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
District Area Minimum NET (INCLUDING AREA EAST OF DUNE VEGETATION LINE)	2.686 acres	N/A	N/A
GROSS	3.19O 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 Incuding 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 10	10 [3]	-1
	Tower 13	10 [3]	-40
Interior side yard setback, minimum (ft)	Podium 10	10 [3]	-1
	Tower 16	10 [3]	-37
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 4ft. (portion of south buffer)	The site design includes a 10-foot buffer along the north side. However, 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.

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

ISSUE DATE:	
DESIGNED BY:	MG
DRAWN BY:	MG
CHECKED BY:	TD
BID-CONTRACT:	

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529

CLIENT
PRH 900 NORTH OCEAN, LLC

PROJECT
900 N. OCEAN

SHEET TITLE
PD-I TABLES

SHEET NUMBER PD-5

PROJECT NUMBER 11965.00

DRC
PZ21-13000002
4/21/2021

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