

Planned Development Plan

The Adderly Cove Planned District's (the "District") vision is creating a friendly and safe community atmosphere with shared open spaces. All regulations, either adopted from the Land Development Code or modified, are based on a layout that strategically locates housing units towards the center of the parcel and away from neighboring properties. The District meets all the following criteria:

1. *Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;*

The layout presented in the Concept Plan requires the flexibility of a planned development district. The creation of shared green spaces and the provision of the wellness track requires a reduction of passive landscape requirements in exchange for better use of planned meaningful open spaces.

2. *Allowing greater freedom in selecting the means of providing access, open space, and design amenities;*

The District will allow for the creation of shared green spaces and the provision of the Wellness track. Rather than following requirements that cause sporadic passive landscape spaces, the plan provides for green spaces that serve community purposes.

3. *Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;*

By having the District contain multiple unit types, the community is able to either choose one unit type for the entire site or mixed unit types to better accommodate the project to the surrounding neighborhoods.

4. *Allowing more efficient use of land, with smaller networks of streets and utilities, and thereby lowering development and housing costs; and*

Green open spaces are maximized for community gathering and provide more amenity space when compared to typical offerings that strictly follow the Land Development Code. Further, allowing multi-family dwellings rather than limiting to two-family dwellings makes for better building clustering, a reduction in unit construction costs, and a reduction in wasted open space.

5. *Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, wetlands, floodplains, and historic features.*

By emphasizing and creating useable green open space, the district is encouraging environmentally inclusive development that allows residents to enjoy Pompano Beach's comfortable year-round micro-climate.