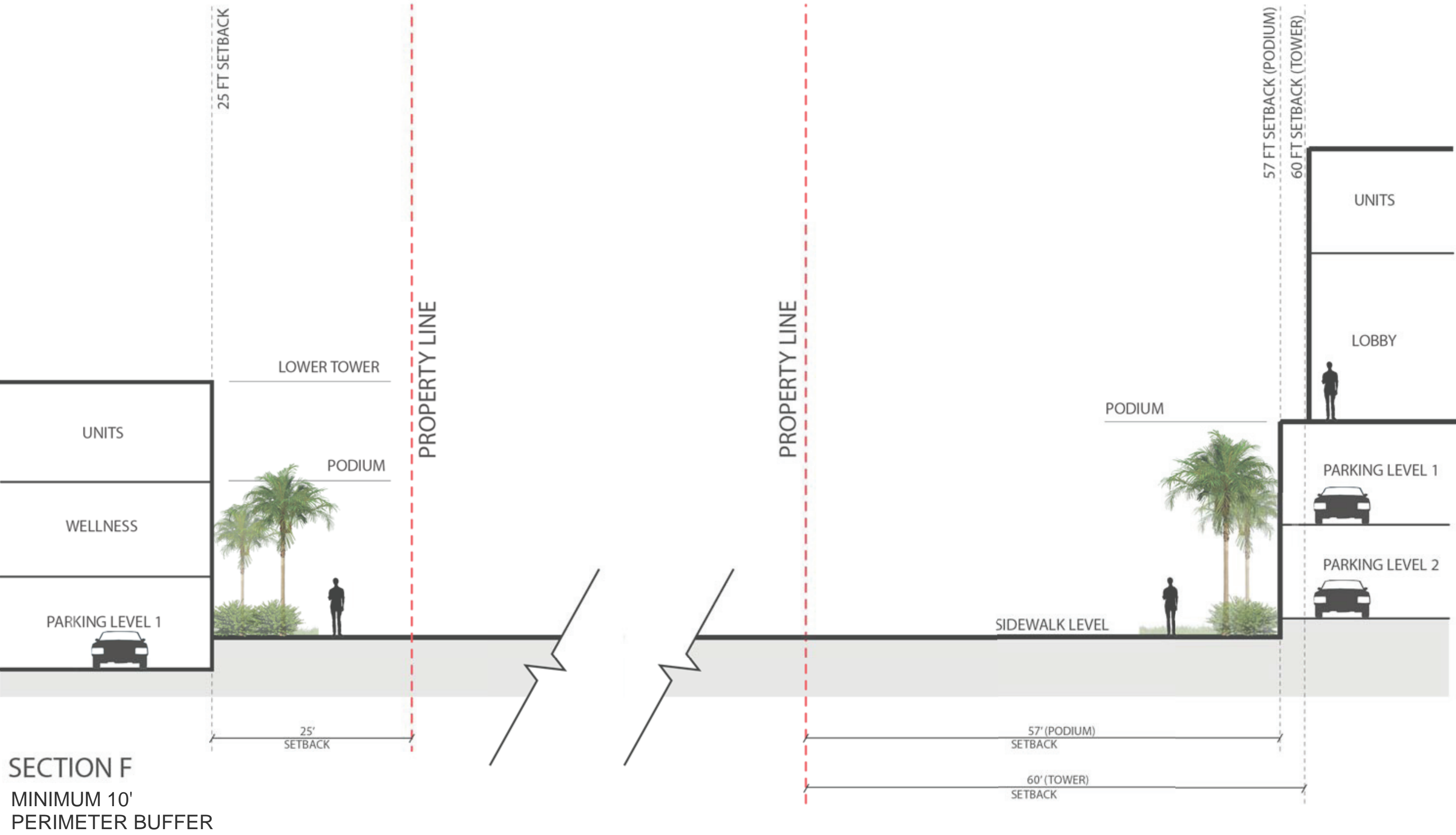
SECTION E
(TYPE B BUFFER WILL BE REVIEWED DURING SITEPLAN REVIEW)

1380 S. OCEAN BLVD
1380 S. OCEAN BLVD. - POMPAO BEACH, FL 33062

savinomiller
DESIGN STUDIO
Savino & Miller Design Studio
12345 NE 6th Avenue Suite A
North Miami, Florida 33161
T: 305.895.9082

Stantec
One Biscayne Tower Suite 1670
Two South Biscayne Blvd., Miami, FL 33131
T: 305.482.8700
www.stantec.com
Lic#: AA2600733
Jonathan Cardello
Lic#: AR93391

PDI SUBMITTAL
02.08.2018



SECTION F
MINIMUM 10'
PERIMETER BUFFER



STREET TREE SPACING - RM-45



PROPOSED ENHANCED STREET TREE SPACING - PDI



PDI/REZONING ANALYSIS - SITE DATA TABLE			
Net Lot area: 201,021 SF (4.61 Acres)			
		RM-45	Proposed PDI
Open Space Requirements			
	Pervious area, minimum (% of lot area)	25%	19% (40% incl. Podium)
Native Vegetation and Diversity (Section 155.5203.b.ii)			
	(for more than 20 Require Trees)		
	Diversity of Species Requirement	4	12
	% native trees	50% native trees	90% native trees
	% of palms allowed	no more than 20% palms	no more than 20% palms
Installation (Section 155.5203.B.2.d-f)			
	(D) Groundcover	50% Coverage at Planting / 100% Coverage within 1 yr.	50% Coverage at Planting / 100% Coverage within 1 yr.
	(E) Vines	4 Runners min. at least two (2) feet in length	4 Runners min. at least two (2) feet in length
	(F) Shrubs and Hedges	2' min. Ht. / 24" min. spr. / 24 " O.C. max. spacing	2' min. Ht. / 24" min. spr. / 36" O.C. max. spacing
Trees (Section 155.5203.B.2.g.ii)			
	(A) Canopy Trees		
	15' min. from any light fixture mounted on a pole		
		12' Ht. min.	14' min.
	if the principal structure on the lot is more than 25' Ht.	(50% min.) 16' Ht.	(a minimum of 50% Shall be 16' Ht.)
	(B) Ornamental Trees		
		8' Ht. min.	10' Ht. min.
	(C) Understory Trees		
	10' min. Ht. above ground level	10' Ht. min.	12' Ht. min.
	(D) Palm Trees		
		14' Ht. min.	10' Ht. min. (To Increase Species Diversity)
	if the principal structure on the lot is more than 25' Ht.	(50% min.) 22' Ht.	(a minimum of 60% Shall be 22' Ht.)
Minimum Development Site Landscaping (Section 155.5203.C)			
	TABLE 155.5203.C: MINIMUM DEVELOPMENT SITE LANDSCAPING		
		1 tree and 5 shrubs per 3,000 sq ft of lot area or major fraction thereof	2 trees and 10 shrubs per 3,000 sq ft of lot area or major fraction thereof

CONTINUED NEXT SHEET

CONTINUED FROM PREVIOUS SHEET

CONTINUED FROM PREVIOUS SHEET

RM-45				Proposed PDI	
Vehicular Use Area Landscaping (Section 155.5203.D.3.b)					
	Composition				
	Canopy Trees, except as below):	30' O.C. max.		30' O.C. max.	
	Large Palms (if more than 10 Canopy trees are required)	50% of Required VUA Canopy Trees @ 20' O.C. max.		50% of Required VUA Canopy Trees @ 20' O.C. max.	
	Understory Trees (beneath overhead utility lines)	20' O.C. max.		20' O.C. max.	
	Shrubs	36" max. Ht. above adjacent VUA		36" max. Ht. above adjacent VUA	
	Width	10' min.		12' min.	
				See Exhibit Sheet PDI-3.3	
	Credit Towards Perimeter Buffer	VUA Perimeter Landscape Strips can contribute to Perimeter Buffer Requirements		VUA Perimeter Landscape Strips can contribute to Perimeter Buffer Requirements	
	Interior Landscaping VUA Areas	15% min. of VUA Area to be Landscaped		N/A	
	Landscaping Between VUA Areas and Buildings	EAST	WEST	EAST	WEST
		4,104 SF	4,632 SF	9,954 SF	4,770 SF
Building Base Planting (Section 155.5203.E)		3' from base of the building		3' from base of the building	
Perimeter Buffers (Section 155.5203.F)					
	Type B Buffer per Table 155.5203F.3	At least 10' wide + 6' Ht. wall or semi-opaque fence + 1 Tree per 30 L.F. + a continuous hedge at least 4' Ht. + 1 Shrub per 10 L.F.		9' wide and including: 6' Ht. wall or semi-opaque fence + 1 Tree per 30 L.F. + continuous hedge at least 4' Ht. + 1 Shrub per 10 L.F. (Except where Fire Dept. Access prevents) See Perimeter Buffer Diagram Sheet PDI-3.6	
Street Trees (Section 155.5203.G)					
		one street tree per 40' of street frontage.		one street tree per 30' of street frontage.	
		255' 6 Required (per side)		255' 12 Provided (per side) See Street Tree Diagrams Sheet PDI-3.8	

I380 S. OCEAN BLVD

1380 S. OCEAN BLVD. - POMPANO BEACH, FL 33062

savinomiller

DESIGN STUDIO

Savino & Miller Design Studio
12345 NE 6th Avenue Suite A
North Miami, Florida 33161
T: 305.895.9082

Stantec

One Biscayne Tower Suite 1670
Two South Biscayne Blvd, Miami, FL 33131
T: 305.482.8700
www.stantec.com

Lic#: AA2600733
Jonathan Cardello
Lic#: AR93391

TABLE L1 - PLANTING PALETTE 1380 S. OCEAN BLVD.						
	KEY	QTY.	BOTANICAL/COMMON NAME	SIZE	NATIVE STA-TUS	DROUGHT TOLERANCE
TREES						
PLANT BIODIVERSITY 12 SPECIES	BUS	11	Bursera simaruba Gumbo Limbo	18'-20'' Ht. x 9'-10' Spr., B&B, 4" CAL. 6' CT	Native	Tolerant
	CAF	6	Caesalpinia ferrea Brazilian Ironwood	12'-14' Ht. x 6'-7' Spr., 3" CAL., 45 gal.	Native	Tolerant
	COD	15	Coccoloba diversifolia / Pidgeon Plum	16'-18' Ht. x 8'-9' Spr., B&B, 3" CAL., 2' CT Tree Form w multi-branch character	Native	Tolerant
	COE	32	Conocarpus erectus Green Buttonwood	18' - 20' Ht. x 9'-10' Spr., Multi-trunk 3" CAL.	Native	Tolerant
	COES	37	Conocarpus erectus 'Sericeus' Silver Buttonwood	12' - 14' Ht., x 7'-8' Spr., B&B, Multi-trunk	Native	Tolerant
	COU	40	Coccoloba uvifera / Seagrape	18' - 20' Ht. x 14'-16' Spr., B&B, 4" Cal., Multi-Trunk, Specimen Character	Native	Tolerant
	FIA	5	Ficus aurea Strangler Fig	26' - 28' Ht. x 18'-20' Spr. Collected Specimen	Native	Tolerant
	LYL	3	Lysiloma latisiliqua / Wild Tamarind	14'-16' Ht., x 6'-7' Spr., B&B, 4' CT	Native	Tolerant
	PLA	4	Plumeria acuminata / Frangipani	10'-12' Ht. x 7'-8' Spr. B&B Specimen, 3' CT	Non-Native	Moderately tolerant
	QUV	10	Quercus virginiana Live Oak	16'-18' Ht. x 9'-10' Spr., B&B , 5" Cal., 6' CT	Native	Tolerant
	SWM	1	Swietenia mahogani / Mahogany	14'-16' Ht. x 6'-7' Spr., B&B , 3" Cal., 4' CT	Native	Tolerant
	TAC	1	Tabebuia caraiba / Silver / Yellow Trumpet Tree	14'-16' Ht. x 10'-12' Spr., B&B, 3' CT, Collected Specimen	Non-Native	Tolerant
	TOTAL	165				
PALMS						
PLANT BIODIVERSITY 8 SPECIES	ACW	3	Acoelorrhaphe wrightii Paurotis Palm	16' - 18' OA Ht., Dense to ground, B&B	Native	Tolerant
	CON	148	Cocos nucifera 'Green Malayan' Green Malayan Coconut Palm	24' - 36' OA Ht., 8'-20' GW, B&B 25 @ 24' Ht., 25 @ 28' Ht., 20 @ 32' Ht., 17 @ 36' Ht.	Non Native	Tolerant
	CON2	6	Cocos nucifera 'Green Malayan' Green Malayan Coconut Palm	20' - 30' OA Ht., Matched, 6'-12' GW, B&B Curved trunk, specimen character	Non Native	Tolerant
	DYC	6	Dypsis cabadae / Cabada Palm	12' - 14' Ht. B&B, Multi-trunk, Specimen	Non Native	Tolerant
	PHM	10	Phoenix dactylifera 'Medjool' / Date Palm	24' OA Ht., 10' CT, B&B Matched trunks	Non-Native	Tolerant
	PHO	1	Phoenix reclinata / Senegal Date Palm	24' OA Ht., Multi Trunk Specimen	Non-Native	Non tolerant
	ROE	27	Roystonea elata Florida Royal Palm	32'-34' OA HT., 15' GW, B&B Matched trunks	Native	Non tolerant
	ROE2	3	Roystonea elata Florida Royal Palm	32'-34' OA HT., 16' GW, B&B Triple trunks	Native	Non tolerant
	SAP	125	Sabal palmetto Cabbage Palm	10' - 18' GW, even distribution, 50% booted, regenerative heads	Native	Tolerant
	THR	17	Thrinax radiata Florida Thatch Palm	10'-12' Ht. Triple-Trunk, B&B	Native	Tolerant
	TOTAL	346				

SHRUBS						
PLANT BIODIVERSITY 11 SPECIES	BOA	209	Borrichia arborescens Sea Oxeye Daisy	18"-24" Ht., Full, 3 gal., 24" OC	Native	Tolerant
	CHI	155	Chrysobalanus icaco Red Tip Cocoplum	24"-30" OA, 3 gal, 30" OC	Native	Tolerant
	CHIh	1218	Chrysobalanus icaco 'Horizontalis' Horizontal Cocoplum	24"-30" OA, 3 gal, 30" OC	Native	Tolerant
	CLG	603	Clusia guttifera Small Leaved Pitch Apple	15 gal., 4' - 5' O.A., 4' OC	Non-native	Tolerant
	DIE	15	Dioon edule / Chamal, Chestnut Cycad	4' - 5' Ht., 7 gal, 4 Stem min., 5' O.C.	Non-native	Tolerant
	MOD	541	Monstera deliciosa Monstera	24"-30" OA, 3 gal., 36" OC	Non Native	Non-Tolerant
	PHS	502	Philodendron Selloum Selloum	24"-30" Ht., Full, 3 gal., 36" OC	Non Native	Non-Tolerant
	SCP	87	Scaevola plumieri / Beach Naupaka/Inkberry	30"-36" OA, 3 gal., 3.5' OC	Native	Tolerant
	STR	14	Strelitzia reginae / Orange Bird of Paradise	30" - 36" OA, 7 gal., 36" OC	Non Native	Tolerant
	UNP	4765	Uniola paniculata Sea Grass	24"-30" Ht., Full, 3 gal., 24" OC	Native	Tolerant
	YUA	16	Yucca aloifolia / Spanish Bayonet	4'-5' Ht., 10 gal, 4' spread, Full	Native	Tolerant
	TOTAL	8125				
GROUNDCOVERS						
PLANT BIODIVERSITY 9 SPECIES	ALB	114	Aloe barbadensis / Aloe Vera	9"-12" spr., 1 gal., 15" OC	Non Native	Tolerant
	BRO	337	Bromeliad spp. Various	18"-24" Ht., Full, 1 gal., 18" - 24" OC	Non Native	Non-Tolerant
	NEE	312	Nephrolepis exaltata / Boston Fern	12"-18" OA, 1 gal., 18" OC	Native	Moderately Tolerant
	LAD	72	Lantana depressa / Native Yellow Lantana	9"-12" OA, 1g, 15" o.c.	Native	Tolerant
	LIM	324	Liriope muscari 'Evergreen Giant' / Giant Lily Turf	9"-12", OA, 3 gal., 18" OC	Non-Native	Moderately Tolerant
	MIS	3466	Microsorium scolopendria Wart / Monarch fern	12"-18" Ht., Full, 3 gal., 18" OC	Non Native	Tolerant
	SPB	646	Spartina bakeri / Sand Cordgrass	18"-24" Ht., Full, 3 gal., 36" OC	Native	Tolerant
	TRF	1679	Tripsacum floridanum Florida Gamma Grass	12"-18" Ht., Full, 1 gal., 24" OC	Native	Tolerant
	TOTAL	6950				
	ZOY	1468	Zoysia 'Cashmere' / 'Emerald' Zoysia Sod	palettes	Non-Native	Moderately Tolerant
	SF					

TABLE L2 - DUNE PLANTING PALETTE

TREES				
COE	Conocarpus erectus	18’ - 20’ Ht. x 9’-10’ Spr., Multi-trunk	Native	Tolerant
	Green Buttonwood	3” CAL.		
COU	Coccoloba uvifera /	18’ - 20’ Ht. x 14’-16’ Spr., B&B,	Native	Tolerant
	Seagrape	4” Cal., Multi-Trunk, Specimen Character		
PALMS				
CON	Cocos nucifera ‘Green Malayan’	24’ - 36’ OA Ht., 8’-20’ GW, B&B	Non Native	Tolerant
	Green Malayan Coconut Palm	25 @ 24’ Ht., 25 @ 28’ Ht., 20 @ 32’ Ht., 17 @ 36’ Ht.		
CON2	Cocos nucifera ‘Green Malayan’	20’ - 30’ OA Ht., Matched, 6’-12’ GW, B&B	Non Native	Tolerant
	Green Malayan Coconut Palm	Curved trunk, specimen character		
PHO	Phoenix reclinata /	24’ OA Ht., Multi Trunk	Non-Native	Non tolerant
	Senegal Date Palm	Specimen		
SAP	Sabal palmetto	10’ - 18’ GW, even distribution,	Native	Tolerant
	Cabbage Palm	50% booted, regenerative heads		
THR	Thrinax radiata	10’-12’ Ht. Triple-Trunk, B&B	Native	Tolerant
	Florida Thatch Palm			
SHRUBS and GROUNDCOVERS				
BOA	Borrichia arborescens	18”-24” Ht., Full, 3 gal., 24” OC	Native	Tolerant
	Sea Oxeye Daisy			
CHlh	Chrysobalanus icaco ‘Horizontalis’	24”-30” OA, 3 gal, 30” OC	Native	Tolerant
	Horizontal Cocoplum			
SCP	Scaevola plumieri /	30”-36” OA, 3 gal., 3.5’ OC	Native	Tolerant
	Beach Naupaka/Inkberry			
UNP	Uniola paniculata	24”-30” Ht., Full, 3 gal., 24” OC	Native	Tolerant
	Sea Grass			
YUA	Yucca aloifolia /	4’-5’ Ht., 10 gal, 4’ spread, Full	Native	Tolerant
	Spanish Bayonet			
SPB	Spartina bakeri /	18”-24” Ht., Full, 3 gal., 36” OC	Native	Tolerant
	Sand Cordgrass			
TRF	Tripsacum floridanum	12”-18” Ht., Full, 1 gal., 24” OC	Native	Tolerant



1380 S. OCEAN BLVD
1380 S. OCEAN BLVD. - POMPANO BEACH, FL 33062

savinomiller
DESIGN STUDIO
Savino & Miller Design Studio
12345 NE 6th Avenue Suite A
North Miami, Florida 33161
T: 305.895.9082

Stantec
One Biscayne Tower Suite 1670
Two South Biscayne Blvd., Miami, FL 33131
T: 305.482.8700
www.stantec.com

EXHIBIT H

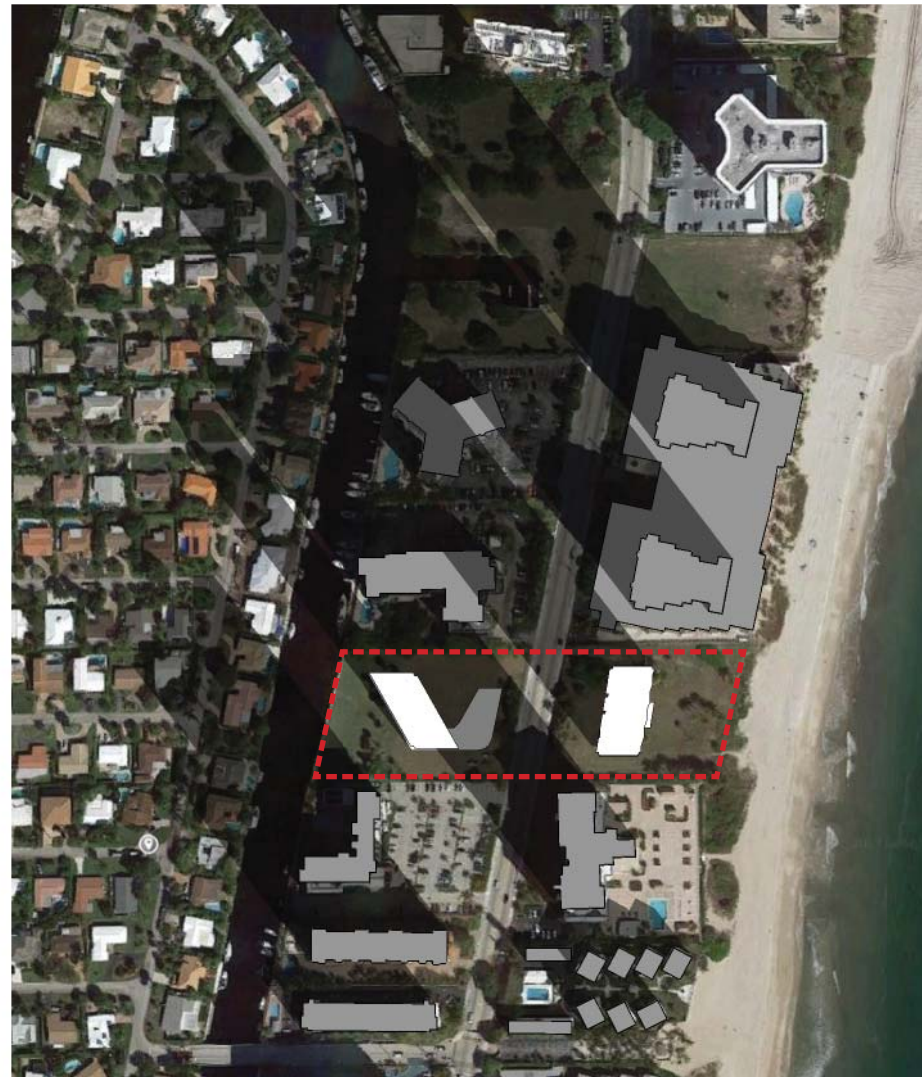
PERMITTED AND ACCESSORY USE TABLE		
P = PERMITTED PRINCIPAL USE		
A = PERMITTED ACCESSORY USE		
USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	PLANNED DEVELOPMENT - INFILL PD-I	USE-SPECIFIC STANDARDS
Principal Uses		
Residential		
Dwelling, multifamily	P	155.4202.C
Dwelling, mixed-use	P	155.4202.G
Principal Uses		
Commercial		
Restaurant	P	155.4218.E
Professional Office	P	155.4220.B
Personal services establishment	P	155.4221.K
Other retail sales establishment	P	155.4222.R
Spa / Personal Service Establishment	P	As Defined Below
Accessory Uses		
155.4303.A		
Automated teller machine (ATM)	A	155.4303.C
Bike rack	A	155.4303.D
Canopy, vehicular use	A	155.4303.E
Dock	A	155.4303.H
Electric vehicle (EV) level 1 or 2 charging station	A	155.4303.K
Electric vehicle (EV) level 3 charging station	A	155.4303.L
Fence or wall	A	155.4303.O
Home based business	A	155.4303.S
Outdoor seating, including sidewalk cafes (as accessory to eating and drinking establishments)	A	155.4303.V
Rainwater cistern or barrel	A	155.4303.Z
Retail sales (as accessory uses)	A	155.4303.BB
Satellite dish	A	155.4303.CC
Small wind energy system	A	155.4303.DD
Solar energy collection system	A	155.4303.EE
Swimming pool or spa or hot tub	A	155.4303.GG
Television or radio antenna	A	155.4303.HH
Mechanical Equipment and similar features	A	155.4303.JJ
Uncovered porches, decks, patios, terraces, or walkways	A	155.4303.KK
Flagpoles	A	155.4303.LL
Lighting fixtures, projecting or freestanding	A	155.4303.MM
Gazebo	A	155.4303.NN
Eating and drinking establishments (as an accessory use)	A	155.4303.PP
All commercial uses are not open to the public. Commercial uses are limited to residents and their guests.		
USE NOTE		
Spa / Personal Services Establishment – Based on the concept of: “Living Longer and Healthier”		
A Spa / Personal Services Establishment is a facility which will promote and have available professionals specializing in natural therapies. Among them:		
<ul style="list-style-type: none">Proper nutrition (adapting the ancient principles of macrobiotics to modern times). May include cooking classes.Genetic and anti-aging medicine.Osteopathy therapy (focused on helping the body heal itself).Serotherapy treatment (administration of serums to promote self-healing).Oriental medicine (acupuncture, herbology, etc).Anti-smoking medicine.Yoga, meditation and tai chi.Massages and water therapies.Other similar therapies as licensed by the State of Florida.		
A Spa / Personal Services Establishment does not include alcohol or drug treatment facilities as defined by the City of Pompano Beach Zoning Code. A Spa / Personal Services Establishment specifically does not include a Specialty Medical Facility as defined by the City of Pompano Beach Zoning Code 155.4209 Institutional: Health Care Uses. The PD-I will not permit any specialty medical or health care uses, office uses, or industrial uses.		
The Spa / Personal Services Establishment shall be considered permitted uses for this PD-I rezoning application per city code 155.4221 section (K). The Spa/Personal Seives Establishment is open only to residents of the project and their guests.		
Signage for the Spa/Personal Services Establishment and snack bar shall not be visible from the right-of-way.		

JUSTIFICATION TABLE	
DESCRIPTION	JUSTIFICATION
Lot Coverage and Pervious Area	Prior to March 22, 2016, all properties along the beach were permitted calculate Lot Coverage and Pervious Area from the Erosion Control Line. The requirement is now from the vegetative dune line which is more than 50 feet from the east property line and containing at least 1/3 of an acre. The project is proposing dune enhancements, public access easement to the Atlantic Ocean and superior landscape alternative as provided for throughout the PD-I document.
Established Setbacks	The setbacks established by this PD-I document, as shown in PD-I-4.1, are based on the overall concepts and goals found throughout the entire PD-I including but not limited to, the preservation of views to abutting properties on all sides by orienting the buildings on a north/south axis versus the permitted east/west axis. Also, the elimination of the shoulders of the east building to provide better vistas at the pedestrian level. Please refer to PD-I-4.1.

JUSTIFICATION TABLE	
DESCRIPTION	JUSTIFICATION
Lot Coverage and Pervious Area	Prior to March 22, 2016, all properties along the beach were permitted calculate Lot Coverage and Pervious Area from the Erosion Control Line. The requirement is now from the vegetative dune line which is more than 50 feet from the east property line and containing at least 1/3 of an acre. The project is proposing dune enhancements, public access easement to the Atlantic Ocean and superior landscape alternative as provided for throughout the PD-I document.
Established Setbacks	The setbacks established by this PD-I document, as shown in PD-I-4.1, are based on the overall concepts and goals found throughout the entire PD-I including but not limited to, the preservation of views to abutting properties on all sides by orienting the buildings on a north/south axis versus the permitted east/west axis. Also, the elimination of the shoulders of the east building to provide better vistas at the pedestrian level. Please refer to PD-I-4.1.

DATE: NOVEMBER 2016
SCALE: AS INDICATED
DRAWN BY: M.A.
DESIGN BY: M.A.
CHECKED BY: M.V.

EXHIBIT I



Dec 21_ 903am
1" = 160'-0"



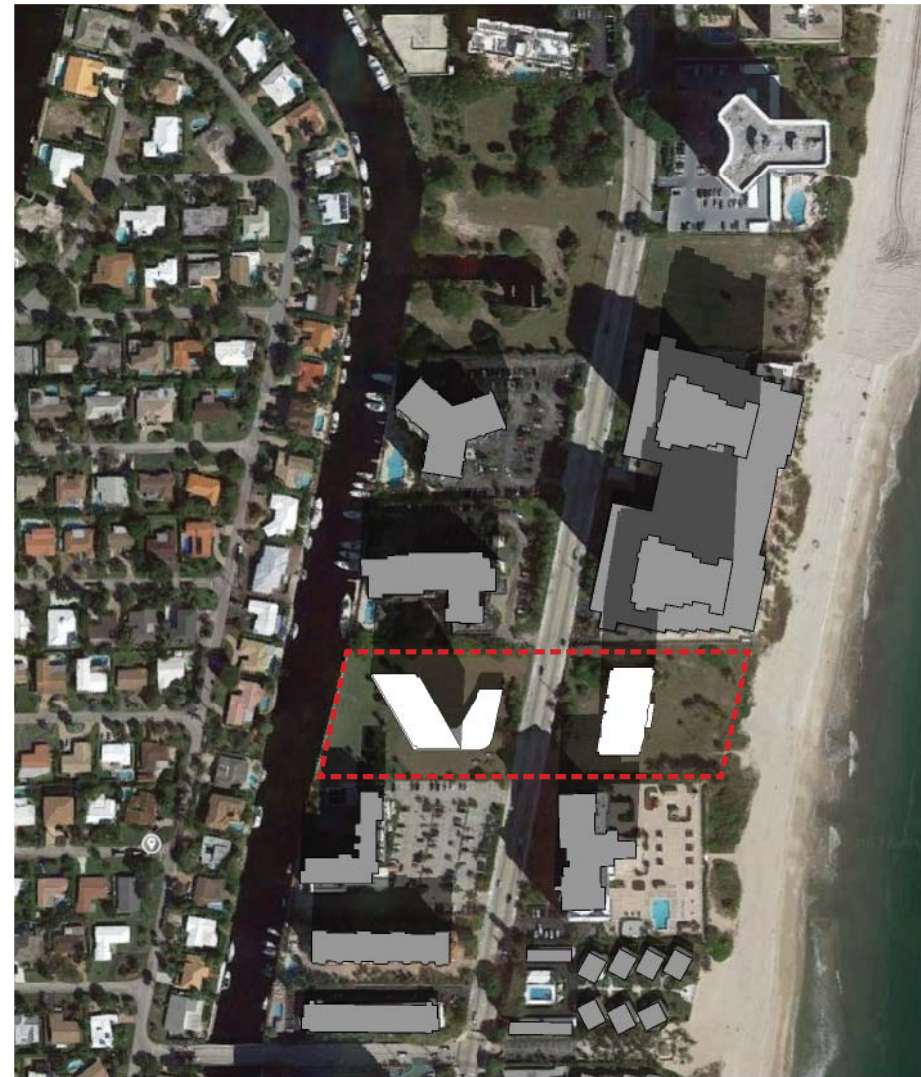
Dec 21_ Noon
1" = 160'-0"



Dec 21_ 335pm
1" = 160'-0"



March 20_924am
1" = 160'-0"



March 20_Noon
1" = 160'-0"



March 20_532pm
1" = 160'-0"



June 20_830am
1" = 160'-0"



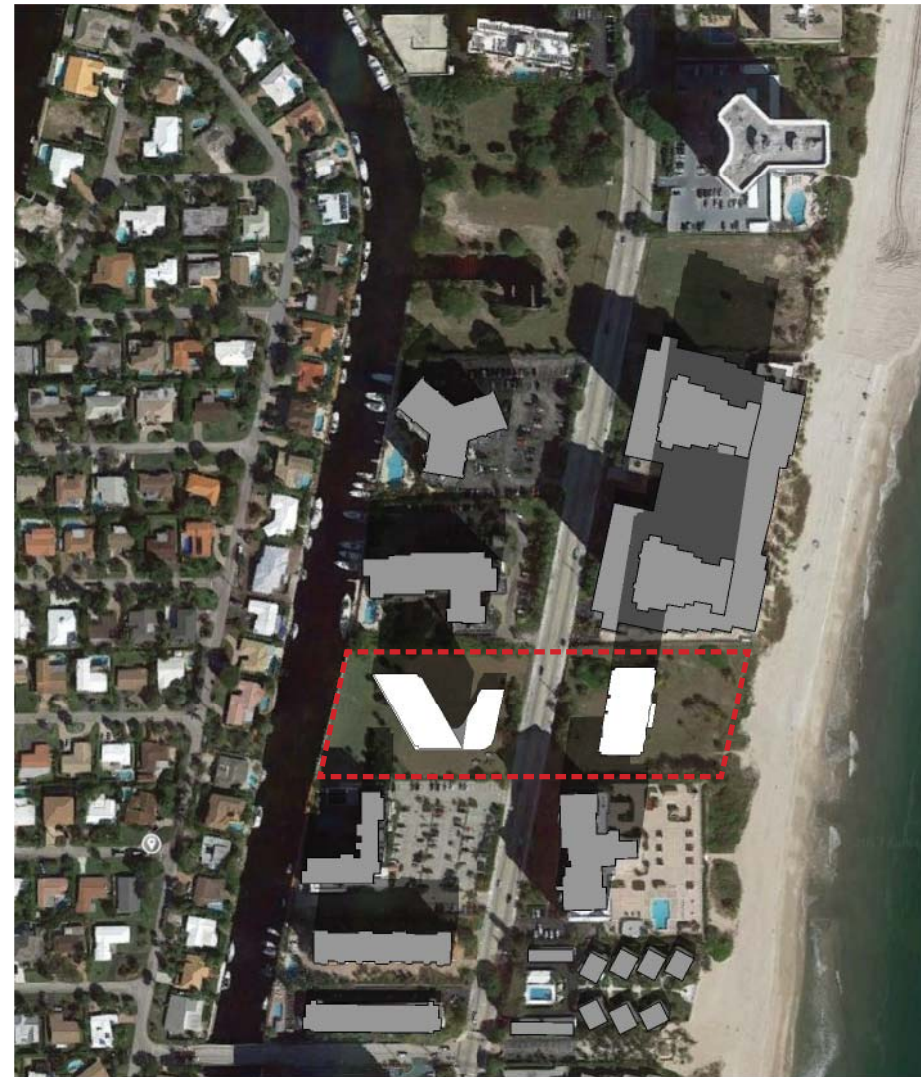
June 20_Noon
1" = 160'-0"



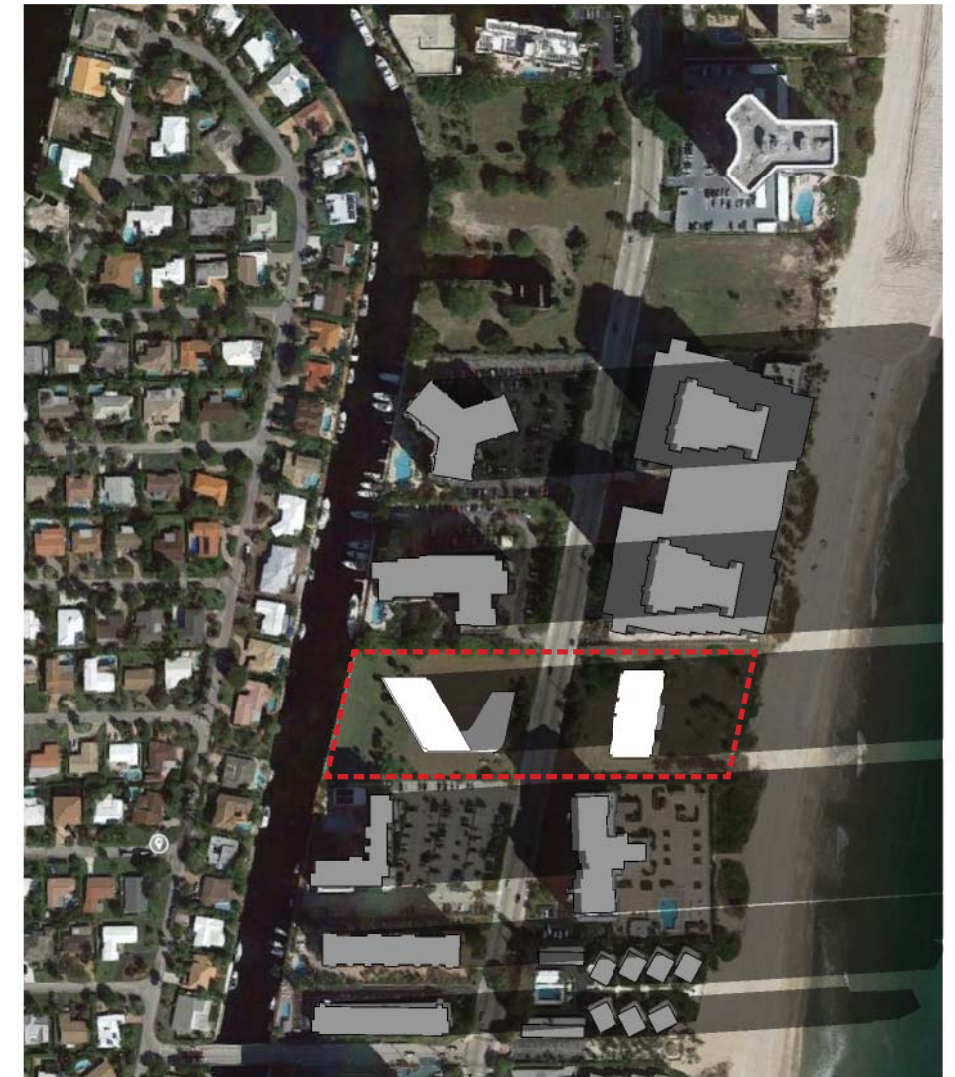
June 20_615pm
1" = 160'-0"



Sept 22_909am
1" = 160'-0"



Sept 22_Noon
1" = 160'-0"



Sept 22_517pm
1" = 160'-0"

EXHIBIT J



 East Tower - View Corridor Diagram
NTS



 West Tower - View Corridor Diagram

EXHIBIT K



 SITE PLAN
SCALE: NTS

EXHIBIT L



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2016-ASO-8530-OE

Issued Date: 02/28/2018

Ricardo Dunin
1380 South Ocean Boulevard, LLC
4218 NE 2nd Avenue
Miami, FL 33137

**** Extension ****

A Determination was issued by the Federal Aviation Administration (FAA) concerning:

Structure:	Building Pt 1
Location:	Pompano Beach, FL
Latitude:	26-13-05.48N NAD 83
Longitude:	80-05-28.86W
Heights:	8 feet site elevation (SE) 346 feet above ground level (AGL) 354 feet above mean sea level (AMSL)

In response to your request for an extension of the effective period of the determination, the FAA has reviewed the aeronautical study in light of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure.

This extension is subject to review if an interested party files a petition that is received by the FAA on or before March 30, 2018. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager of the Airspace Policy Group. Petitions can be submitted via mail to Federal Aviation Administration, 800 Independence Ave, SW, Room 423, Washington, DC 20591, via email at OEPetitions@faa.gov, or via facsimile (202) 267-9328.

This extension becomes final on April 09, 2018 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Airspace Policy Group via telephone – 202-267-8783.

Accordingly, pursuant to the authority delegated to me, the effective period of the determination issued under the above cited aeronautical study number is hereby extended and will expire on 08/28/2019 unless otherwise extended, revised, or terminated by this office. You must adhere to all conditions identified in the original determination.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (404) 305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-ASO-8530-OE.

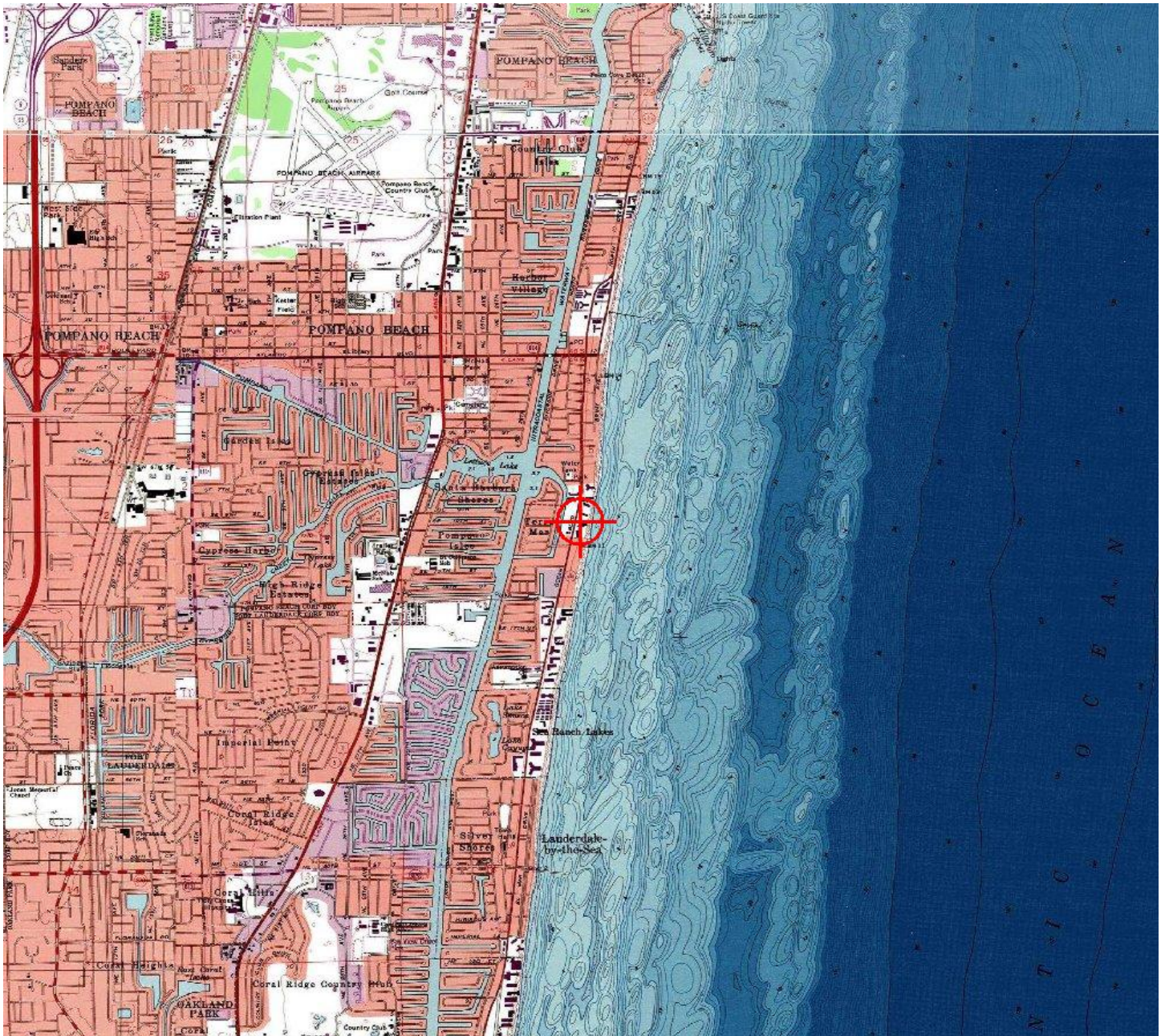
Signature Control No: 286725830-358333459

(EXT)

Michael Blaich
Specialist

Attachment(s)

Map(s)





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2016-ASO-8531-OE

Issued Date: 02/28/2018

Ricardo Dunin
1380 South Ocean Boulevard, LLC
4218 NE 2nd Avenue
Miami, FL 33137

**** Extension ****

A Determination was issued by the Federal Aviation Administration (FAA) concerning:

Structure:	Building Pt 2
Location:	Pompano Beach, FL
Latitude:	26-13-05.49N NAD 83
Longitude:	80-05-27.61W
Heights:	8 feet site elevation (SE) 346 feet above ground level (AGL) 354 feet above mean sea level (AMSL)

In response to your request for an extension of the effective period of the determination, the FAA has reviewed the aeronautical study in light of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure.

This extension is subject to review if an interested party files a petition that is received by the FAA on or before March 30, 2018. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager of the Airspace Policy Group. Petitions can be submitted via mail to Federal Aviation Administration, 800 Independence Ave, SW, Room 423, Washington, DC 20591, via email at OEPetitions@faa.gov, or via facsimile (202) 267-9328.

This extension becomes final on April 09, 2018 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Airspace Policy Group via telephone – 202-267-8783.

Accordingly, pursuant to the authority delegated to me, the effective period of the determination issued under the above cited aeronautical study number is hereby extended and will expire on 08/28/2019 unless otherwise extended, revised, or terminated by this office. You must adhere to all conditions identified in the original determination.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

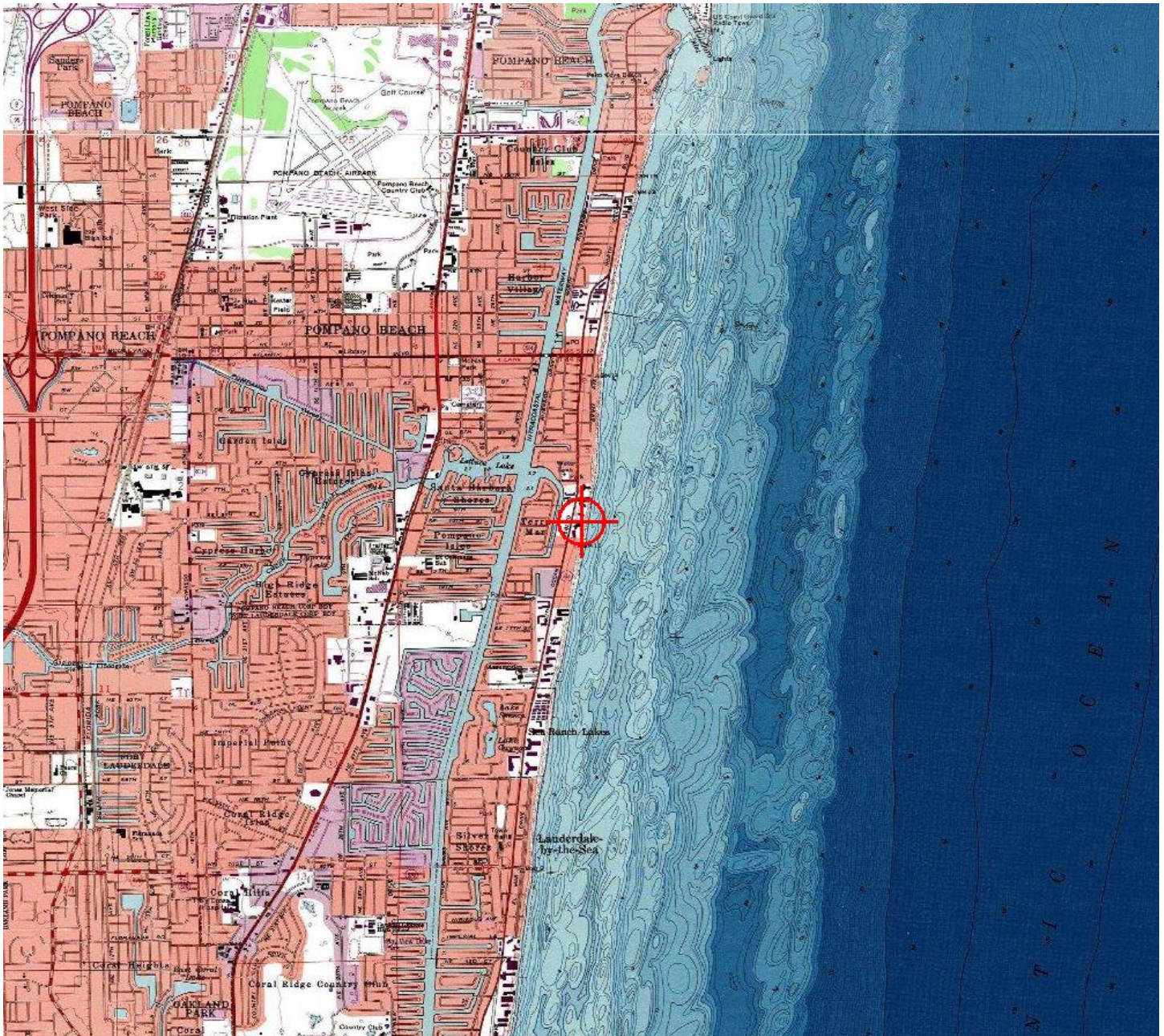
If we can be of further assistance, please contact our office at (404) 305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-ASO-8531-OE.

Signature Control No: 286725831-358333643

(EXT)

Michael Blaich
Specialist

Attachment(s)
Map(s)





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2016-ASO-8532-OE

Issued Date: 02/28/2018

Ricardo Dunin
1380 South Ocean Boulevard, LLC
4218 NE 2nd Avenue
Miami, FL 33137

**** Extension ****

A Determination was issued by the Federal Aviation Administration (FAA) concerning:

Structure:	Building Pt 3
Location:	Pompano Beach, FL
Latitude:	26-13-03.85N NAD 83
Longitude:	80-05-27.98W
Heights:	8 feet site elevation (SE) 346 feet above ground level (AGL) 354 feet above mean sea level (AMSL)

In response to your request for an extension of the effective period of the determination, the FAA has reviewed the aeronautical study in light of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure.

This extension is subject to review if an interested party files a petition that is received by the FAA on or before March 30, 2018. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager of the Airspace Policy Group. Petitions can be submitted via mail to Federal Aviation Administration, 800 Independence Ave, SW, Room 423, Washington, DC 20591, via email at OEPetitions@faa.gov, or via facsimile (202) 267-9328.

This extension becomes final on April 09, 2018 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Airspace Policy Group via telephone – 202-267-8783.

Accordingly, pursuant to the authority delegated to me, the effective period of the determination issued under the above cited aeronautical study number is hereby extended and will expire on 08/28/2019 unless otherwise extended, revised, or terminated by this office. You must adhere to all conditions identified in the original determination.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

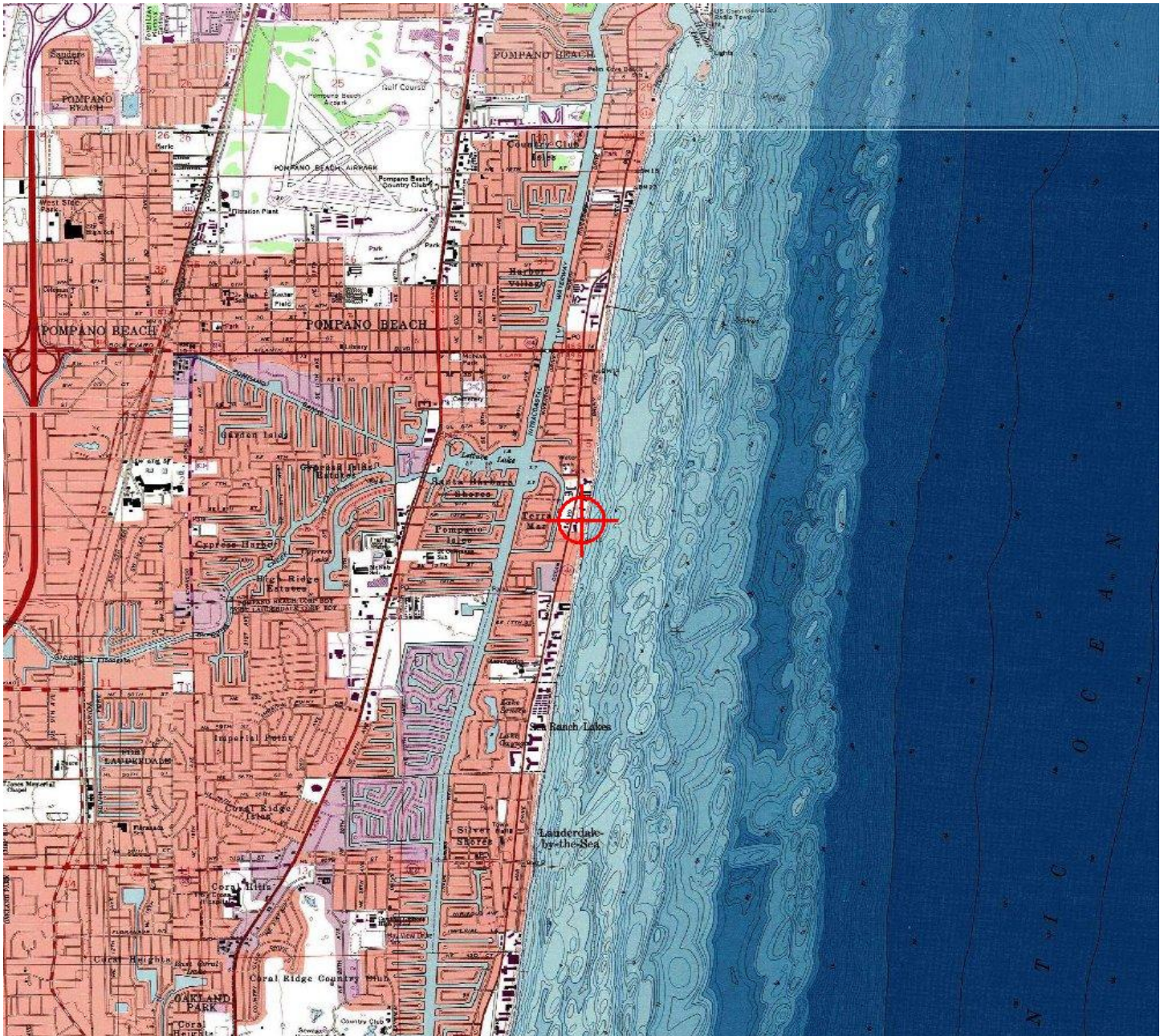
If we can be of further assistance, please contact our office at (404) 305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-ASO-8532-OE.

Signature Control No: 286725832-358333644

(EXT)

Michael Blaich
Specialist

Attachment(s)
Map(s)





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2016-ASO-8533-OE

Issued Date: 02/28/2018

Ricardo Dunin
1380 South Ocean Boulevard, LLC
4218 NE 2nd Avenue
Miami, FL 33137

**** Extension ****

A Determination was issued by the Federal Aviation Administration (FAA) concerning:

Structure:	Building Pt 4
Location:	Pompano Beach, FL
Latitude:	26-13-03.85N NAD 83
Longitude:	80-05-29.22W
Heights:	8 feet site elevation (SE) 346 feet above ground level (AGL) 354 feet above mean sea level (AMSL)

In response to your request for an extension of the effective period of the determination, the FAA has reviewed the aeronautical study in light of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure.

This extension is subject to review if an interested party files a petition that is received by the FAA on or before March 30, 2018. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager of the Airspace Policy Group. Petitions can be submitted via mail to Federal Aviation Administration, 800 Independence Ave, SW, Room 423, Washington, DC 20591, via email at OEPetitions@faa.gov, or via facsimile (202) 267-9328.

This extension becomes final on April 09, 2018 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Airspace Policy Group via telephone – 202-267-8783.

Accordingly, pursuant to the authority delegated to me, the effective period of the determination issued under the above cited aeronautical study number is hereby extended and will expire on 08/28/2019 unless otherwise extended, revised, or terminated by this office. You must adhere to all conditions identified in the original determination.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

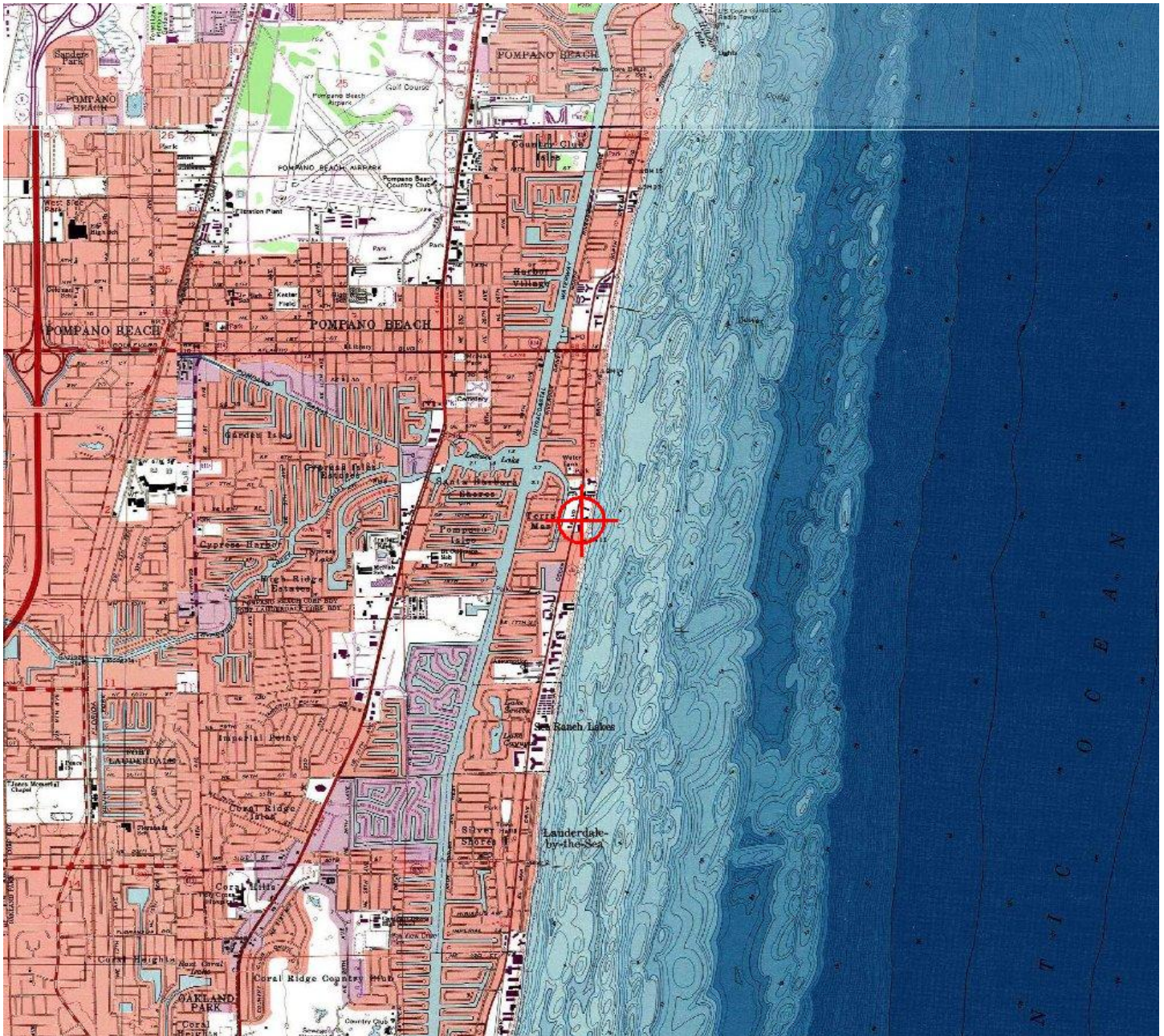
If we can be of further assistance, please contact our office at (404) 305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-ASO-8533-OE.

Signature Control No: 286725833-358333640

(EXT)

Michael Blaich
Specialist

Attachment(s)
Map(s)





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2016-ASO-8538-OE

Issued Date: 02/28/2018

Ricardo Dunin
1380 South Ocean Boulevard, LLC
4218 NE 2nd Avenue
Miami, FL 33137

**** Extension ****

A Determination was issued by the Federal Aviation Administration (FAA) concerning:

Structure:	Building Pt 9
Location:	Pompano Beach, FL
Latitude:	26-13-03.90N NAD 83
Longitude:	80-05-31.86W
Heights:	8 feet site elevation (SE) 194 feet above ground level (AGL) 202 feet above mean sea level (AMSL)

In response to your request for an extension of the effective period of the determination, the FAA has reviewed the aeronautical study in light of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure.

This extension is subject to review if an interested party files a petition that is received by the FAA on or before March 30, 2018. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager of the Airspace Policy Group. Petitions can be submitted via mail to Federal Aviation Administration, 800 Independence Ave, SW, Room 423, Washington, DC 20591, via email at OEPetitions@faa.gov, or via facsimile (202) 267-9328.

This extension becomes final on April 09, 2018 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Airspace Policy Group via telephone – 202-267-8783.

Accordingly, pursuant to the authority delegated to me, the effective period of the determination issued under the above cited aeronautical study number is hereby extended and will expire on 08/28/2019 unless otherwise extended, revised, or terminated by this office. You must adhere to all conditions identified in the original determination.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

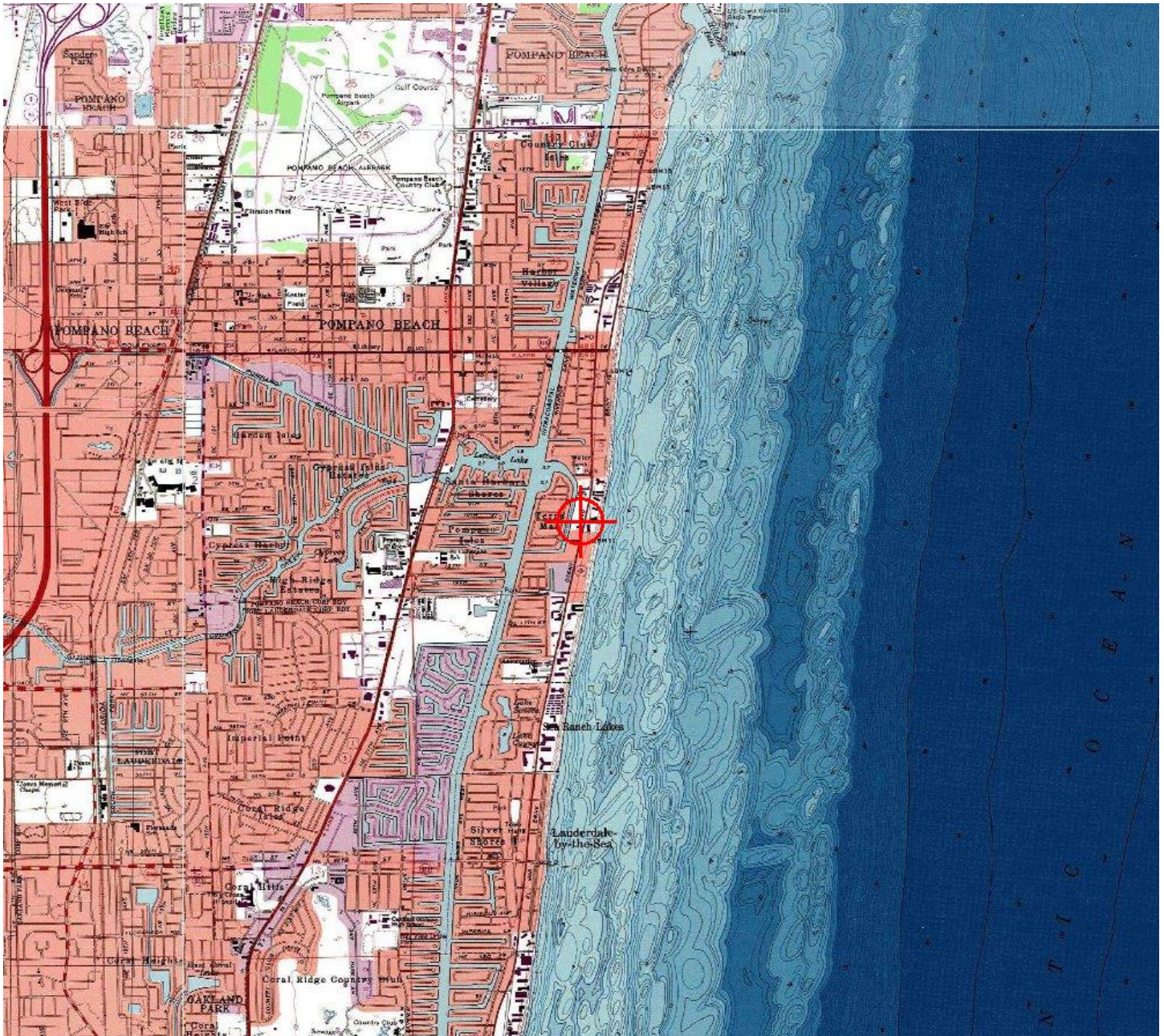
If we can be of further assistance, please contact our office at (404) 305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-ASO-8538-OE.

Signature Control No: 286725840-358333646

(EXT)

Michael Blaich
Specialist

Attachment(s)
Map(s)





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2016-ASO-8539-OE

Issued Date: 02/28/2018

Ricardo Dunin
1380 South Ocean Boulevard, LLC
4218 NE 2nd Avenue
Miami, FL 33137

**** Extension ****

A Determination was issued by the Federal Aviation Administration (FAA) concerning:

Structure:	Building Pt 10
Location:	Pompano Beach, FL
Latitude:	26-13-03.89N NAD 83
Longitude:	80-05-32.95W
Heights:	8 feet site elevation (SE) 194 feet above ground level (AGL) 202 feet above mean sea level (AMSL)

In response to your request for an extension of the effective period of the determination, the FAA has reviewed the aeronautical study in light of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure.

This extension is subject to review if an interested party files a petition that is received by the FAA on or before March 30, 2018. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager of the Airspace Policy Group. Petitions can be submitted via mail to Federal Aviation Administration, 800 Independence Ave, SW, Room 423, Washington, DC 20591, via email at OEPetitions@faa.gov, or via facsimile (202) 267-9328.

This extension becomes final on April 09, 2018 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Airspace Policy Group via telephone – 202-267-8783.

Accordingly, pursuant to the authority delegated to me, the effective period of the determination issued under the above cited aeronautical study number is hereby extended and will expire on 08/28/2019 unless otherwise extended, revised, or terminated by this office. You must adhere to all conditions identified in the original determination.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (404) 305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-ASO-8539-OE.

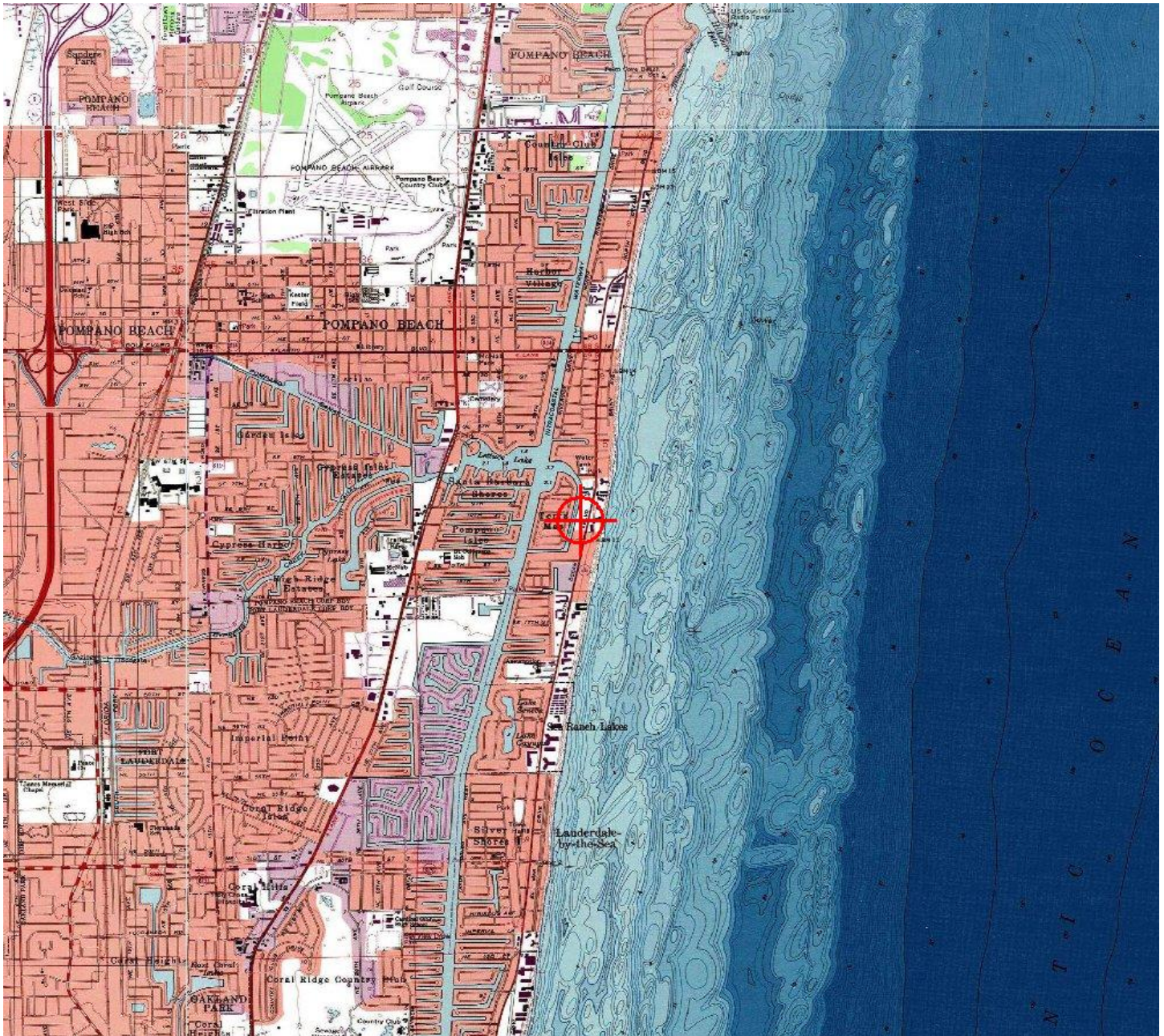
Signature Control No: 286725841-358333641

(EXT)

Michael Blaich
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2016-ASO-8539-OE





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2016-ASO-8540-OE

Issued Date: 02/28/2018

Ricardo Dunin
1380 South Ocean Boulevard, LLC
4218 NE 2nd Avenue
Miami, FL 33137

**** Extension ****

A Determination was issued by the Federal Aviation Administration (FAA) concerning:

Structure:	Building Pt 11
Location:	Pompano Beach, FL
Latitude:	26-13-05.43N NAD 83
Longitude:	80-05-33.89W
Heights:	8 feet site elevation (SE) 194 feet above ground level (AGL) 202 feet above mean sea level (AMSL)

In response to your request for an extension of the effective period of the determination, the FAA has reviewed the aeronautical study in light of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure.

This extension is subject to review if an interested party files a petition that is received by the FAA on or before March 30, 2018. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager of the Airspace Policy Group. Petitions can be submitted via mail to Federal Aviation Administration, 800 Independence Ave, SW, Room 423, Washington, DC 20591, via email at OEPetitions@faa.gov, or via facsimile (202) 267-9328.

This extension becomes final on April 09, 2018 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Airspace Policy Group via telephone – 202-267-8783.

Accordingly, pursuant to the authority delegated to me, the effective period of the determination issued under the above cited aeronautical study number is hereby extended and will expire on 08/28/2019 unless otherwise extended, revised, or terminated by this office. You must adhere to all conditions identified in the original determination.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

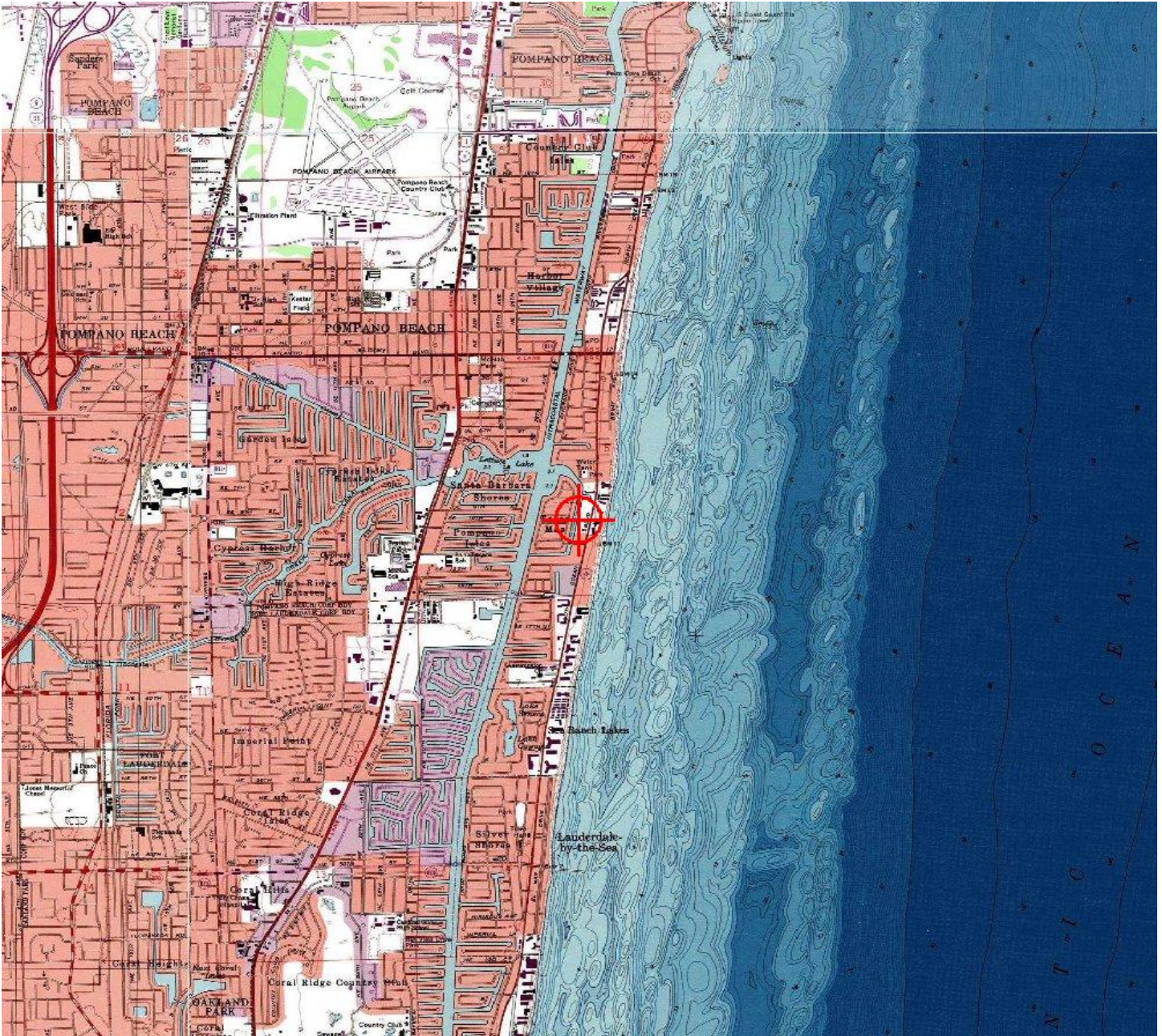
If we can be of further assistance, please contact our office at (404) 305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-ASO-8540-OE.

Signature Control No: 286725842-358333645

(EXT)

Michael Blaich
Specialist

Attachment(s)
Map(s)





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2016-ASO-8541-OE

Issued Date: 02/28/2018

Ricardo Dunin
1380 South Ocean Boulevard, LLC
4218 NE 2nd Avenue
Miami, FL 33137

**** Extension ****

A Determination was issued by the Federal Aviation Administration (FAA) concerning:

Structure:	Building Pt 12
Location:	Pompano Beach, FL
Latitude:	26-13-05.44N NAD 83
Longitude:	80-05-32.85W
Heights:	8 feet site elevation (SE) 194 feet above ground level (AGL) 202 feet above mean sea level (AMSL)

In response to your request for an extension of the effective period of the determination, the FAA has reviewed the aeronautical study in light of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure.

This extension is subject to review if an interested party files a petition that is received by the FAA on or before March 30, 2018. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager of the Airspace Policy Group. Petitions can be submitted via mail to Federal Aviation Administration, 800 Independence Ave, SW, Room 423, Washington, DC 20591, via email at OEPetitions@faa.gov, or via facsimile (202) 267-9328.

This extension becomes final on April 09, 2018 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Airspace Policy Group via telephone – 202-267-8783.

Accordingly, pursuant to the authority delegated to me, the effective period of the determination issued under the above cited aeronautical study number is hereby extended and will expire on 08/28/2019 unless otherwise extended, revised, or terminated by this office. You must adhere to all conditions identified in the original determination.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (404) 305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-ASO-8541-OE.

Signature Control No: 286725843-358333642

(EXT)

Michael Blaich
Specialist

Attachment(s)
Map(s)

