900 North Ocean

Request for PD-I Rezoning
City of Pompano Beach, Florida

DRC

PZ21-13000002
4/21/2021

Project Team

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INTRODUCTION

Purpose and Intent

900 PRH North Ocean, LLC proposes residential high rise and mixed-use design concept located at 900 North Ocean in Pompano Beach. The proposed project has been designed to reflect the City of Pompano Beach's vision for its future built environment. The design concept is unique, modern and will serve to create a much sought-after beach side community living in Pompano Beach.

It is the intent of PRH 900 North Ocean LLC to rezone from RM-45 to PD-I (Planned Development Infill). The PD-I district is established and intended to accommodate small-site infill development within the city's already developed areas. The PD-I district will provide the flexibility to enable high-quality, mixed-use development on this relatively small site, yet will include design requirements that ensure that the infill development is compatible with surrounding development and available public infrastructure. The building will include a mix of ground floor commerical and residential uses. To meet the intent of providing a high-quality mixed-use development the rezoning to PD-I is being requested.

The proposed 900 North Ocean development intends to provide an innovative approach including a mixed-use component to serve the community. By rezoning to the PD-I district the development can set additional development standards beyond those required under the current zoning. By doing so the development can maximize compatibility with the surrounding areas, specifically its proximity to the Atlantic Ocean. The conceptual design is significant and will greatly improve the current streetscape on North Ocean Boulevard with sidewalk enhancements, pedestrian activity zones and cohesive pedestrian and bicycle circulation. Architectural features were inspired by the natural landscape with the design elements that mirror that act in unison with the ocean views.

By rezoning to a PD-I district this project can better support balanced system that accommodates the pedestrian, as well as support future growth and contribute to a sustainable environment and a high quality of life as the City seeks to do. With the residential and mixed-use components as well as its location on N Ocean Boulevard the design and use will support the intermix of residential and commerical uses along major traffic corridors.

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Project Location and Size

The 900 North Ocean project is located between NE 10th Street on North Ocean Boulevard. The east side of the property abuts the Atlantic Ocean. A location map of the property has been provided in Exhibit A. Legal Description of the property can be found in Exhibit B. Exhibit C includes the existing Survey of the property, and Exhibit D contains copy of the proposed plat.

GENERAL STANDARDS FOR ALL PLANNED DEVELOPMENTS

This section responds to each of the requirements outline in Section 155.3602 – General Standards for All Planned Development Districts of the Pompano Land Development Code.

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PD Plan

Planning Objectives

The Planned Development – Infill (PD-I) is intended to accommodate and enable high quality, mixed use development on small infill sites in developed areas of the City. To do this, the district allows applications to provide their own standards that are consistent with the City's Goals, Objectives and Policies.

The project team seeks to rezone to PD-I for several reasons. The planning objective of the 900 North Ocean residential tower is to rezone the property creating design parameters that allow the flexibility to propose innovative design within the permitted density. PD-I districts are generally appropriate in most land use classifications, consistent with the adopted objectives and policies for the classification.

The beachfront parcel size creates limitations for the proposed development due to the restrictions of the vegetative dune line. The parcel located east of the vegetative dune line where no structures can be proposed nor credits towards lot coverage or pervious calculations. The current RM-45 zoning districts setback requirements are not feasible when designing a mixed-use residential building with a podium and tower design. The applicant also seeks to include a ground level mixed-use component to serve residents as well as pedestrians, cyclists and beach goers.

The proposed PD-I will create compatibility between the adjacent uses and allow for a more efficient use of land with a structure consistent to the scale of the surrounding neighbors. Currently the property has high rise residential living to the north and the south. The project would continue this trend while also improving upon the corridors development of quality beach front living.

Description

a. To achieve the desired building design and form, the PD-I documents request some modifications to the dimensional standards as allowed in the PD-I District. All Dimensional Standards are provided in Exhibit F. This includes the following per the City of Pompano Beach Zoning Code: land area, types and mix of land uses, maximum number of residential units, maximum nonresidential floor area, minimum lot area, minimum lot width, maximum impervious surface area, maximum building height, maximum building size, minimum and maximum setbacks and minimum setbacks from adjoining residential development or residential zoning district.

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b. Modifications of Development Standards

Due to the innovative nature of the project the applicant request the PD-I rezoning and has also provided a Permitted and Accessory Use Table. The table can is provided as Exhibit G.

c. Provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development.

- Transportation – Residents and guests will access a parking garage via North Ocean Boulevard. This entrance location has been approved by FDOT which has jurisdiction over State Road A1A. Biking and pedestrian paths are provided throughout the property with bicycle racks for the public and bike storage area for residents. The site is also services by Broward County Mass Transit. Bus route 11 services State Road A1A from Commerical Boulevard and US 441 to SR7 and Copans Road. This route includes multiple points of interest including Pompano Citi Center, Pompano Beach Fishing Pier, Las Olas Shops, Florida Atlantic University and multiple green spaces.

- Potable Water and Wastewater – There are currently adequate public water and wastewater facilities to service the proposed project. The general location of proposed on-site potable water and wastewater facilities are depicted on the Conceptual Master Utilities Layout. On-site potable water and wastewater facilities will connect to city systems.

- Stormwater Management - As required by regulations of the City of Pompano Beach and Broward County, 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 submitted with the site plan. It is anticipated that an injection well will be utilized to drain the property.

- On-Site Public Facilities – The proposed development will have a podium parking garage. Pedestrian as well as bicycle pathways are provided as well as bicycle racks for the public and storage for residents. Pedestrian access is provided for both the mixed-use commercial component as well as beach access. This allows for a mix of both resident and non-residential uses.

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d. Provisions related to environmental protection and monitoring.

Due to the proximity of the proposed project to the Atlantic Ocean, the proposed project will comply with all standards listed in Section 155.5402 – Lighting Requirements for Marine Turtle Protection of the City's Zoning Code. By doing so the project will reduce impacts of coastal lighting on the nesting and hatching of threatened and endangered sea turtles though restrictions, constraints and requirements to preserve and protect sea turtles and sea turtle inhabitants.

To protect the dune vegetation line enhanced dune planting has been provided on east side. Dune plantings are in front of the beach access paths, mitigating the perpendicular path to the shoreline. Native dune shrubs and groundcovers are being implemented to greatly enhance the existing dune system. Shrubs such as Horizontal Cocoplum and Bay Cedar are proposed in both the pool deck and adjacent dune plantings to create a seamless transition between deck and dune, while a mix of groundcovers such as Sea Oats, Spider Lily and Dune Sunflower are proposed to fortify the eastern dune.

e. Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD District;

There are several community benefits and amenities as part of the PD-I District. Pedestrian access has been provided in various locations in an aesthetically pleasing way. The building design will greatly enhance the architectural character of the neighborhood. The project proposes an enhanced native plant-based landscape solution by providing a lush streetscape with a meandering sidewalk, native plants and trees. The project will display a permanent piece of public art in the form of sculpture which will add character and culture to the AIA corridor.

There are currently dedicated bicycle lanes on AIA which are used daily in both the both north and south direction. These lanes are used at a high volume due in part from the beach front lifestyle. This project will improve the existing conditions of the pedestrian and bicyclist by providing the new landscaped sidewalk separated from the existing bicycle lane making for a safe environment for all.

NE 10th street currently provides public beach access and the proposed project and improvements along NE 10th street will enhance this entry point for both residents and visitors. With the proposed dune enhancements and innovative design elements the natural landscape is preserved for beach goers with a backdrop of an innovatively designed building that represents the City. The PD-I Master Plan includes demonstration of bicycle and pedestrian circulation and activity zones as well as activity nodes. The PD-I Master Plan is provided in exhibit H.

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f. Development Phasing Plan

The proposed project with be developed in one phase.

g. Conversion Schedule

The proposed project does not require conversions between uses.

h. Any other provisions the City Commission determines are relevant and necessary to the development of the planned development in accordance with the applicable standards and regulations.

The proposed rezoning amendment helps facilitate improvements that benefit the City. It will enhance and improve the overall public experience and the pedestrian experience.

General Locations

a. Individual development areas identified by land use and or development density or intensity.

The subject property is 3.067 with an RM-45 zoning and Future Land Use of Residential. Due to the size of the property the application plans to maximize development with the proposed density less than the permitted 45 units per acre. A conceptual site plan has been provided in Exhibit F.

b. Open Space

The site's open space area will include landscape and hardscape. This includes the area surrounding the building and passive recreation areas in connection to the adjacent dunes and beach. Most importantly is the inclusion and protection of the dunes located on the parcel.

Native dune shrubs and groundcovers are being implemented to greatly enhance the existing dune system. Shrubs such as Horizontal Cocoplum and Bay Cedar are proposed in both the pool deck and adjacent dune plantings to create a seamless transition between deck and dune, while a mix of groundcovers such as Sea Oats, Spider Lily and Dune Sunflower are proposed to fortify the eastern dune.

High dollar valued plant material such as Medjool Date Palms are proposed along the entire N Ocean Blvd frontage. Also, all of the proposed ground level trees will be at least 16' in height, and all of the

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proposed ground level palms will be at least 22' OA height, exceeding the 50% requirement by 100%.

c. All public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned city systems;

Bicyclists and pedestrians can access the building from North Ocean Boulevard as well as Northeast 10th Street. The project team has met with the Florida Department of Transportation to establish a full access driveway on State Road A1A, adjacent to the southern property line. Exhibit H includes bicycle and pedestrian access points and paths.

d. Environmentally sensitive lands, wildlife habitat, wetlands and floodplains

Due to the proximity of the proposed project to the Atlantic Ocean the proposed project will comply with all standards listed in Section 155.5402 – Lighting Requirements for Marine Turtle Protection of the City's Zoning Code. By doing so the project will reduce impacts of coastal lighting on the nesting and hatching of threatened and endangered sea turtles though restrictions, constraints and requirements to preserve and protect sea turtles and sea turtle inhabitants.

Native dune shrubs and groundcovers are being implemented to greatly enhance the existing dune system.

e. On site potable water and wastewater facilities, and how they will connect to city's systems.

The proposed 4-inch potable water service shall be supplied by connection to the existing 6-inch water main located along the east side of State Road A1A.

f. On-site stormwater management facilities, and how they will connect to city systems.

Stormwater management shall be provided by way of a proposed drainage well to be located near the northeast corner of the building and another near the southeast corner of the building. The applicant intends to use an injection well to drain the property. No connection to the City's or FDOT's drainage system is proposed.

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g. All other on-site public facilities serving development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management.

The proposed project includes necessary facilities to serve the development including solid waste management, fire protection and stormwater management.

The proposed 8-inch fire service shall be supplied by connection to the existing 16-inch water main located along the west side of State Road A1A. Fire sprinkler system will be designed to high hazard standards in the areas with parking lifts. A Fire Command Center is located off the lobby with direct access from the exterior.

Stormwater management shall be provided by way of a proposed drainage well to be located near the northeast corner of the building and another near the southeast corner of the building. No connection to the City's or FDOT's drainage system is proposed.

Sanitary sewer service shall be served by a proposed 8-inch lateral connecting to an existing manhole located at the west side of SR A-1-A and a proposed 8-inch lateral connecting to an existing manhole located at the east side NE 10th Street.

Solid waster management is being handled by a solid waste truck that accesses through the loading bay proposed on NE 10th Street. A trash room will be located within the loading dock. Enhanced safety precautions will be implemented to assure safety.

Graphics

a. Projects with structure's greater than 35 feet in height, the shadowing on adjacent properties at the following times; two hours after sunrise, noon, and two hours before sunset during the winter solstice, spring equinox, summer solstice, and fall equinox.

The project will have a structure greater than 35 feet in height. A shadow analysis has been provided in Exhibit I.

b. The impacts to view corridors of any adjacent properties of natural resources, including but not limited to, beaches, shores, waterways, recreation spaces and conservation space.

Exhibit J contains the view corridor diagram.

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Consistency with Plans

The proposed 900 North Ocean project will be consistent with the Comprehensive Plan. The PD-I zoning designation and proposed uses of the PD-I plan are intended to be consistent and compatible with the land use designation for the property as found on the City of Pompano Beach Future Land Use Map and consistent and compatible with the Goals, Objectives and Policies of the Pompano Beach Comprehensive Plan. In particular:

Objective 01.02.00 Right-of-Way Protection and Accessibility. Protect the existing and future building encroachments and ensure proper accessibility with the roadway and transit network.

Policy 01.02.02 Approve site plans, plats and other development approvals on the condition that the applicant will dedicate right-of-way according to the requirements of the Broward County Trafficways Plan and the City's street standards in Chapter 100 of the City's Code of Ordinances.

Policy 01.03.03 Encourage property owners to rezone the subject properties when initiating development and/or redevelopment proposals to be consistent with the designations on the Future Land Use Maps.

Policy 01.03.05 All Land Use Plan Map amendments and rezoning's shall provide for the orderly transition of varying residential land use designations.

Policy 01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezoning's.

Policy 01.03.12 The following criteria may be used in evaluating rezoning requests: A. Density; B. Design; C. Distance to similar development; D. Existing adjoining uses; E. Proposed adjoining uses; F. Readiness for redevelopment of surrounding uses and. G. Proximity to mass transit.

Policy 01.04.02 The City of Pompano Beach shall amend its land development regulations to reduce parking requirements for residential and commerical uses along major corridors where it can be shown that pedestrian and transit amenities are provided, shared paring is provided or sufficient public parking nearby.

Policy 01.06.01 Consider and minimize the impacts that land use amendments, rezoning or site plan approvals have on natural resources, including wetlands, and culturally, historically, archaeologically and paleontologically significant resources.

Policy 01.07.08 Through ongoing updates to the land development regulations develop new zoning districts that encourage redevelopment, including mixed use along major highway corridors.

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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.

Compatibility with Surrounding Areas – development along the perimeter of a PD district shall be compatible with adjacent existing or proposed development. Where there are issues of compatibility, the PD Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complementary character of uses. Determination of complementary character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, hours of operation, exterior lighting and siting of service areas;

The PD-I is compatible with adjacent zoning designations as illustrated on the Pompano Beach Zoning Map. (Exhibit D). The area to the north consists of several developments that are compatible with the proposed PD-I project. Zoning of surrounding property include RPUD, RM-45 HR, RM-45, and many of surrounding buildings are similar in size and use to the proposed project.

The PD-I will include a commercial component which will be open to the public. The commercial component is anticipated to be open under normal operating hours.

Exterior building lighting with be installed to protect nesting seat turtles. Other exterior lighting will be provided to illuminate walkways, entryways and other areas where lighting is necessary for safety.

Building and massing are compatible with surrounding uses and environment. Similar projects of this size have been developed to the north and south of the project site. The increase of these types of residential designs creates a desirable living community to the City of Pompano Beach and people who seek to live adjacent to the ocean. The design was inspired by a ripple effect on water with the balconies appearing like ripples or vibrations ebbing outwards from the center. The cadence of the balconies become smoother as the balconies approach the edges of the building. The roof form is a reinterpretation of the vernacular Florida style of sloped or gable roofs to shed water.

Development Phasing Plan

The proposed project with be developed in one phase.

Conversion Schedule

There are no proposed conversions to be scheduled.

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On-Site Public Facilities

Dedication – The developer/landowner intends to dedicate all required public rights-of-way via the plat. This includes one-half of the right-of-way for NE 10th Street and an irregular parcel for the additional dedication along State Road A1A which will comply with the 80 foot right-of-way requirement. Florida Department of Transportation (FDOT) has conceptually approved the driveway openings for the project. Internal easements shall be provided to utility providers as necessary.

a. The PD-I Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

   Exhibit H shows the separations of vehicular, pedestrian and bicycle vehicular traffic. Bicycle and pedestrian circulation routes are provided as well as ample landscape. The PD-I plan also incorporates green space and activity zones.

   Residents and guests will access a parking garage via North Ocean Boulevard. This entrance location has been approved by FDOT which has jurisdiction over State Road A1A. Biking and pedestrian paths are provided throughout the property with bicycle racks for the public and bike storage area for residents.

   The site is also services by Broward County Mass Transit. Bus route 11 services State Road A1A from Commerical Boulevard and US 441 to SR7 and Copans Road. This route includes multiple points of interest including Pompano Citi Center, Pompano Beach Fishing Pier, Las Olas Shops, Florida Atlantic University and multiple green spaces.

b. Access for emergency service vehicles is not substantially impaired;

   Emergency access is provided and not impaired. All required life safety systems shall be located on the ground floor, accessible from the exterior. Fire Command Center is located off the lobby with direct access from the exterior. The command center is 200 SF.

c. Adequate off-street parking is provided for the uses proposed;

Adequate off-street parking will be provided within a two level gated garage. The project proposes a fully valet parking solution with parking lifts located on the second level of the garage.

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Uses

The proposed development includes residential and commercial. The complete list of proposed principle and accessory uses is shown on Exhibit G – PD-I Tables, Permitted and Accessory Use Table. Each of these uses is a permitted use in the PD-I zoning district as defined in the City's Zoning Code. The developer does not anticipate deviating from any of the proposed permitted uses.

Densities/Intensities

The proposed density and intensity are provided in Exhibit F.

Dimensional Standards

The dimensional standards are described in this document and outlined in Exhibit F. The applicant is awaiting the FAA determination that the proposed project will not interfere with airport operations. The property will be requesting an airpark obstruction permit from the Airport Overlay District during the site plan approval process.

PLANNED DEVELOPMENT INFILL (PD-I)

This PD Document as well as all of the attached exhibits are incorporated as the Planned Development Infill (PD-I) regulations for the 900 North Ocean project.

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EXHIBIT A

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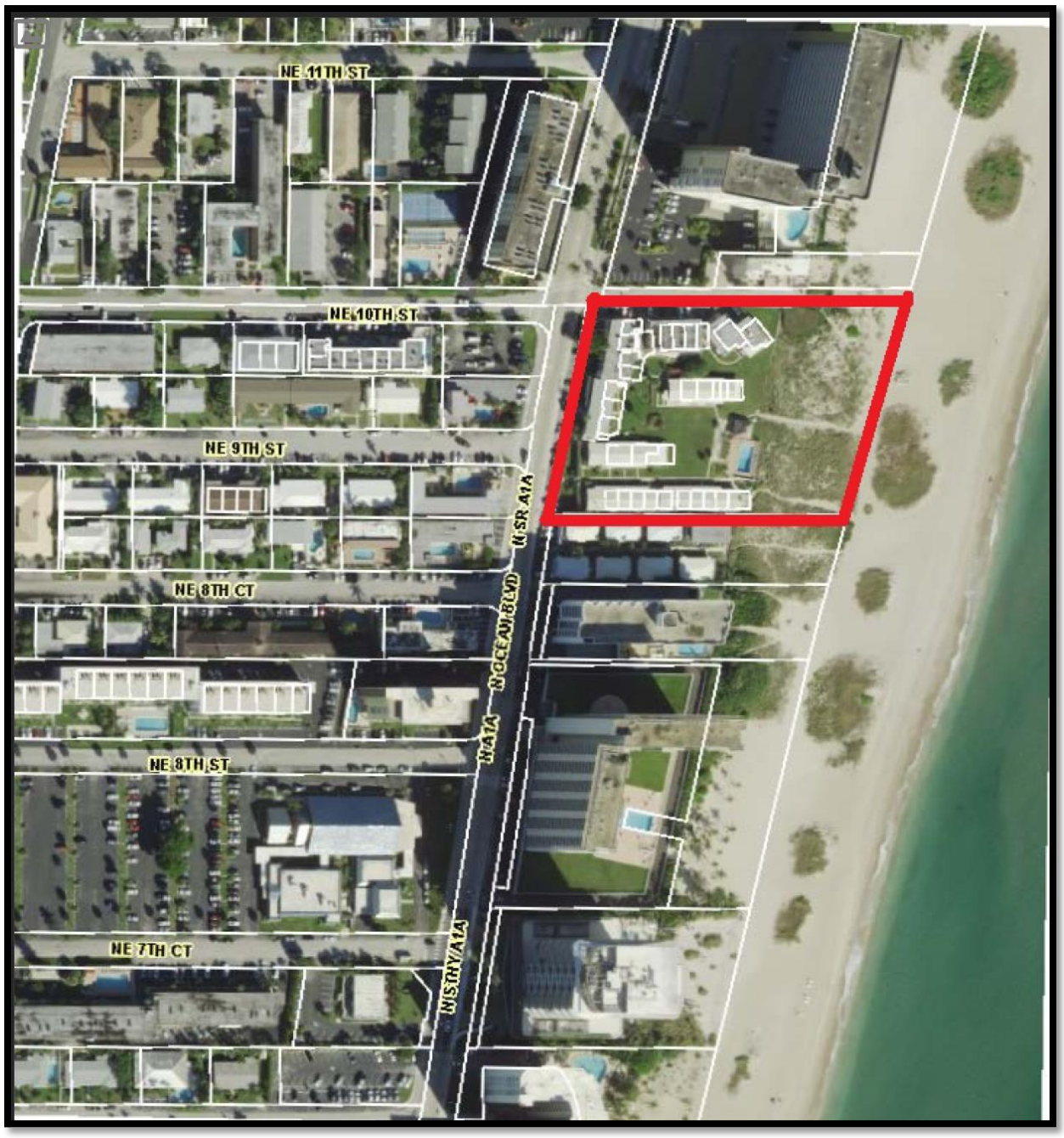

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EXHIBIT B

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900 N OCEAN BLVD:

LEGAL DESCRIPTION:

THE NORTH THREE HUNDRED (300.00) FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THAT PART OF THE NORTH 508.00 FEET OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST AND THE NORTH 508.00 FEET OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 43 EAST LYING EAST OF THE CENTERLINE OF STATE ROAD A-1-A, COMMONLY KNOWN AS OCEAN BOULEVARD, AS SAID PARCEL OF LAND BEING BOUNDED ON THE WEST BY THE CENTERLINE OF SAID STATE ROAD A-1-A AND ON THE EAST BY THE ATLANTIC OCEAN, TOGETHER WITH ALL LITTORAL AND RIPARIAN RIGHTS THEREUNTO APPERTAINING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 133,596 SQUARE FEET OR 3.068 ACRES MORE OR LESS.

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EXHIBIT C

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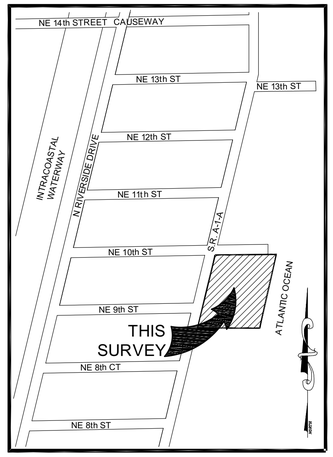
900 N. OCEAN BLVD.

PLAT BOOK _____ PAGE _____

SHEET 1 OF 3

THE NORTH THREE HUNDRED (300.00) FEET, OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST AND THE NORTH THREE HUNDRED (300.00) FEET OF THE N.W. 1/4 (NORTHWEST ONE-QUARTER) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 43 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



LOCATION SKETCH

NOT TO SCALE

DESCRIPTION: (SEE SHEET 2 OF 3)

DEDICATION:

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF BROWARD } BEACH VILLAS CONDOMINIUM, ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AS OWNERS OF THE LANDS, AS SHOWN HEREON, BEING IN SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS 900 N. OCEAN BLVD., DO HEREBY DEDICATE THE FOLLOWING:

NONE:

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS ___ DAY OF _____ , 202_.

BEACH VILLAS CONDOMINIUM, ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION,

WITNESS:_____
PRINT NAME:

WITNESS:_____ BY:_____
PRINT NAME

_____
(PRESIDENT)

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED
COUNTY OF BROWARD } _____ , WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BEACH VILLAS CONDOMINIUM, ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS_____DAY OF_____202_.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC:

_____
PRINT NAME:

CITY OF POMPANO BEACH APPROVALS:

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF POMPANO BEACH, FLORIDA, AND BY RESOLUTION NO. _____THIS_____DAY OF_____,A.D., 202_.

ALL APPLICABLE CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____
CITY CLERK
ASCELETA HAMMOND

BY:_____
CITY MAYOR
REX HARDEN

PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA HAS ACCEPTED AND APPROVED THIS PLAT THIS____DAY OF_____ A.D., 202_.

BY: _____
PLANNING AND ZONING BOARD
CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS____DAY OF_____A.D., 202_.

BY:_____
CITY ENGINEER
JOHN SFIROPOULOS, PE

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS_____DAY OF _____ , A.D., 202_.

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____ , A.D., 202_.

BY:_____ DATE:_____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS____DAY OF_____,202_.

_____
MAYOR-COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY:_____
ALEJANDRO S. PEREZ
ACTING COUNTY ENGINEER
FLORIDA PROFESSIONAL ENGINEER,
REGISTRATION NO. 33217

DATE: _____

BY:_____
ROBERT P. LEGG, JR.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. LS4030

DATE: _____

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

_____
DIRECTOR OR DESIGNEE DATE

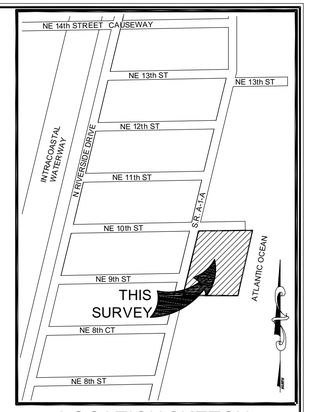
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON _____ ___, 202_.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: _____ FOR THE FIRM BY:_____
MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 5660
STATE OF FLORIDA

BEACH VILLAS CONDOMINIUM	*CITY COMMISSION*	*CITY ENGINEER*	*COUNTY COMMISSION*	*COUNTY ENGINEER*	*COUNTY SURVEYOR*	*SURVEYOR*	*PREPARED BY:*
					DRC PZ21-13000002 4/21/2021		KEITH 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 EMAIL: mail@KEITHteam.com LB NO. 6860 *XXX-MP-21*



LOCATION SKETCH
(NOT TO SCALE)

LEGEND:

B.C.R	BROWARD COUNTY RECORDS
CATV	CABLE TELEVISION
C.B.S.	CONCRETE BLOCK STRUCTURE
CCCL	COASTAL CONSTRUCTION CONTROL LINE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
ELEV.	ELEVATION
ENG.	ENGINEERING
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.E.	FINISHED FLOOR ELEVATION
FP&L	FLORIDA POWER & LIGHT COMPANY
FND.	FOUND
GIS	GEOGRAPHIC INFORMATION SYSTEMS
INV.	INVERT
LB	FLORIDA LICENSED BUSINESS NUMBER
M.M.B.	MISCELLANEOUS MAP BOOK
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
STY.	STORY
TYP.	TYPICAL
WF	WOOD FENCE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
AC	AIR CONDITIONER
BFP	BACK FLOW PREVENTER
BCH	BENCH
BM	BENCHMARK
BOL	BOLLARD
CB	CATCH BASIN
CATV	CATV PEDESTAL
CUP	CONCRETE UTILITY POLE
CURB INLET	CURB INLET
EHH	ELECTRIC HAND HOLE
EO	ELECTRIC OUTLET
FH	FIRE HYDRANT
FP	FLAG POLE
FL	FLOOD LIGHT
GA	GUY ANCHOR
IRR	IRRIGATION CONTROL VALVE
LID	METAL LID
PM	METAL LIGHT POLE
GAS	NATURAL GAS METER
	CIRCULAR LITE
	PALM TREE
CO	SANITARY SEWER CLEAN-OUT
S	SANITARY SEWER MANHOLE
	SHOWER
	SINGLE SIDED SINGLE POST SIGN
D	STORM DRAIN MANHOLE
	TELEPHONE RISER
	TRAFFIC ARROW
	TRASH CAN
	UNKNOWN TREE
WM	WATER METER
WV	WATER VALVE
	YARD DRAIN
◇	CHAIN LINK FENCE
	METAL FENCE
X	WOOD FENCE
OHW	OVERHEAD WIRES
EOV	EDGE OF BEACH VEGETATION
	SEA GRAPE LINE
SAN	UNDERGROUND SANITARY SEWER
SDR/UD	UNDERGROUND STORM
	BRICK PAVERS
	CONCRETE
	DETECTABLE SURFACE

SURVEY NOTES:

1. THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY PARAMOUNT TITLE SERVICES, INC. , SEARCH NO. 20-817-9, DATED DECEMBER 11, 2020 @ 11:00 PM.
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 THE NORTH LINE OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND BEARS SOUTH 89°00'29" WEST.
7. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
8. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, 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.
9. THE OWNERSHIP OF FENCES, PERIMETER WALLS, PONDS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARKS. ORIGIN BENCHMARK 14.745 IS A SURVEY DISC IN THE TOP OF THE NORTH END OF THE EAST ABUTMENT OF THE HIGHWAY BRIDGE OVER THE INTRACOASTAL WATERWAY ABOUT 0.2 MILE WEST ALONG STATE HIGHWAY 814 FROM THE JUNCTION OF STATE HIGHWAY A 1 A; ELEVATION=13.17' AND BENCHMARK Y-311 IS A BRASS DISC SET ON THE TOP OF THE EAST SIDE OF THE BASE OF THE THE COAST GUARD STATION LIGHTHOUSE ABOUT 2.35 MILES NORTH ALONG STATE HIGHWAY A 1 A FROM THE JUNCTION OF STATE HIGHWAY 814 AT POMPANO BEACH, 10 FEET SOUTH OF THE SOUTHEAST CORNER OF THE STEPS LEADING UP TO LIGHTHOUSE, 14.6 FEET WEST OF THE SOUTHEAST LEG OF THE LIGHTHOUSE AND ABOUT LEVEL WITH THE GROUND; ELEVATION=9.63'.
11. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83/NSRS11) TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FPRN) FLORIDA PERMANENT REFERENCE NETWORK.
12. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1 FOOT FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
13. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
14. THE FEATURES SHOWN HEREON WERE LOCATED FROM PROJECT CONTROL POINTS THAT ACHIEVED A HORIZONTAL RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET. THAT RELATIVE DISTANCE ACCURACY WAS OBTAINED BY REDUNDANT ANGLE AND DISTANCE MEASUREMENTS AND CALCULATION OF A CLOSED GEOMETRIC FIGURE (TRAVERSE).
15. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
16. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
17. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12011C0377H EFFECTIVE DATE AUGUST 18 2014, THIS PROPERTY LIES IN THIS PROPERTY LIES IN ZONE AE, BASE FLOOD ELEVATION (7.0), ZONE VE, BASE FLOOD ELEVATION (9.0), AND ZONE VE, BASE FLOOD ELEVATION (12.0). LINES IMPORTED FROM BROWARD COUNTY GIS FILE.

TREE TABLE:

TREE NUMBER	TREE NAME	DIAMETER IN INCHES	CANOPY IN FEET
1206	UNKNOWN	10	20
1217	PALM	14	20
1230	PALM	8	15
1231	PALM	8	15
1232	PALM	10	20
1241	UNKNOWN	12	40
1242	UNKNOWN	10	20
1243	UNKNOWN	10	20
1249	UNKNOWN	12	40
1410	GUMBO LIMBO	2	10
1417	PALM	12	20
1437	UNKNOWN	24	50
1438	PALM	4	10
1440	PALM	14	20
1441	PALM	12	15
1442	PALM	(4)-4	15
1867	PALM	12	25
1949	PALM	14	20
2224	SEA GRAPE	18	50
2225	SEA GRAPE	10	50
2226	PALM	4	20
2238	PALM	4	10
2239	PALM	4	10
2391	PALM	12	15
2392	PALM	10	15
2393	PALM	10	15
2600	PALM	8	15
2601	PALM	10	15
2602	PALM	10	15
2966	PALM	(3)-5	10
2967	PALM	(3)-5	10
2968	PALM	(3)-5	10
2980	UNKNOWN	12	30
2981	UNKNOWN	12	30
3096	GUMBO LIMBO	4	10
3097	GUMBO LIMBO	4	10
3116	PALM	(3)-5	10
3117	PALM	(2)-6	10

LEGAL DESCRIPTION:

THE NORTH THREE HUNDRED (300.00) FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THAT PART OF THE NORTH 508.00 FEET OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST AND THE NORTH 508.00 FEET OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 43 EAST LYING EAST OF THE CENTERLINE OF STATE ROAD A-1-A, COMMONLY KNOWN AS OCEAN BOULEVARD, AS SAID PARCEL OF LAND BEING BOUNDED ON THE WEST BY THE CENTERLINE OF SAID STATE ROAD A-1-A AND ON THE EAST BY THE ATLANTIC OCEAN, TOGETHER WITH ALL LITTORAL AND RIPARIAN RIGHTS THEREUNTO APPERTAINING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 133,596 SQUARE FEET OR 3.067 ACRES MORE OR LESS.

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 18, 2021 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.

DRC
PZ21-13000002
4/21/2021

WILLIAM ARATA
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 5082
STATE OF FLORIDA

DATE	REVISION	BY
3/17/21	ADDED TITLE WORK	DDB

DATE	01/18/21
SCALE	1"=20'
FIELD BOOK	948
DRAWN BY	DDB
CHECKED BY	MMM

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860

BOUNDARY SURVEY
900 N. OCEAN BOULEVARD

LOT 1, BLOCK 1, ATLANTIC VIEW NO. 2, PLAT BOOK 27, PAGE 21, B.C.R.
TOGETHER WITH:
A PORTION OF THE NORTH 300 FEET OF GOVERNMENT LOT 1, SECTION 31-48-43
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

SHEET 1 OF 2
PROJECT NUMBER
11963.00

N:\11\11963.00 - 900 N. Ocean Blvd - PRH900 North Ocean, LLC\Survey\DWG\11963.00BOUNDARY SURVEY PLAT.dwg

[SHEET 1] Mar 17, 2021 2:48pm

BLOCK 8
POMPANO BY THE SEA
P.B. 1, PG. 22, B.C.R.

BLOCK 11
POMPANO BY THE SEA
P.B. 1, PG. 22, B.C.R.

BLOCK 11
POMPANO BY THE SEA
P.B. 1, PG. 22, B.C.R.

BLOCK 13
POMPANO BY THE SEA
P.B. 1, PG. 22, B.C.R.

ATLANTIC TERRACE 3401 CONDOMINIUM
PER O.R.B. 8119, PG. 639, B.C.R.

CENTURY PLAZA, CONDOMINIUM
PER O.R.B. 4077, PG. 29, B.C.R.

CENTURY PLAZA, CONDOMINIUM
PER O.R.B. 4077, PG. 29, B.C.R.

ALTA AVENUE
50' RIGHT OF WAY PER P.B. 1, PG. 22, B.C.R.
VACATED RIGHT OF WAY PER O.R.B. 966, PG. 643, B.C.R.

NE 10th STREET
25' RIGHT OF WAY PER
P.B. 1, PG. 22, B.C.R.

NE 9th
STREET
50' RIGHT OF WAY PER
P.B. 27, PG. 21, B.C.R.

STATE ROAD A-1-A
(OCEAN BOULEVARD)

PORTION OF GOVERNMENT
LOT 1, SECTION 31-48-43

PORTION OF GOVERNMENT
LOT 1, SECTION 31-48-43

GOLDEN SHORES CONDOMINIUM
PER O.R.B. 7129, PG. 79, B.C.R.

SITE BENCHMARK
NAIL & DISC LB 6860
ELEV.=10.11'

SITE BENCHMARK
NAIL & DISC LB 6860
ELEV.=10.53'

SITE BENCHMARK
NAIL & DISC LB 6860
ELEV.=11.67'

SET 4"X4" CONCRETE
MONUMENT WITH ALUMINUM
CAP PRM LB6860

SET 4"X4" CONCRETE
MONUMENT WITH ALUMINUM
CAP PRM LB6860

N. LINE
GOVERNMENT LOT 1, N.
LINE SECTION 31-48-43

(BEARING BASIS)
S88°58'34"W

NORTH ONE-QUARTER (N. ¼)
CORNER OF SECTION 31-48-43
FND. NAIL & DISC NOT LEGIBLE

FND. NAIL & DISC
MCLAUGHLIN ENG.
0.2' S., 0.1' E.

FND. NAIL & DISC FDOT

N.E. CORNER SECTION
31-48-43 /N.W. CORNER
SECTION 32-48-43
FND. ¾" IRON PIPE

N. LINE SECTION
32-48-43

FND. ⅝" IRON ROD &
CAP MCLAUGHLIN ENG.
1.9' S.

FND. ⅝" IRON ROD &
CAP MCLAUGHLIN ENG.
1.4' S., 1.5' W.

4' CLF
2.4' S.

S88°58'34"W 463.27'

N88°58'34"E 445.45'

S04°12'59"W 303.94'

S00°43'23"E 300.00'

S3°17'14"W 309.49'
S13°47'16"W (MAG)

N12°47'1"E 308.93'

N14°44'4"E (FIELD)
N14°38'28"E (MAP)
311.73'

S04°12'59"W 427.36'

N 88°58'34" E 179.47'
TO CCCL

N 88°58'34" E 115.39'
CCCL TO POMPANO
VEGETATIONLINE

N 88°58'34" E 132.50'
POMPANO VEGETATDN
LINE TO ECL

CONC. WALL
CONC. WALL TYP.
CONC. WALL 0.3' S.
CONC. 0.3' S.
CONC. 1.7' S.
CONC. WALK 6.6' E. 13.7' S.
CONC. WALK 0.1' E.
CONC. WALL 0.3' N.
CONC. WALL 0.4' N.
CONC. WALL 3.4' N.
CONC. WALL 0.1' N.
CONC. WALL 0.2' N.
CONC. CURB 11.4' E. 8.5' S.
CONC. OVERHANG
CONC. WALL COLUMN TYP.
2' CONC. CURB & GUTTER TYP.
CONC. WALK

STOP BAR TYP.

SOLID YELLOW STRIPE TYP.

SOLID WHITE STRIPE TYP.

BROKEN YELLOW STRIPE TYP.

ASPHALT PAVEMENT

ASPHALT PARKING

LANDING

STEPS

GRASS

OVERHANG

METAL FENCE

CLOTHES LINE

COASTAL CONSTRUCTION CONTROL LINE PER M.M.B. 6, PG. 10, B.C.R., SHEET NO. 5 OF 12

COASTAL CONSTRUCTION CONTROL LINE (CCCL) PER M.M.B. 6, PG. 10, B.C.R., SHEET NO. 5 OF 12

FLOOD ZONE DELINEATION IMPORTED FROM BROWARD COUNTY GIS DIGITAL FILE

ZONE VE (ELEV. 9)

ZONE VE (ELEV. 12)

EOV

BEACH SAND

(ROAD NOT CONSTRUCTED)

LIMITS OF BEACH DUNE

BEACH ACCESS PATH

LIMITS OF COASTAL STRAND

LIMITS OF BEACH DUNE

EDGE OF BEACH VEGETATION

1980 MEAN HIGH WATER LINE AND EROSION CONTROL LINE (EL.) PER M.M.B. 7, PG. 6, B.C.R.

PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT PER O.R.B. 34499, PG. 596, B.C.R.

CITY OF POMPANO BEACH VEGETATION LINE PER RESOLUTION NO. 2020-121 & ORDINANCE NO 2020-40

CITY OF POMPANO BEACH
VEGETATION LINE PER
RESOLUTION NO. 2020-121 &
ORDINANCE NO 2020-40

1 STY. C.B.S. BLDG. (A)
F.F.E.=12.12'

1 STY. C.B.S. BLDG. (B)
F.F.E.=12.09'

1 STY. C.B.S. BLDG. (C)
F.F.E.=11.91'

1 STY. C.B.S. BLDG. (D)
F.F.E.=12.02'

2 STY. C.B.S. BLDG. (E)
F.F.E.=9.52'

2 STY. C.B.S. BLDG. (F)
F.F.E.=11.49'

2 STY. C.B.S. BLDG. (G)
F.F.E.=11.46'

2 STY. C.B.S. BLDG. (H)
F.F.E.=14.75'

2 STY. C.B.S. BLDG. (J)
F.F.E.=12.72'

POOL

GLASS WALL

POOL PUMP

POOL HEATER

TIKI HUT

CONC. WALL TYP.

CLOTHES LINE

OVERHANG

WALL

STEPS

GRASS

BEACH ACCESS PATH

LIMITS OF BEACH HOME

EDGE OF BEACH VEGETATION

LIMITS OF BEACH DUNE

LIMITS OF BEACH HOME

EOV

242.05

242.00

242.10

242.15

242.20

242.25

242.30

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243.75

243.80

243.85

243.90

243.95

244.00

244.05

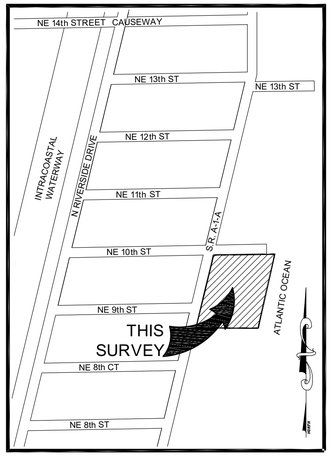
EXHIBIT D

DRC
PZ21-13000002
4/21/2021

900 N. OCEAN BLVD.

PLAT BOOK _____ PAGE _____

THE NORTH THREE HUNDRED (300.00) FEET, OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST AND THE NORTH THREE HUNDRED (300.00) FEET OF THE N.W. 1/4 (NORTHWEST ONE-QUARTER) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 43 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



LOCATION SKETCH

NOT TO SCALE

DESCRIPTION:

THE NORTH THREE HUNDRED (300.00) FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THAT PART OF THE NORTH 508.00 FEET OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST AND THE NORTH 508.00 FEET OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 43 EAST LYING EAST OF THE CENTERLINE OF STATE ROAD A-1-A, COMMONLY KNOWN AS OCEAN BOULEVARD, AS SAID PARCEL OF LAND BEING BOUNDED ON THE WEST BY THE CENTERLINE OF SAID STATE ROAD A-1-A AND ON THE EAST BY THE ATLANTIC OCEAN, TOGETHER WITH ALL LITTORAL AND RIPARIAN RIGHTS THEREUNTO APPERTAINING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 133,596 SQUARE FEET OR 3.067 ACRES MORE OR LESS.

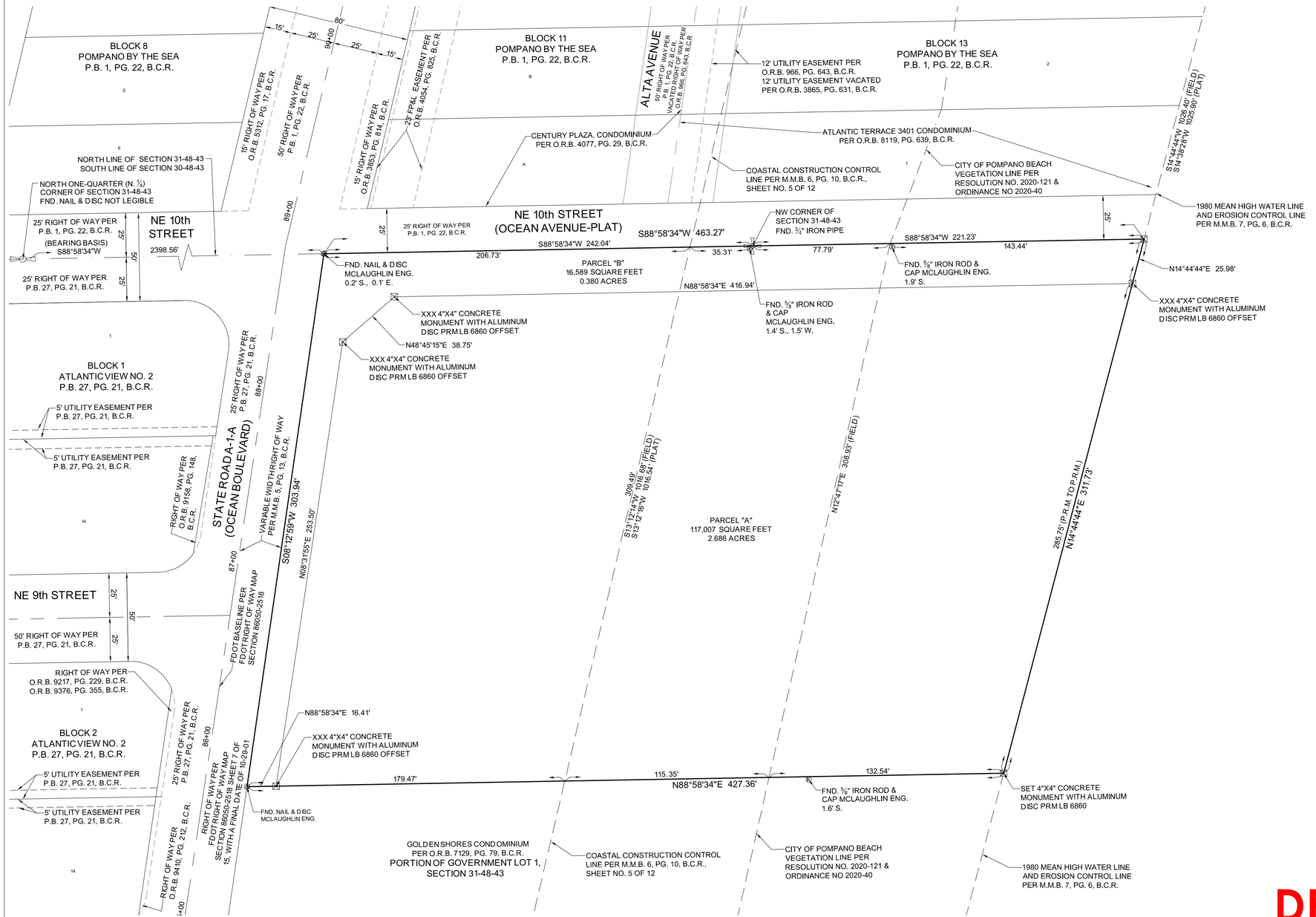
DRC
PZ21-13000002
4/21/2021

PREPARED BY:
KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860

XXX-MP-21

900 N. OCEAN BLVD.

THE NORTH THREE HUNDRED (300.00) FEET, OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST AND THE NORTH THREE HUNDRED (300.00) FEET OF THE N.W. 1/4 (NORTHWEST ONE-QUARTER) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 43 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



PLAT BOOK _____ PAGE _____

SHEET 3 OF 3

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT NOTES:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"X4"X24" CONCRETE MONUMENT WITH ALUMINUM DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF SOUTH 88°58'34" WEST ALONG THE NORTH LINE OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST.

THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

THIS PLAT IS RESTRICTED TO....

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	117,007	2.686
PARCEL "B"	16,589	0.308
TOTAL	133,596	3.067

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
CCCL	COASTAL CONSTRUCTION CONTROL LINE
ENG.	ENGINEERING
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FND.	FOUND
FP&L	FLORIDA POWER & LIGHT COMPANY
L.B.	FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
M.M.B.	MISCELLANEOUS MAP BOOK
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
PRM	PERMANENT REFERENCE MONUMENT
	SECTION CORNER
	QUARTER SECTION CORNER

DRC
PZ21-13000002
4/21/2021

SCALE: 1" = 20'

PREPARED BY:
KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860

XXX-MP-21

EXHIBIT E

DRC
PZ21-13000002
4/21/2021

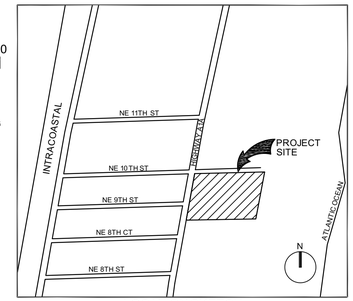
ADJACENT PROPERTY:
LAND USE: RES HIGH 25-46
ZONING: RM-45HR

ALTA AVENUE
VACATED ROW PER ORB 1468, PG 495 BCR)

COASTAL CONSTRUCTION CONTROL LINE PER M.M.B 6, PG. 10, BCR (SHEET NO. 5 OF 12)

N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



LOCATION SKETCH
(NOT TO SCALE)

PROPOSED PROPERTY LINE
PROPOSED SIDEWALK
LOADING ZONE
PROPOSED 10' SANITARY SEWAGE EASEMENT (REFER TO CIVIL)
EXISTING PROPERTY LINE
NE 10TH STREET
25' EXISTING ROW (25' ROW PER PB. 1, PG. 22 BCR)
3' BALCONY ENCROACHMENT
BALCONY OVERHANG ABOVE
BUILDING OVERHANG ABOVE 1ST FLOOR
NE 9TH STREET
17.9'
5'
25' PROPOSED ROW DEDICATION
PUBLIC STAIR ACCESS
10' STREET SIDE SETBACK (PODIUM)
30' CORNER CHORD DEDICATION
EXISTING FIRE HYDRANT
PROPOSED FDC
13' STREET SIDE SETBACK (TOWER)
25'
5.14'
46.5'
27.4'
35'
12'
157.7' FRONT SETBACK (TOWER)
132.5'
PRIVATE OUTDOOR AREA FOR TOWNHOME UNIT
25'
1980 MEAN HIGH WATER LINE AND EROSION CONTROL LINE (ECL) M.M.B. 7, PAGE 6 B.C.R.)
ADJACENT PROPERTY:
LAND USE: RES MEDIUM HIGH
16-25
ZONING: RM-20
SR A-1-A (OCEAN BOULEVARD)
(FDOT ROW PER SECTION 86050-2518 SHEET 7 OF 15 WITH A FINAL DATE OF 10-29-01)
25' FRONT SETBACK (PODIUM)
18'
24'
26'
24'
PORTE COCHERE OVERHANG
VEHICLE DROP-OFF AREA
EXISTING DUNE VEGETATION AND BEACH
42.5'
POOL
PROPOSED BUILDING TOWER (3RD TO 21ST FLOOR)
GROUND FLOOR AMENITIES
25'
CITY OF POMPANO BEACH VEGETATION LINE PER RESOLUTION NO. 2020-121 & ORDINANCE NO 2020-40
PROPOSED 10' SANITARY SEWAGE EASEMENT (REFER TO CIVIL)
40'
16.9'
CL OF ROAD
ROW DEDICATION
238.9'
VEHICLE RAMP TO 2ND AND 3RD FLOOR
SPA
249.3'
PROPOSED GATE (REFER TO LANDSCAPE PLANS FOR DETAILS)
PROPOSED ROW DEDICATION (WIDTH VARIES)
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
VEHICLE ACCESS TO 2ND FLOOR GARAGE
PROPOSED .5' SIDEWALK
PROPOSED FDC
(50' ROW PER PB. 27, PG. 21 BCR)
50'
NE 9TH STREET
5'
PROPOSED BUILDING PODIUM PARKING GARAGE (1ST TO 2ND FLOOR)
DROP-OFF / AMENITY DECK (3RD FLOOR)
28.2'
80'
POOL
PROPOSED HARDSCAPE AREA (REFER TO LANDSCAPE PLANS)
BALCONY OVERHANG ABOVE
31.2'
27.8'
24'
SPA
PRIVATE OUTDOOR TERRACE AREA FOR TOWNHOME UNIT
26.8' BALCONY SETBACK
36.3' REAR SETBACK (TOWER)
10'
20'
4.3'
16' INTERIOR SIDE SETBACK (TOWER)
PROPERTY LINE
9'X18' VEHICLE STACKING SPACE
RESIDENTIAL LOADING ZONE
EXISTING 6' PVC FENCE TO REMAIN
10' INTERIOR SIDE SETBACK (PODIUM)
BALCONY OVERHANG ABOVE
GROUND FLOOR BACK OF HOUSE ACCESS
PROPOSED GROUND FLOOR GARAGE PARKING ACCESS (GATED)

ADJACENT PROPERTY:
LAND USE: RES HIGH 25-46
ZONING: RM-45HR

NOTES:
1. REFER TO SURVEY FOR FULL LEGAL DESCRIPTION
2. REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT, SITE AMENITY DETAILS, AND UNIT FLOOR AREA CALCULATIONS
3. REFER TO SHEET A-1 FOR ZONING LEGEND AND PROJECT DATA TABLE
4. REFER TO SHEET L0-00 1AND L0-00 2 FOR SQUARE FOOTAGE CALCULATIONS

DRC
CASE #: 0000000
4/21/2021

VP SCALE: 1"=20' / 0.05:1

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

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

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
SITE PLAN

SHEET NUMBER **SP-101**

PROJECT NUMBER **11963.00**

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

Drawingname: N:\11\11963.00 - 900 N. Ocean Blvd - PRH 900 North Ocean, LLC\Engineering\Cadd\11963.00-SP-101-Site Plan.dwg

EXHIBIT F

DRC
PZ21-13000002
4/21/2021

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 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.

DRC

PZ21-13000002

4/21/2021

EXHIBIT G

DRC
PZ21-13000002
4/21/2021

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.M
Gazebo	A	155.4303.N

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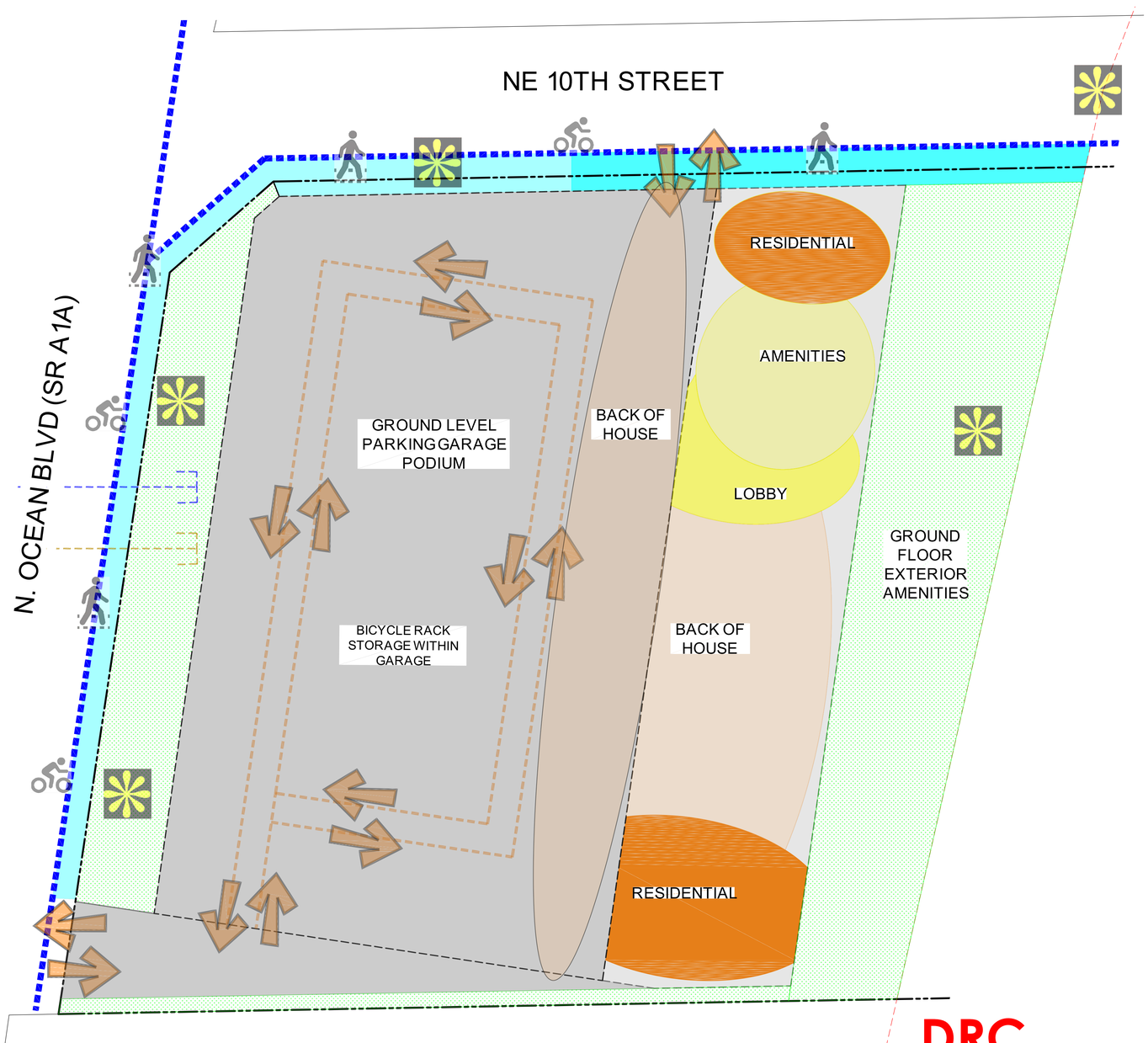
PZ21-13000002
4/21/2021

EXHIBIT H

DRC
PZ21-13000002
4/21/2021



LEGEND:

- WATER SERVICE
- SANITARY SEWER SERVICE
- LANDSCAPE, HARDSCAPE, AND/OR WATER FEATURE
- PEDESTRIAN ACTIVITY ZONE
- PARKING GARAGE / PODIUM
- LOBBY / AMENITIES AREA
- BACK OF HOUSE
- VEHICLE CIRCULATION / ACCESS
- ACTIVITY NODE
- BICYCLE / PEDESTRIAN CIRCULATION
- PROPERTY LINE

DRC
PZ21-13000002
4/21/2021

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
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Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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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
MASTER PLAN

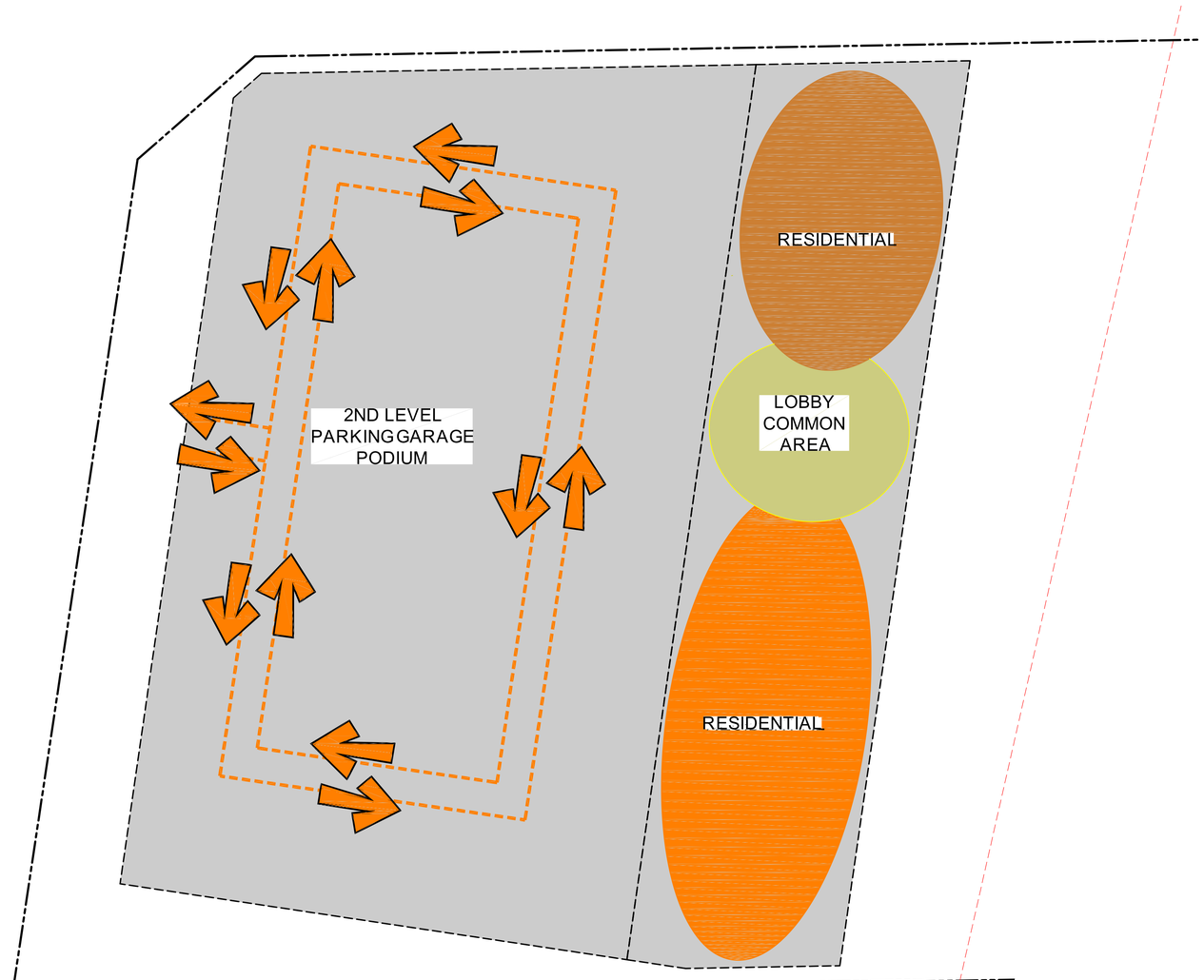
SHEET NUMBER	PD-1
PROJECT NUMBER	11963.00

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

Drawingname: N:\11\11963.00 - 900 N. Ocean Blvd - PRH 900 North Ocean, LLC\Planning\Cad\11963.00-PD Plan.dwg

LEGEND:

- AMENITY DECK / PARKING GARAGE / PODIUM
- RESIDENTIAL
- LOBBY / AMENITIES AREA
- VEHICLE CIRCULATION / ACCESS
- PROPERTY LINE



ADJACENT PROPERTY:
LAND USE: RES HIGH 25-46
ZONING: RM-45HR

DRC
PZ21-13000002
4/21/2021

KEITH
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CLIENT
PRH 900 NORTH OCEAN, LLC

PROJECT
900 N. OCEAN

SHEET TITLE
PD-I
MASTER PLAN

SHEET NUMBER	PD-2
PROJECT NUMBER	11963.00

Plotted by: mamodio On Tuesday, October 6, 2020 1:11:24 PM
Drawingname: N:\11\11963.00 - 900 N. Ocean Blvd - PRH 900 North Ocean, LLC\Planning\Cadd\11963.00-PD Plan.dwg

LEGEND:

- AMENITY DECK / PARKING GARAGE / PODIUM
- RESIDENTIAL
- LOBBY / AMENITIES AREA
- VEHICLE CIRCULATION / ACCESS
- RETAIL
- PROPERTY LINE

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4/21/2021

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
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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
MASTER PLAN

SHEET NUMBER	PD-3
PROJECT NUMBER	11963.00

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LEGEND:

- AMENITY DECK / PARKING GARAGE / PODIUM
- RESIDENTIAL
- PROPERTY LINE

NE 10TH STREET

N. OCEAN BLVD (SR A1A)

GARAGE / AMENITY DECK
(LEVELS 1-3)

TOWER
LEVELS 4-21

DRC
PZ21-13000002
4/21/2021

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
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THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529

CLIENT

PRH 900 NORTH OCEAN, LLC

PROJECT

900 N. OCEAN

SHEET TITLE

PD-I
MASTER PLAN

SHEET NUMBER	PD-4
PROJECT NUMBER	11963.00

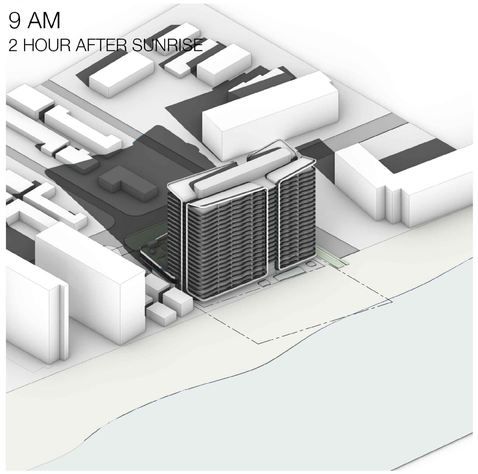
Plotted by: mamodio On Tuesday, October 6, 2020 1:11:24 PM

Drawingname: N:\11\11963.00 - 900 N. Ocean Blvd - PRH 900 North Ocean, LLC\Planning\Cadd\11963.00-PD Plan.dwg

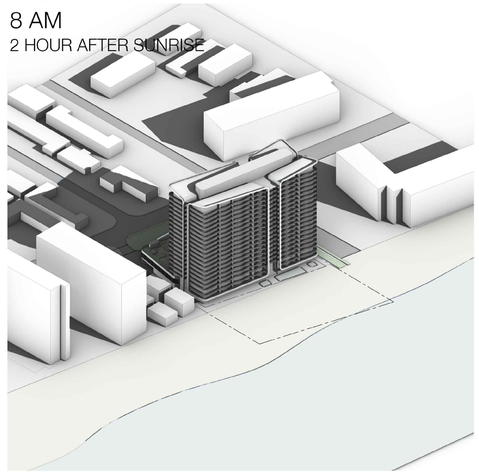
EXHIBIT I

DRC
PZ21-13000002
4/21/2021

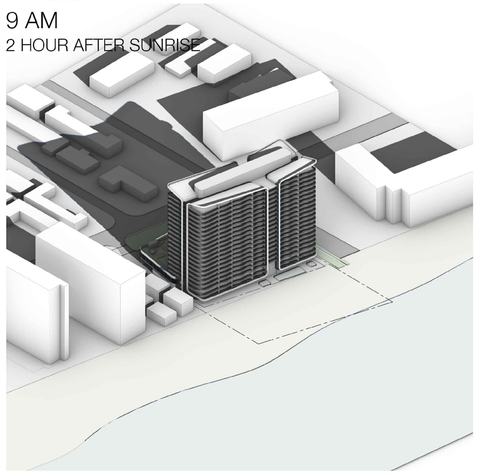
SPRING
9 AM
2 HOUR AFTER SUNRISE



SUMMER
8 AM
2 HOUR AFTER SUNRISE



FALL
9 AM
2 HOUR AFTER SUNRISE



WINTER
10 AM
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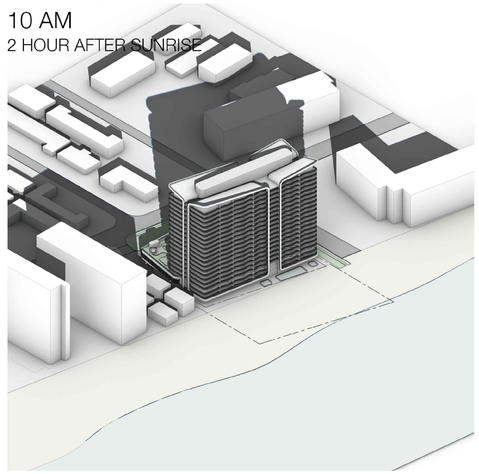

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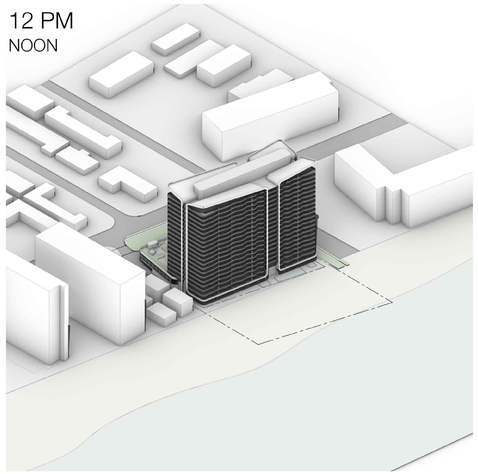

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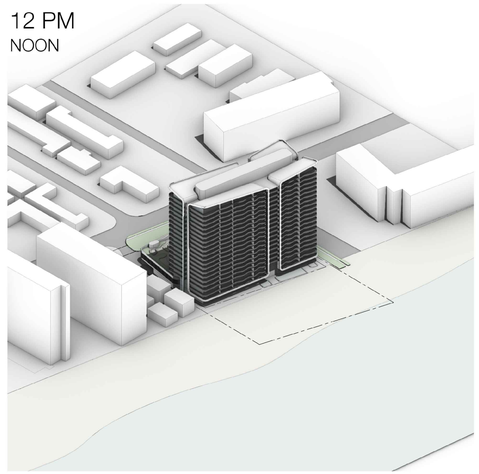

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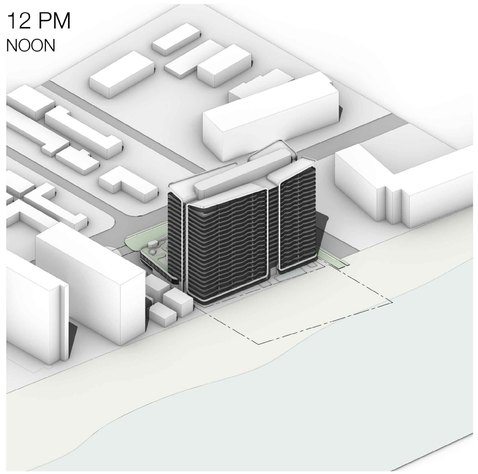

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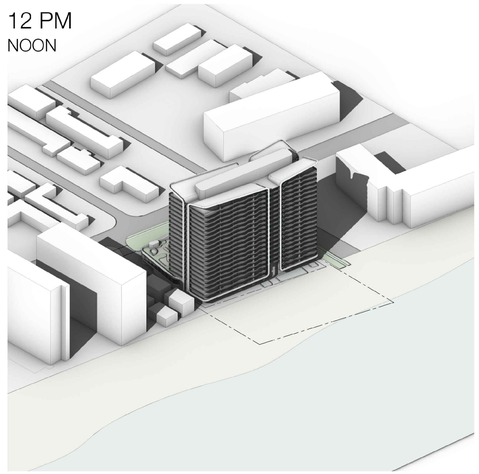

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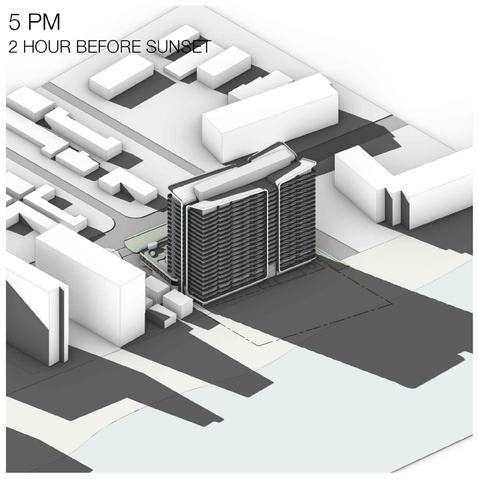

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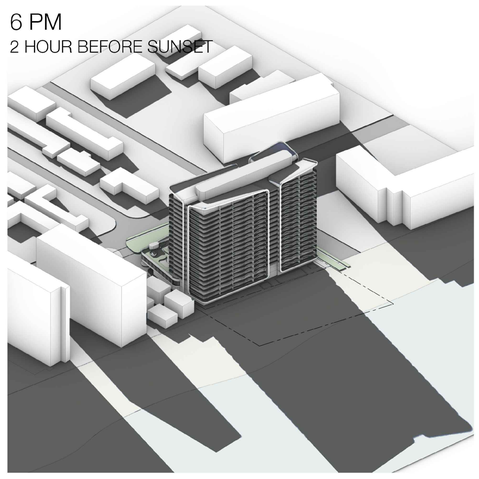

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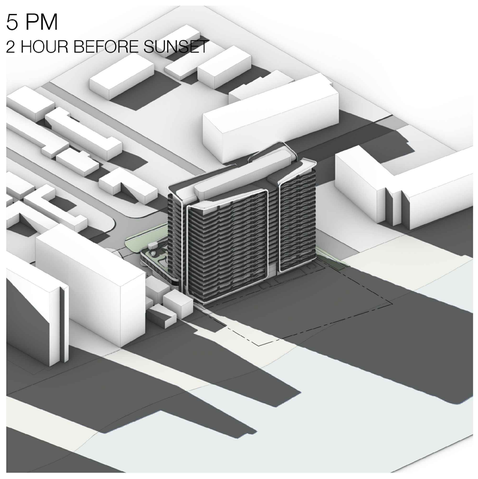
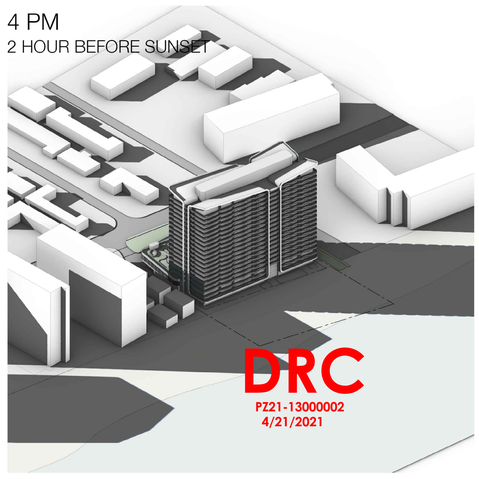


4 PM
2 HOUR BEFORE SUNSET



DRC
PZ21-13000002
4/21/2021

900 N OCEAN

POMPANO BEACH, FLORIDA

OWNER:

PRH 900 NORTH OCEAN, LLC

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
Tel:(305) 372-1812
www.arquitectonica.com

KEITH
301 E Altantic Blvd.
Pompano Beach, Florida 33060
Tel:(954) 788-3400
www.keithteam.com

STRUCTURAL ENGINEER:
TBD.

MEP ENGINEER:
TBD.

ARQGEO
2900 Oak Avenue
Miami, Florida 33133
Tel:(305) 372-1812
www.arquitectonica.com

SEAL/SIGNATURE/DATE:

DRC SUBMITTAL

18 MARCH, 2021

ISSUE #	DESCRIPTION	DATE
01	DRC	03/04/2021
02	DRC	03/18/2021

PROJECT NUMBER:

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DRAWING NAME:

SHADOW DIAGRAM

027 A-22

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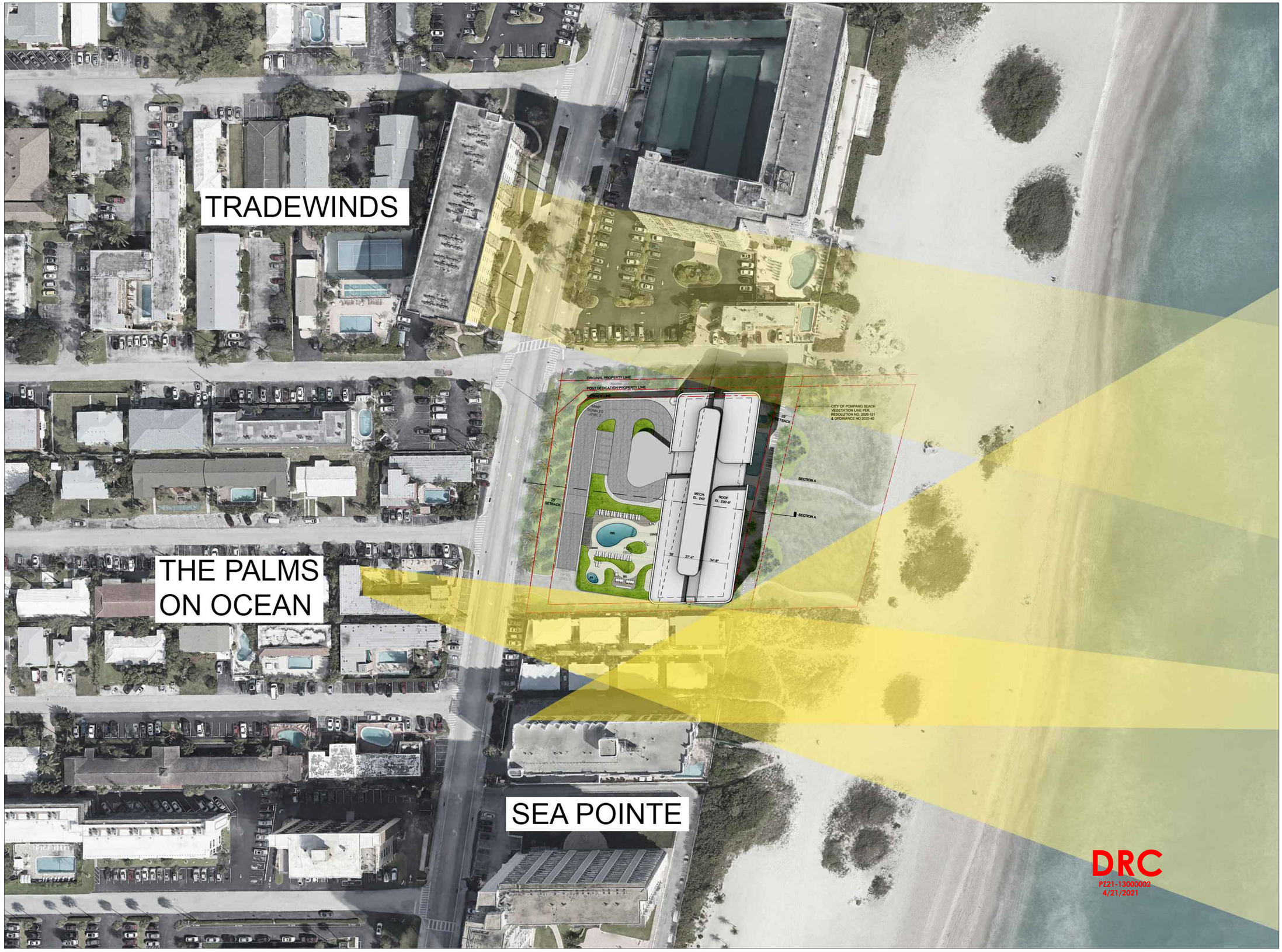
Office Registration # AA C000465

N
0 5 10 20
SCALE: 1" = 20'-0"

EXHIBIT J

DRC

PZ21-13000002
4/21/2021



900 N OCEAN

POMPANO BEACH, FLORIDA

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DRC SUBMITTAL

18 MARCH, 2021

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VIEW CORRIDOR DIAGRAM

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SCALE: 1" = 1/2"-0"

EXHIBIT K

DRC
PZ21-13000002
4/21/2021

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-footbuffer along the north side. However, along the south buffer, portions of the driveways, injection wells and other site features encroach into the 10-footbuffer 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.

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