

TABLE III Intensity and Dimensional Standards- RPUD	
Project area (acres)	78 acres
Max dwelling units	907 d.u.s
Unit size, minimum (sq ft)	
Studio	500 sq. ft.
1-Bedroom	600 sq. ft.
2-Bedroom	850 sq. ft.
3-Bedroom	1,050 sq. ft.
PD Perimeter, minimum (ft.)	10 feet

USE TYPE	SETBACKS (ft.)				BUILDING SEPARATION	FLOOR AREA, Min. (s.f.)	MAX BLDG SIZE (s.f.)	DENSITY ⁽¹⁾	BUILDING HEIGHT (ft.) (Max.)	Lot Area Min. (s.f.)	Lot Width Min. (ft.)	Lot Coverage Max. (%)	Pervious Area Min. (%)
	Front	Street Side	Interior Side	Rear									
Single-Family	20	10	0/5	15	N/A	675	N/A	Per Comp. Plan	35	3,600 sf	36	60	30
Single-Family (zero lot lines)	20	10	0/5	15	N/A	675	N/A	Per Comp. Plan	35	2,800 sf	28	55	30
Single-Family (attached)	20	10	0/5	15	N/A	675	N/A	Per Comp. Plan	35	2,400 sf	30	55	30
Two-Family	20	15	6	15	N/A	750	(2)	Per Comp. Plan	35	8,000 sf	70	35	30
Live/Work	10	10	6	15	N/A	500	(2)	Per Comp. Plan	35	5,000 sf	50	35	20
Townhome	20	10	5	10	N/A	(2)	(2)	Per Comp. Plan	35	1,800 sf	20	65	15
Multi-Family	15	10	15	15	Per Article 5 of the City's Code	(2)	(2)	Per Comp. Plan	65	2,400 sf	30	40	20
Wellheads	<ul style="list-style-type: none">100-ft from well head to any sanitary line300-ft from well head to surface water15-ft from raw water easement to any surface water10-ft from raw water easement to any building face				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(1) 907 units per the City's Comprehensive Plan
(2) Per Article 5 of the City's Code, Sec. 155.5601.C.2 Individual structure footprints shall not exceed 20,000 square feet and the maximum length of any multifamily residential structure shall be 180 linear feet, regardless of the number of units.

TABLE IV Open Space		
TYPE	Required	Public Park Dedication*
Open Space Consisting of General, Passive and Active	25%	14 acres

Note: Exhibit E1 PD Plan depicts Active and Passive open space. General open space to be determined at site plan as part of "pad" siting and development.

*Park dedication does not count toward open space requirement. Although the park property is not located within the RPUD boundary, the park and the subject site are being platted under one plat. The owner is voluntarily platting the park property which accounts for approximately 14% of the total net plat area.

TABLE V Deviations				
Type	Code Section	Description	Deviation	Justification
Parking Space	155.5102	Dimensions	9x18 v. 10x20	The overall 4 ft reduction in stall depths are provided to incorporate 5 ft wide bike path within the development, also allowing for additional perimeter buffer.
Vehicle stacking	Table 155.5101.G. 8.b.	Parking lot entrance driveways	Min. 50 ft stacking lane distance for 500 or more off-street parking spaces	To accommodate proposed site design for vehicular access. Intended for clubhouse and amenity or the like to include no more than 25 spaces and not intended for residents' use.
Bicycle access and circulation	155.5101.H. 3	Bike path	Minimum 5 feet	To accommodate proposed site design; Width is same as existing bike path on Atlantic Boulevard.
Pedestrian access and circulation	155.5101.I.3	Pedestrian walkways	"Secondary" walkways 4 ft. See Section II.A.6 of this document.	To provide additional pervious area versus impervious area at secondary/internal walkways intended to be used primarily by residents.
Off-street parking and loading	155.5102.C. 9	Wheelstops	No wheel stops. Continuous curb.	A continuous curb provides a much more seamless and safer design. Allow sidewalks to be raised above the street.
Access, circulation, parking & loading	155.5102.L.1	Bicycle racks and lockers	All parking areas excluding residential parking and its accessory uses provide min. 5 bicycle parking spaces at each amenity.	Additional racks shall be provided at all outdoor and indoor amenity areas and active/passive open spaces..
Landscaping	155.5203.B. 2.g.ii(D)(1)	Palm Trees	Min. height 12 ft v. 14 ft.	To accommodate reduced availability of some palm species at taller heights.
Landscaping	155.5203.D. 3.c.ii	Perimeter Landscape width 10 ft	Min. 5 ft only along eastern perimeter in location of utility easement. Easement area will be sodded.	To accommodate existing utility easement and off-site generator access. The balance of the perimeter buffer to be 15 ft to offset this constriction.
Landscaping	155.5203.D. 5.a	Landscaping b/t VUAs and bldgs. 24 ft	Reduce width of landscape area abutting bldg. façade to 6 ft, not incl. sidewalk	In order to reduce excessive driveway depths to buildings where garages occur under buildings, and due to site constraints triggered by utility easements, surface parking configuration and access that limit building placement.
Screening, Fences & Walls	155.5302.E.3	Perimeter fences/walls	Metal/ aluminum and picket fences permitted	To accommodate proposed site design.
Access, circulation, parking & loading	155.5102.I.1	Aisle Width	Min. aisle width 22 ft	To accommodate proposed site design and consistent with Sec. 100.24 Minimum Paving Width

TABLE I Land Use/Density	
Development Area	Density/Intensity
Residential	907 units

TABLE II Type and Mix of Uses				
Phase	Pad ⁽¹⁾	Unit Type ⁽¹⁾	Number of Units ⁽¹⁾	Density ⁽¹⁾
Phase 1	1	Multi-family	39	404 units
	2	Multi-family	21	
	3	Multi-family	126	
	4	Multi-family	92	
	5	Multi-family	62	
	6	Multi-family	64	
	7	Multi-family	220	
Phase 2	8	Single-Family (zero lot line)	63	503 units
	9	Single-Family (zero lot line)	29	
	10	Single-Family (zero lot line)	27	
	11	Single-Family (zero lot line)	67	
	12	Townhome	97	

⁽¹⁾ Modification is permitted per section III. C. of this document and to be determined at site plan. Total number of units within the RPUD not to exceed 907 units



LEGEND	
	PAD 'X' - DEVELOPMENT PARCEL
	VEHICULAR CIRCULATION
	BIKE PATH
	PEDESTRIAN CIRCULATION
	LAKE AREA
	RECREATION AREA
	PERIMETER BUFFER
	PASSIVE/OPEN SPACE (INCLUDING LAKES)
	ACTIVE/OPEN SPACE
	GENERAL/OPEN SPACE (INCLUDING BUFFER AT WELL HEADS)
	EXISTING WELL HEADS

NOTES:	
1.	PHASE LINE DELINEATIONS ARE APPROXIMATE.
2.	PHASE II MAY BE BROKEN FURTHER DOWN INTO MORE PHASES AND SHALL BE ESTABLISHED AT TIME OF SITE PLAN SUBMITTAL
3.	THE CONFIGURATION OF THE PADS, LAKES, RECREATION AREA AND ON-SITE CIRCULATION ARE SUBJECT TO CHANGE DURING THE SITE PLAN APPROVAL PROCESS WITHOUT THE NECESSITY OF AMENDING THIS PD MASTER PLAN.

REVISIONS

BY

RESIDENCES AT PALM AIRE

FOR: ZF- DEVELOPMENT, LLC.

LOCATED AT: POMPANO BEACH, FLORIDA

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DATE	07/01/2014
SCALE	AS SHOWN
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