

Permitted and Accessory Use Table		
P = Permitted Principal Use A = Permitted Accessory Use		
List of Permitted Principal and Accessory Uses	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		
Business Service Center	P	155.4216.A
Parcel Services	P	155.4216.E
Travel Agency	P	155.4216.G
Bar or Lounge	P	155.4218.A
Restaurant/Café	P	155.4218.E
Professional Office	P	155.4220.B
Art, music, dance studio	P	155.4221.A
Dry Cleaning or Laundry Drop-Off Establishment	P	155.4221.E
Personal Services Establishment	P	155.4221.K
Art gallery	P	155.4222.B
Grocery or Convenience Store	P	155.4222.F
Drug Store or Pharmacy	P	155.4222.G
Other retail sales establishment	P	155.4222.R
Accessory Uses		
Automated teller machine (ATM)	A	155.4303.C
Bike rack	A	155.4303.D
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
Garage or Carport	A	155.4303.P
Green Roof	A	155.4303.R
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

INTENSITY AND DIMENSIONAL STANDARDS ¹			
	PD-I	RM-45	DIFFERENCE BETWEEN DISTRICTS
District Area Minimum NET (EXCLUDING AREA EAST OF DUNE VEGETATION LINE)	1.815 acres	N/A	N/A
NET (INCLUDING AREA EAST OF DUNE VEGETATION LINE)	2.686 acres	N/A	N/A
GROSS	3.190 acres	N/A	N/A
Lot area, minimum (sq ft)	8,800	8,800	0
Lot width, minimum (ft)	75	75	0
Density, maximum (du/ac)	45	45	0
Commercial Uses (sq ft)	1,000	N/A	N/A
Lot coverage, maximum (% of lot area)	70%	60%	-10%
Lot coverage, maximum (% of lot area Including Dunes)	47%		
Pervious area, minimum (% of lot area)	15%	25%	-10%
Pervious area, minimum (% of lot area Including Dunes)	43%		
Vehicular Use Area Landscaping	5%	15%	-10%
Height, maximum - Zoning (ft)	232	105 ²	127
Height, maximum - FAA/APO (ft)	251	N/A ²	None ²
Individual Building size maximum (GSF)	500,000 GSF	N/A	N/A
Front yard setback, minimum (ft) A1A	Podium 25	25	0
	Tower 150	25	125
Street side yard setback, minimum (ft) NE 10th Street	Podium 5	10 ³	-6
	Tower 8	10 ³	-45
Interior side yard setback, minimum (ft)	Podium 15	10 ³	4
	Tower 20	10 ³	-33
Setback from a waterway or canal, minimum (ft)	N/A	25	N/A
Setback from a dune vegetation line, minimum (ft)	25	25	0
NOTES:			
sq ft = square feet; ft = feet; du/ac = dwelling units/acre			
* Podium includes Parking Garage and Amenity Deck			
1. See measurement rules and allowed exceptions/variations in Article 9: Part 4.; Table C			
2. Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits in Section 155.3707.			
3. Those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft. Setback shown is based on proposed building height of 232.			

DEVIATIONS TABLE				
CODE SECTION	TYPE	DESCRIPTION	DEVIATION	JUSTIFICATION
155.5203	Landscape Buffer	Reduction of Buffer	Reduce from 10ft minimum to 9 ft. (portion of south buffer)	Along the south buffer, portions of the driveways, injection wells and other site features encroach into the 10-foot buffer area. Relief from the buffer requirements in this area will allow for these site features. The buffer reduction is compensated with an increase in the amount and size of landscape material proposed and the preservation and enhancement to the dune system.
Table 155.9401.C	Allowable Required Yard Encroachments	Open Balconies	Extend 3' on Side Street Setback	Per this section balconies may extend up to five feet into a required rear yard. The proposed building has a 3' balcony encroachment on the north side. Allowing this deviation allows for the creative design of the building.
155.5102.C.3.b	Backing out onto Streets prohibited	Backing out onto Streets prohibited	Allow trucks to back out onto NE 10th Street from loading area	NE 10th Street dead ends into the beach and Atlantic Ocean, therefore has a low volume of traffic while most vehicles will back in and pull out. It is expected that the Waste Truck will be pulling in forward and then backing into NE 10th Street.

[illegible]

Plotted by: mamodio On Tuesday, October 6, 2020 1:11:24 PM

Drawing name: N:\11\11963.00 - 900 N. Ocean Blvd - PRH 900 North Ocean. ILC\Planning\Cadd\11963.00-PD Plan.dwg

P&Z
MEETING NUMBER PD 13
PROJECT NUMBER 13000002
PZ21-13000002
7/28/2021