

DRC

PZ25- 13000003
12/03/2025

Adderly Cove

**Residential Planned Unit Development District Request
City of Pompano Beach, Florida**

October 14, 2025

Prepared by





Project Team

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Introduction

Purpose

The Housing Authority of the City of Pompano Beach (the “Property Owner”) proposes to create an affordable townhome-coachhome style housing community at the 1600 Block of Blanche Ely Boulevard within the established Liberty Park neighborhood in Pompano Beach (**Exhibit “A” – Location Maps**). The planned development is designed to create a new urbanist, low-scale neighborhood centered on shared green corridors and amenities. The low-scale design will harmonize with surrounding neighborhoods and provide for much-needed affordable housing in the South Florida region.

The subject property is approximately 8.64 gross acres. The property’s current future land use is Residential Low, which allows a maximum of 5 units per acre. The property’s current zoning district is Two-Family Residence (RD-1), which limits residential development to duplexes. The applicant seeks to utilize Broward County Land Use Policy 2.16.3 and Pompano Beach Code of Ordinances Section 154.61 by providing deed restricted low-income (80% AMI) dwelling units in exchange for bonus units. Using this housing policy, the Adderly Cove Planned Development district is projected to contain 96 units.

It is the intent of the applicant to rezone from RD-1 to Residential Planned Unit Development (RPUD) to enable an innovative and creative design that provides an efficient use of open space. The applicant’s central vision for the district is to provide a high-quality and unique residential neighborhood that maximizes the utility and aesthetics of its green spaces, while still being sensitive to the project’s surroundings. Under the current zoning district, the land development code and dwelling type limitation would not allow for adequate protection of neighbors nor a creative design.

Intent

The proposed Concept Plan (**Exhibit “B” – Concept Map**) intends to utilize a creative site layout that situates buildings away from adjacent neighbors and towards shared green corridors. These green corridors are designed to become an amenity space for the neighborhood, with an “eyes-on-the-street” atmosphere for increased safety and a community feel atmosphere of a shared front yard. The corridors also allow for a degree of circulation separation between automobile traffic and pedestrian or cyclist activity. A cohesive architectural design of all buildings will create a neighborhood that resembles a lower-density community, yet will have the ability to accommodate many types of dwelling units without an imposing look. The neighborhood will be comprised of a mix of one-story and two-story dwellings to provide a diverse set of accommodations for those with multiple mobility levels. Most units will feature porches

along the front façade that face the shared green corridors and encourage neighborly interactions. Amenities provided to residents consist of a centrally located clubhouse, various landscaped green corridors, and a Wellness track that wraps around the neighborhood. The Wellness track in particular will create a larger buffer than what would have been required by the code, prevents any units from being too close to any of the parcel's boundaries, and beautifies what would have ultimately been passive green space. These elements combine into a concept that is complicated to achieve without site planning techniques that only a RPUD can deliver.

The rezoning to a RPUD will permit a neighborhood with a design that better accommodates a wide range of households and presents a unique self-contained concept. Being in an existing neighborhood emphasizes the concept's adherence to sound planning, sustainability, and the enhancement to quality of life. In addition, the provision of affordable units in Pompano Beach through the high-quality concept will ensure that low-income residents enjoy a one-of-a-kind residential environment.

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Planned Development Location and Size

The planned development site is located on the eastern side of NW 6th Ave, as shown in **Figure 1** or **Exhibit “A” (Location Maps)**. The site has an approximate net parcel acreage of 8.24 and a gross acreage of 8.64. An existing survey of the property can be found in **Exhibit “C”** and the legal description of the property can be found in **Exhibit “E”**.



Figure 1, Property Aerial

General Standards for all Planned Developments

The Residential Planned Unit Development (RPUD) district is intended to allow an innovative and creative site design that provides for efficient use of open space. To do this, the district allows applicants to provide their own standards consistent with the City's existing land development code and compatible with surrounding properties. This district is bound by the requirements outlined in Section 155.3602 (General Standards for All Planned Developments Districts) of the Pompano Beach Land Development Code. All deviations from the land development code are addressed by this district's standards section.

Compatibility with Surrounding Areas

The applicant's intent of using the RPUD district is to create a layout that strategically locates housing units towards the center of the parcel and away from neighboring properties. A beautifully landscaped Wellness track wraps around the property, acting as both a buffer and an amenity. This design creates a buffer that is more akin to a large, continuous, calm paseo. This is in contrast with the typical suburban layout that places private backyards close to existing neighbors. Surrounding neighbors will abut a greenbelt with the chirping of birds, rather than nosier individual private backyards.

The architecture of buildings in the district will still be beholden to the same regulations as in the land development code, which requires the design to closely align with that of low-lying single-family homes. This combination of elements creates a community that shares the character of a low-density single-family development while still accommodating multi-family units.

Impact to Viewshed

No unexpected impact to any viewshed will occur by the planned development. Maintaining a maximum height of 35 feet is consistent with the surrounding permitted heights. View of the lake on the eastern side of the property has always been beholden to the Kendall Lakes Homeowners Association, as they own a parcel separating the site from the lake parcel. Most feasible development layouts, including those permitted under the current zoning district like a single-family community, obstruct the view of the lake. The applicant proposes to maintain the lakeview as a resident amenity by having it be visible from the shared clubhouse and the Wellness track running along the eastern boundary as depicted in the Concept Plan. The location of these amenities near the lake gives all residents the opportunity to enjoy the view.

Provisions

The project will be adequately serviced by transportation, potable water, wastewater, stormwater management, and other public facilities.

Transportation

The site is located conveniently close to stops serviced Broward County Transit (BCT) Route 20, giving residents easy access to the Northeast Transit Center, Broward Central Terminal/Brightline, Holiday Park, and Coral Ridge Mall. This route reaches as far north as Sample Road (Broward Health North) and as far south as Broward Boulevard (Downtown Ft Lauderdale). Stop 1153 is located approximately 140 feet south by way of pedestrian travel from the southeastern corner of the site and serves southbound travel on Route 20. Stop 1130 is located approximately 330 feet south by way of pedestrian travel from the southeastern corner of the site and serves northbound travel on Route 20. Both stops feature seating, a trash receptacle, and have hour headways on weekdays. The site is also serviced by Pompano Beach Shuttles, with stops on two routes within approximately half a mile by pedestrian route. The Blue Shuttle Route has Stop 4, located at the Northwest Branch Library, in very close proximity. Both the Red Shuttle Route and Blue Shuttle Route has Stop 3, located at the Saint Joseph Facility. Both routes have headways of approximately 1 hour.

In addition, residents will enjoy an intricate network of pedestrian and cycling pathways within the project that encourages multi-modal transportation options such as walking and biking. This circulation network is shown in **Exhibit “C” (Circulation Plan)**. The project will utilize Pompano Beach Code Section 155.4202 (A)(2)(h)(v)(A) and provide one (1) space per unit, plus 1 guest space per 5 units, additional ADA spaces, and additional spaces for the clubhouse and mailbox. Main access points to the project will be exclusively from NW 6th Avenue. Residents and guest will also enjoy having dedicated vehicular access to surface parking spaces behind each building.

Water & Wastewater

There are currently adequate public water and wastewater facilities available to service the proposed project. The project will connect to the City’s water and wastewater systems present on NW 6th Avenue. The general location of proposed on-site will be depicted on the civil engineering drawings that are submitted during the site plan process.

Stormwater Management

As required by regulations of Broward County and the City of Pompano Beach in an effort to reduce flooding risks, 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 that are submitted during the site plan process. No adverse impacts are expected from this development, and development will comply with City requirements.

Solid Waste

There are currently adequate solid waste facilities available to service the proposed project and the project will coordinate with the City's contracted residential waste management servicer, Coastal Waste & Recycling, for waste collection. The general location of proposed refuse areas are depicted on the Concept Plan (**Exhibit "B" – Concept Plan**).

On-Site Public Facilities

No other on-site public facilities are anticipated other than typical fire protection and franchised utilities.

Environmental Protection and Monitoring

It is improbable that the site contains any environmentally sensitive land that would need protection or monitoring. Previous development occurred around the late 1950s, evidenced in early 1960 aerials. In 2011, the previous development was demolished and the land has remained vacant ever since. If environmentally sensitive ecosystems, flora, fauna, or significant historical or archeological resources are found on the site, the applicant will follow regulations stipulated in the land development code to mitigate any impact.

Identification of Community Benefits and Amenities in Compensation for Added Flexibility by PD District

Compared to typical multi-family developments, the master plan focuses on creating a friendly and safe community atmosphere with shared open spaces. The following are the main amenities that the project will provide:

- **The Wellness Track:** A fitness track will circle and wrap around the entire project, acting as both a buffer and an amenity to residents. The 5 foot sidewalk will meander around the approximately 20 foot beautifully landscaped buffer, creating an area meant for peaceful strolls or bike rides. The track will be an active use of green space which enhances safety by having residents using and observing common areas.
- **The Greens:** To allow most units to front open space, multiple green corridors are created through the unique layout of the residential units. These spaces are meant to act as small resident gathering spaces, akin to a shared front yard.

Corridors are to be minimally landscaped so as to encourage different activities such as picnics and neighborly sports.

- The Clubhouse: Residents will have access to a centrally located clubhouse, where they can host special events and host community or cultural gatherings.
- Front yards without cars: Front doors and porches will face the green corridors rather than vehicular use areas. This separates vehicular circulation and pedestrian circulation for safety and activates all building facades in the community. The site layout would essentially hide vehicular parking behind buildings and instead focus on the green corridors that become shared front lawns and the beautiful Wellness track.

Consistency with Comprehensive Plan

The district, as proposed, is meant to follow the vision of the Comprehensive Plan in encouraging innovative and cohesive developments while also minimizing adverse impacts or urban sprawl. The District is consistent with the following Goals, Objectives, and Policies:

- Goal 01 - 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.
- Policy 01.03.06 - Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.
- Policy 01.03.07 - Require the provision of building height transitions and decorative structural or vegetative buffers between different density residential land uses, and residential and non-residential land uses.
- Objective 01.07.00: New Land Use Regulations - Encourage the adoption of innovative land development regulations. Adopt new land use designations as strategies continue to evolve to implement for Residential, Mixed Use, Transportation Oriented Districts and Transportation Oriented Corridors and amend the land development regulations, including the creation of new zoning districts for these land use designations to facilitate sustainable and resilient redevelopment and support adaptation strategies in the build environment that accommodate the adopted sea level rise projections.
- Policy 01.07.01 - Continue to evaluate and improve the City's land development regulations to facilitate sustainable and resilient redevelopment and support adaptation strategies in the build environment that reduce greenhouse gas emissions and accommodate the adopted sea level rise projections.

- Policy 01.07.04: Through the ongoing updates to the land development regulations consider the development of various housing units types and residential lots including single family, cluster homes, zero lot line, staggered setbacks and zipper lots, coach houses, townhouses, stacked townhouses, courtyard buildings, terraced buildings and sculptured towers.
- Policy 01.07.18: Continue to implement the incentives for providing affordable housing per the policies in the Broward County Land Use Plan and/or in the City's land development regulations including the use of density bonuses, flex and redevelopment units for affordable housing and the expedited permit review process for developments primarily aimed at providing affordable housing.
- Policy 01.07.19: The City's land development code shall include provisions to encourage or enable a variety of housing opportunities in varying price ranges, including housing for low and moderate income families in large scale residential developments.
- Objective 01.14.00: Smart Growth Initiative - 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 01.14.01: 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 manmade resources.
- Policy 01.14.02: 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 and sustainably sourced building materials.
- Objective 03.01.00: The City should provide, through the undertaking or support of public and private development efforts, sufficient housing units through the long range planning horizon to meet the anticipated population through 2040. Provision of these units shall be based on the need for adequate and affordable housing for all segments of the existing and future population including those households with very-low, low, and moderate income and those with special housing needs, including homelessness.
- Policy 03.01.03 - In order to provide affordable housing, the City shall consider and, where appropriate, support revisions to land development regulations to recognize and locally implement technical innovations in housing construction and site development.

- Objective 03.03.00: The City shall continue to provide adequate sites for very-low, low, and moderate income housing and manufactured homes through the long term planning horizon in a manner that supports the goal to deconcentrate poverty.
- Policy 03.03.02 - Through the review of development proposals, the City shall support public and private sector efforts to create and/or preserve affordable housing for very-low, low and moderate-income groups in areas designated for residential land use for future and current residents recognizing the need for distance separation for subsidized low income tax credit projects of no less than one-half mile. Review of such proposals shall be based on overall compatibility with already established residential areas, the extent to which the location supports the de-concentration of poverty, and consistency with the land development code.
- Policy 03.08.01: The City shall, through the mixed use land use and zoning districts and other means, encourage new housing projects which contain compact building design principles, mixed use, pedestrian activity and support multi-modal transportation options.

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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.

Basic District Regulations

Land Uses

The intended land use character for the District shall be of a multi-family residential neighborhood. It may consist of one residential type or a mix of such multi-family residential unit types. The following table establishes the District's permitted uses:

Residential Use Type (Based on Appendix A: Consolidated Use Table)	
Dwelling, live/work	Not-permitted
Dwelling, mobile home	Not-permitted
Dwelling, multi-family	Permitted
Dwelling, single-family	Permitted
Dwelling, single-family (zero lot line)	Special Exception
Dwelling, two-family	Permitted
Dwelling, mixed-use	Not-permitted
Family Community Residence	Permitted
Transitional Community Residence	Special Exception
Mobile Home Park	Not-permitted

For clarification, Dwelling, multi-family can include but is not limited to: duplex, triplex, villa, courtyard apartment, garden apartment, and bungalow court.

All accessory uses permitted under the RPUD district as listed in Appendix A: Consolidated Use Table of the Land Development Code are permitted in this District.

Dimensional Standards

The following table establishes the District's intensity and dimensional standards:

Intensity and Dimension Standards	
District Net Area Minimum	8.24 acres
District Gross Area Minimum	8.644 acres
Density, maximum (DU/A)	12
Lot Coverage, maximum	30%
Lot Area, minimum	8,000
Lot Width, minimum	70 feet
Pervious Surface, minimum	30%
Building Height, maximum	35 feet
Vehicular Use Area Landscaping	5%

Minimum Plot Setbacks (Adjoining Residential Districts)	
Front Yard	25 feet
Interior Side Yard	8 feet
Rear Yard	15 feet

Development Phasing

The Planned Development will be constructed in only one (1) phase.

Conversion Schedule

Conversion of dwelling unit types will be at a 1 to 1 ratio (ex. 1 garden apartment unit is equivalent to 1 villa unit), as is typical by the Land Development Code. No other conversion schedule is proposed.

Modification of City’s Development Standards

The District modifies the following applicable regulations in Chapter 155 (Zoning) of Pompano Beach’s Land Development Code:

Code Section	Deviation
155.3207 (C)	Utilize Table 155.4202.A.2.c (Floor area per dwelling unit, minimum) for all permitted unit square footages
155.5203 (D)(5)(a)	5’ minimum landscape area between vehicular area and building
155.5101 (H)(3)(a)(i)	5’ minimum bike path width
155.5101 (I)(1)(b)(i)	Does not apply to internal roadways abutting Wellness track (to allow for separation between wellness track and roadway)

For justifications on the deviations listed above, refer to **Exhibit “H” (Deviations Table)**.



Adderly Cove

Exhibit A

Location Maps

DRC

PZ25-13000003
12/03/2025

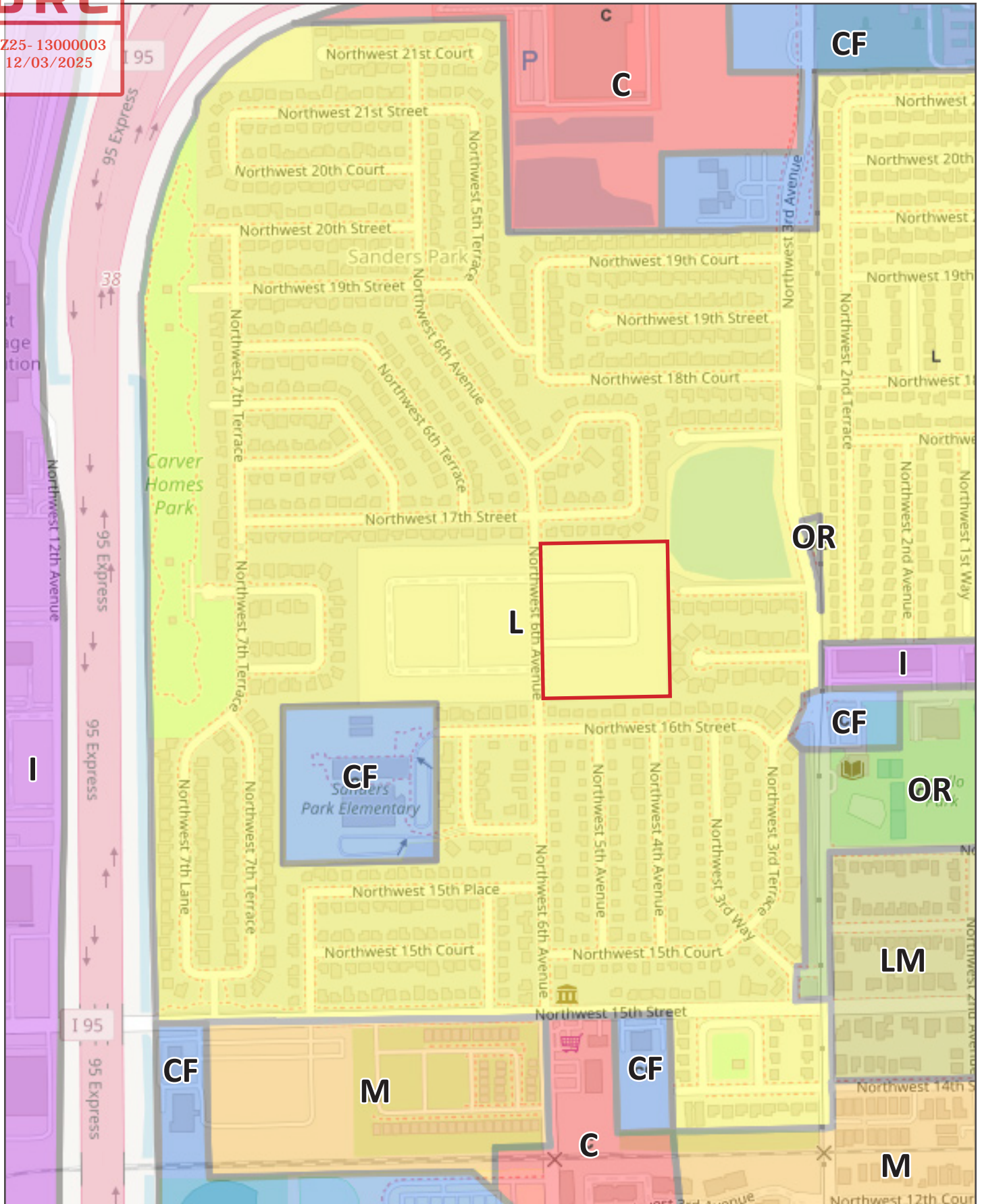


Location Map

Adderly Cove Residential Planned Unit Development

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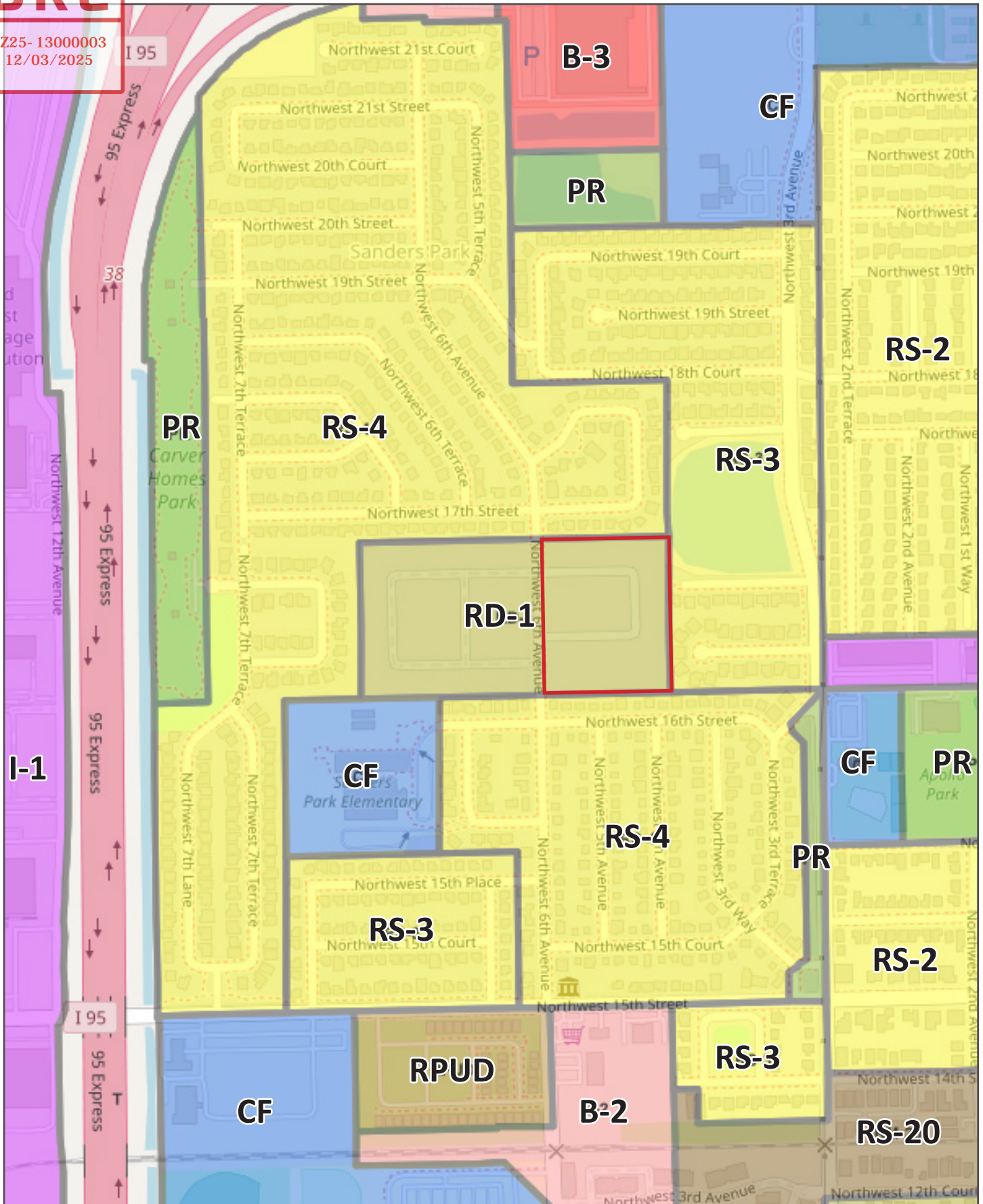


Existing Future Land Use Map

Adderly Cove Residential Planned Unit Development

DRC

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Existing Zoning Map

Adderly Cove Residential Planned Unit Development



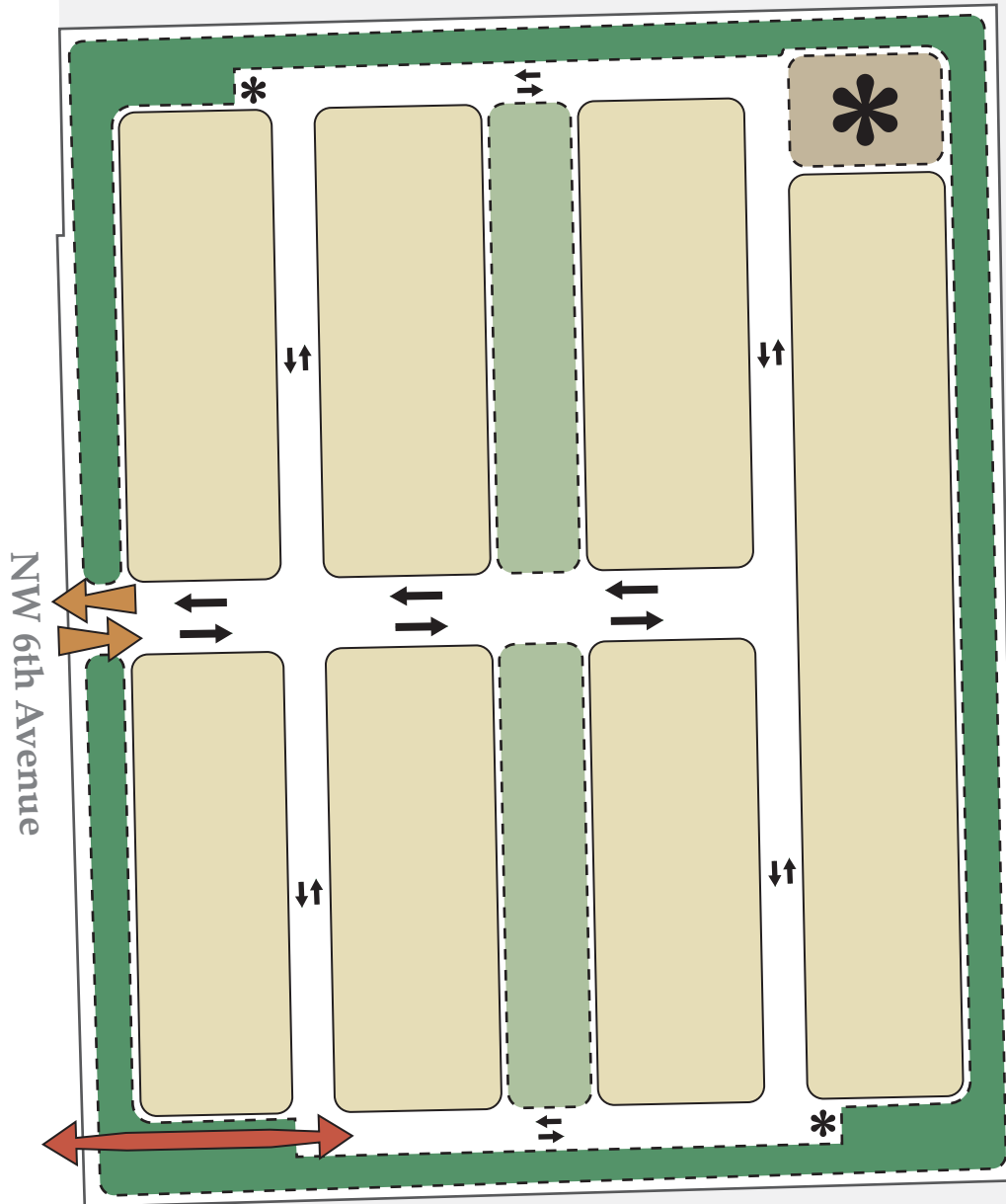
Exhibit B

Concept Map

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NW 17th Street








NW 16th Street






Adderly Cove

Concept Plan

Land Uses

-  Residential
-  Open Space
-  Wellness Track
-  Amenity
-  Refuse Area

Vehicular Circulation

-  Main Project Access
-  Secondary Fire Access
-  Internal Circulation



Adderly Cove

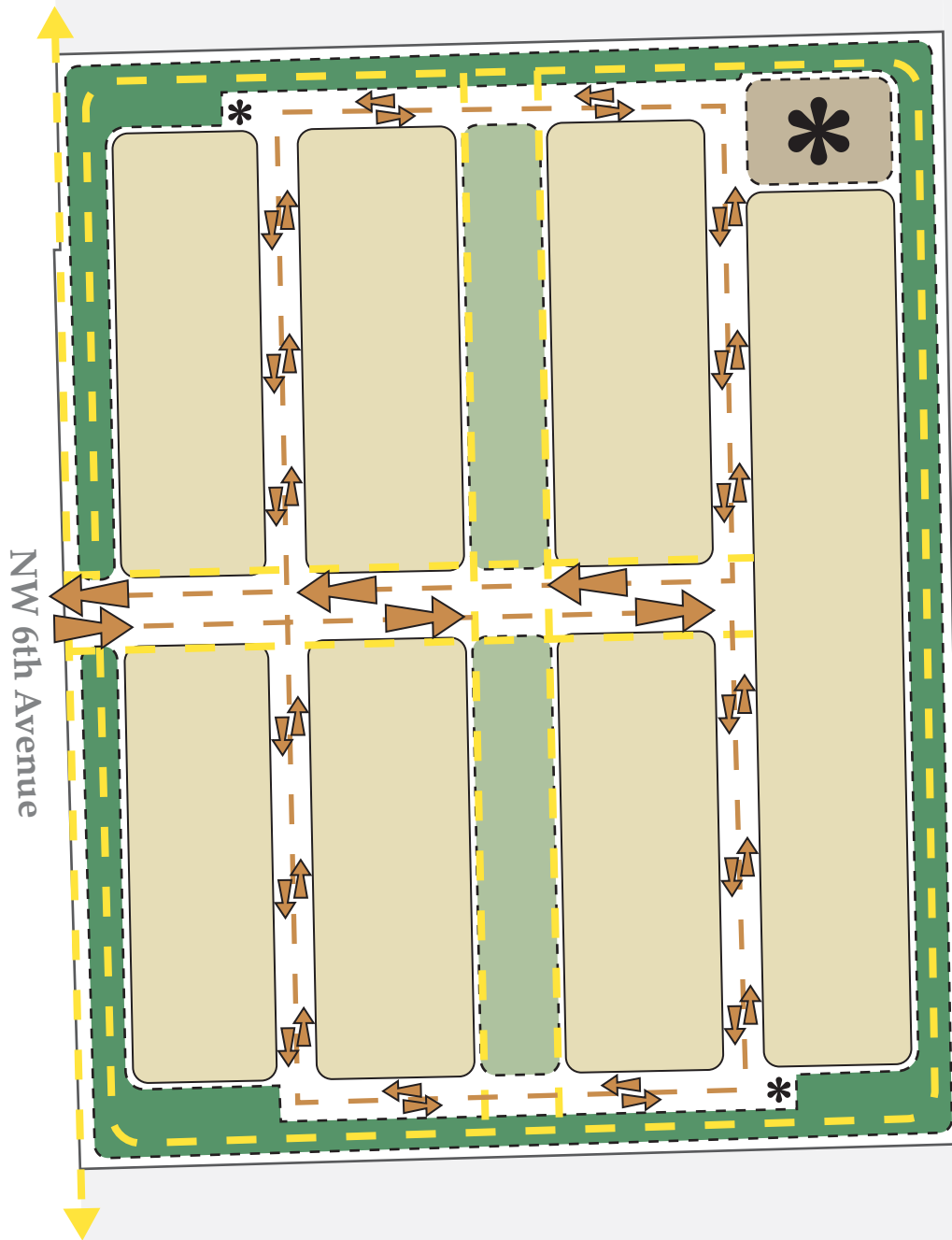
Exhibit C

Circulation Plan

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12/03/2025

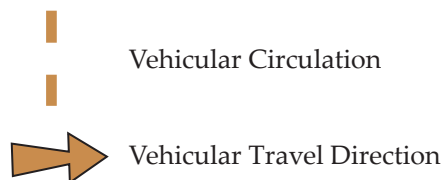
NW 17th Street



NW 16th Street

Adderly Cove

Circulation Plan



Pedestrian
and Bike
Circulation



Adderly Cove

Exhibit D

Legal Description



Adderly Cove

Parcel "B", Blanche Ely, according to the plat thereof, as recorded in Plat Book 183,
Page 408, of the public records of Broward County, Florida.



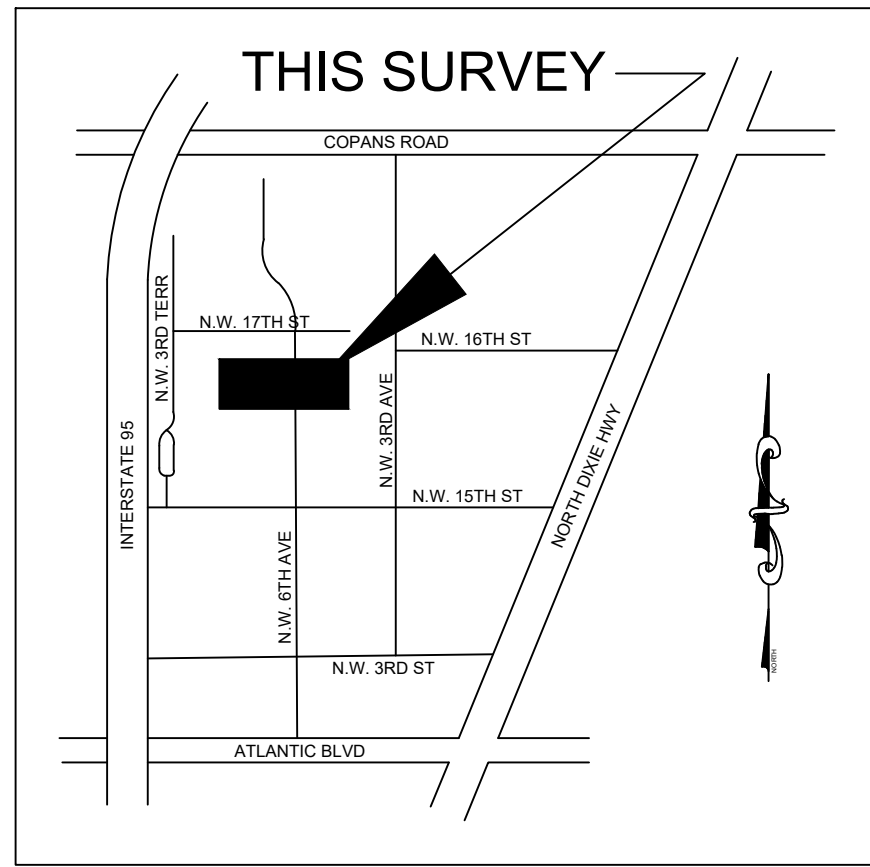
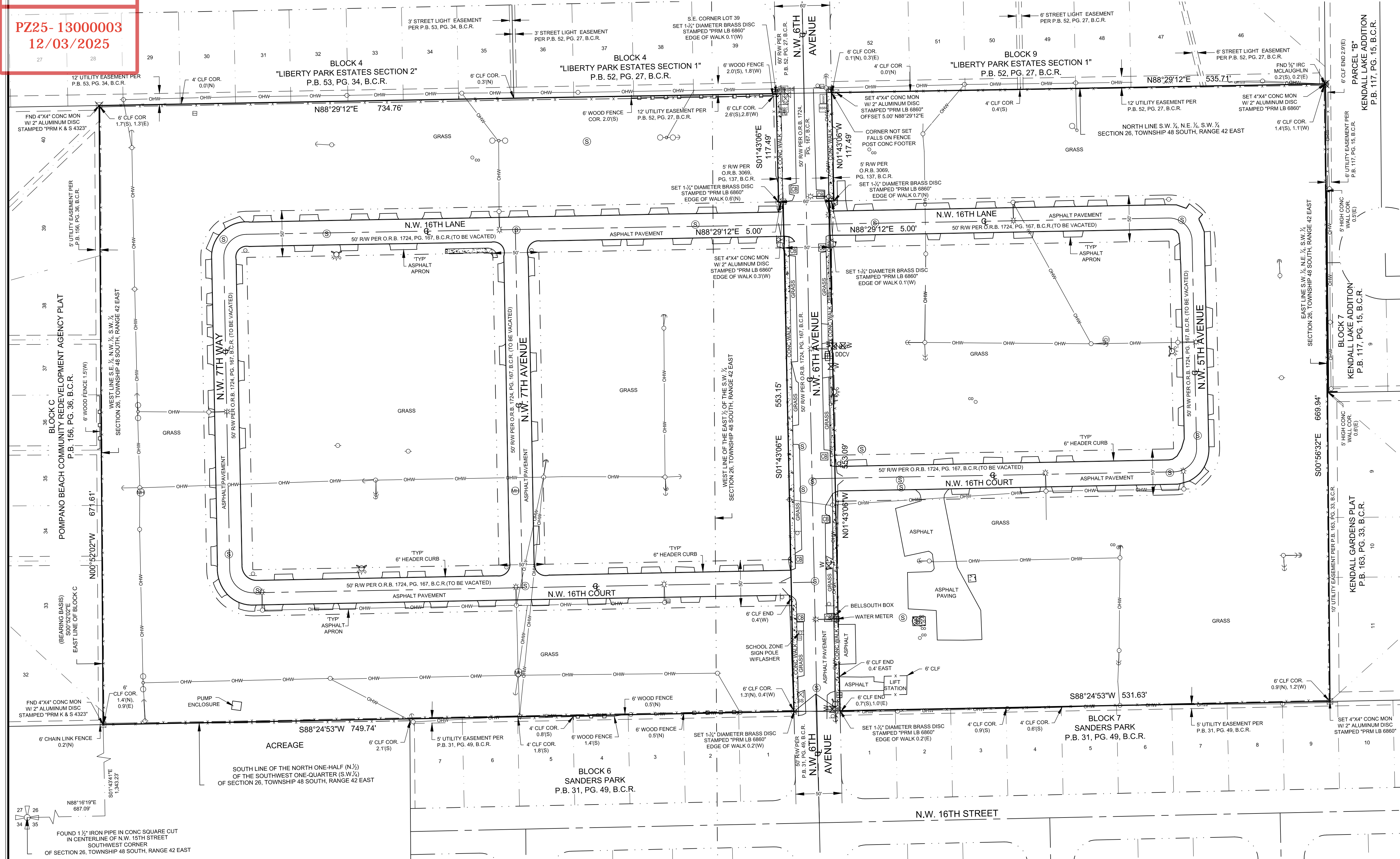
Adderly Cove

Exhibit E

Survey

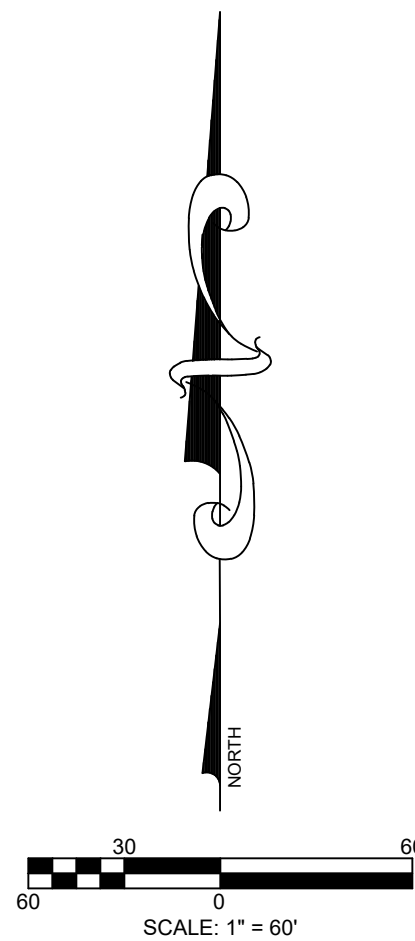
DRC

PZ25-13000003
12/03/2025



LOCATION SKETCH

NOT TO SCALE



SURVEY NOTES:

1. LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENTS OF RECORD.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD PER PARAMOUNT TITLE SERVICES, INC. SEARCH NO. 16-817-11 CERTIFIED THROUGH OCTOBER 4TH, 2016 @ 11:00 P.M.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°52'02" EAST ALONG THE EAST LINE OF BLOCK C, POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 156, ON PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
8. THE OWNERSHIP OF FENCES AND PERIMETER WALLS SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
9. THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE (RULE 5J-17, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
10. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL WHICH MAY HAVE BEEN ENLARGED FOR CLARITY. ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH & ASSOCIATES, INC. FOR THE PURPOSE OF THIS SURVEY. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
11. THE INTENDED DISPLAY SCALE OF THIS SURVEY IS 1" = 60' OR SMALLER.
12. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 WITH THE NATIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT APPLIED (83NSRS2011), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
13. THE LOCATION OF THE RIGHT OF WAY FOR N.W. 16TH COURT, N.W. 16TH LANE, N.W. 7TH WAY, N.W. 7TH AVENUE AND N.W. 5TH AVENUE WERE DERIVED BASED ON THE CENTERLINE LOCATION OF THE EXISTING ASPHALT OF THE AFOREMENTIONED STREETS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON JANUARY 10, 2019 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTE, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH AND ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA REGISTRATION NO. 6805

LEGEND:

B.C.R. BROWARD COUNTY RECORDS
C.L.F. CHAIN LINK FENCE
CONC. CONCRETE
COR. CORNER
FND. FOUND
L.B. LICENSED BUSINESS
MON. MONUMENT
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
P.R.M. PERMANENT REFERENCE MONUMENT
P.B. PLAT BOOK
R/W RIGHT-OF-WAY
TYP. TYPICAL
U.E. UTILITY EASEMENT
OHW OVERHEAD WIRE
CHAIN LINK FENCE
WOOD FENCE
BSSC BELLSOUTH SERVICE CABINET
CB CATCH BASIN
CENTERLINE
CONCRETE
CLEAN OUT

DOUBLE DETECTOR CHECK VALVE
ELECTRIC HAND HOLE
ELECTRIC METER
FIRE HYDRANT
GUY WIRE ANCHOR
IRON ROD
IRRIGATION CONTROL VALVE
SANITARY MAINTENANCE ACCESS STRUCTURE
SANITARY SEWER VALVE
SINGLE POST SIGN
TELEPHONE RISER
UNKNOWN MAINTENANCE ACCESS STRUCTURE
WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD UTILITY POLE
WOOD LIGHT POLE WITH EXTENDED ARM

LAND DESCRIPTION:

ALL OF THE SOUTHEAST ONE-QUARTER (S.E.1/4), OF THE NORTHWEST ONE-QUARTER (N.W.1/4), OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE SOUTHWEST ONE-QUARTER (S.W.1/4), OF THE NORTHEAST ONE-QUARTER (N.E.1/4), OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM A PORTION OF RIGHT-OF-WAY FOR N.W. 6TH AVENUE PERTAINING TO OFFICIAL RECORDS BOOK 1724, ON PAGE 167 AND OFFICIAL RECORDS BOOK 3069, ON PAGE 137, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA CONTAINING 857,993 SQUARE FEET (19.697 ACRES) MORE OR LESS.

BOUNDARY SURVEY - UPDATE
BLANCHE ELY

A PORTION OF THE S.W. 1/4 OF SECTION 26,
TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH BROWARD COUNTY FLORIDA

SHEET 1 OF 1
PROJECT NUMBER
09506.00

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
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EMAIL: mail@KEITHteam.com LB NO. 6860

DATE 12/30/2016
SCALE 1"=60'
FIELD BOOK 758
DRAWN BY S.M.
CHECKED BY A.M.L.

REVISION BY
DATE 01/11/19
UPDATE SURVEY



Exhibit F

Permitted Use Table

Comparison with Existing Zoning District

Residential Use Type (Based on Appendix A: Consolidated Use Table)		
	RD-1	RPUD (Proposed)
Dwelling, live/work	Not-permitted	Not-permitted
Dwelling, mobile home	Not-permitted	Not-permitted
Dwelling, multi-family	Not-permitted	Permitted
Dwelling, single-family	Permitted	Permitted
Dwelling, single-family (zero lot line)	Special Exception	Special Exception
Dwelling, two-family	Permitted	Permitted
Dwelling, mixed-use	Not-permitted	Not-permitted
Family Community Residence	Permitted	Permitted
Transitional Community Residence	Special Exception	Special Exception
Mobile Home Park	Not-permitted	Not-permitted



Exhibit G

Intensity Standards Table

Intensity and Dimension Standards			
	RD-1	RPUD (Proposed)	Change
Maximum Density (DU/A)	12	12	No change
Minimum Floor Area per Dwelling Unit	750 square feet	Utilize Table 155.4202.A.2.c	Consistent with affordable housing standards ¹
Lot Coverage, maximum	35%	35%	No change
Lot Area, minimum	8,000	8,000	No change
Lot Width, minimum	70 feet	70 feet	No change
Pervious Surface, minimum	30%	30%	No change
Building Height, maximum	35 feet	35 feet	No change
Individual Building Size, maximum	N/A	N/A	No change
Minimum Plot Setbacks			
Front Yard (Blanche Ely Blvd)	25 feet	25 feet	No change
Street-side Yard	18 feet	N/A	Not applicable ²
Setback from Waterway or Canal	25 feet	N/A	Not applicable ²
Interior Side Yard	8 feet	8 feet	No change
Rear Yard	15 feet	15 feet	No change

¹ See Modifications Table for justification.² Not Applicable: Not included in PD district as site does not have said setback.



Exhibit H

Deviations Table

Deviation Table

Chapter 155 Standards Modifications				
Code Section	Type	Description	Deviation	Justification
155.5203 (D)(5)(a)	Base Building Planting	Reduction of buffer between building and VUA	Reduce the minimum of 8' for each 15' of building façade to a 5' minimum requirement	This code requirement would create wasted passive landscaping spaces between buildings and vehicular use areas. Instead, the district proposes a reduction to 5' minimum in to expand the size of the green corridors. Rather than providing the buffers, the concept condenses the landscape areas and adds them into the shared courtyard green spaces and wellness track, thus activating them into useful amenities for residents.
155.5101 (H)(3)(a)(i)	Bike Paths	Reduction in path dimension	Reduce the minimum 7' path requirement to 5'	This requirement would create inconsistent pathways around the neighborhood, disrupting the unified design of the pathway network. The district proposes a reduction in the required pathway dimension to 5'. The concept plans to create an extensive multi-modal layout for both pedestrian and bicycle use through the wellness track, apart from the sidewalks along internal driveways and green areas.
155.5101 (I)(1)(b)(i)	Sidewalk provision	Modify requirement needing to install sidewalks on both sides of internal roadways	Internal roadways that abut the Wellness track can place their sidewalk at a distance	The concept of the Wellness track is to provide a slight separation from internal vehicular traffic. This would allow residents to peacefully enjoy the landscaped buffer. While the requested deviation does not eliminate the need for a sidewalk, the wellness track should be allowed to be placed away from internal roadways, and no secondary sidewalk should be installed in between the roadway and wellness track. To clarify, this modification does not affect the provision of a sidewalk along NW 6 th Avenue, as that is an exterior roadway.

RD-1 District Standards Modifications			
RD-1 Standard	Description	Deviation	Justification
Minimum Floor Area per Dwelling Unit	Maintain consistency with affordable housing standards	Utilize Table 155.4202.A.2.c	Due to the project's affordable housing character, the applicant would prefer to use the existing standards for affordable units. No deviation from Table 155.4202.A.2.c is requested. This modification is a clarification that the affordable standards prevail in the district rather than the RD-1 standards.