



## BELMONT PARK ESTATE

Major Site Plan Review

Variance Request

### PROJECT NARRATIVE

July 14, 2022

#### I. INTRODUCTION

Urbana, on behalf of Tal Shiar Properties, LLC (Owner/Applicant), is requesting a Major Site Plan Review Application approval to allow a Multifamily Residential Development. The development is composed of four (4) parcels for combined total acreage of 0.96 ac (41,989 SF). The development is under Folio Numbers 4942-02-02-0039, 4942-02-02-0061, 4942-02-02-0063, and 4942-02-02-0070 and located on the southeast corner of Pompano Park Place (SW 3<sup>rd</sup> Street) and SW 4<sup>th</sup> Avenue within the City Pompano Beach. The existing Land Use Designations are Residential Medium-High 25 du/ac (MH-25) and Commercial (C), the existing Zoning Designations are Multiple-Family Residence (RM-30) and General Business (B-3), and it is within the Community Redevelopment Agency (CRA) boundaries.

#### II. REQUEST

- To allow 16 two-family dwellings (Duplex) rental units.
- To approved **variance 1 (V1)** to Article 3 - Sec 155.3211 to allow a reduction of the Min Front Yard Setback from 25' to 5' (80%).
- To approved **variance 2 (V2)** to Article 5 - Sec 155.5203.F.3 to allow a reduction of the Min North Buffer Type A – Option 1 from 10' to 2' (80%).
- To approved **variance 3 (V3)** to Article 5 - Sec 155.5203.F.3 to allow a reduction of the Min South Buffer Type A – Option 1 from 10' to 5' (50%).

#### III. ENTITLEMENT HISTORY

No past approvals or Development Orders (DOs) were found on record for these parcels.

#### IV. SURROUNDING PROPERTIES

Below are the subject parcels' adjacent parcel existing uses, future land use designations, zoning designation, and approved uses with corresponding resolutions (where applicable).



Adjacent Property	FLU	Zoning	Existing Use
North	MH	RM-30	Single Family Homes
South	ROW/LAC	ROW/LAC	Retirement Community (Grand Court Village)
East	C	B-4	Multiple Retail Uses
West	MH	ROW/RM-30	Assisted Living Facility (John Knox Village)

**V. COMPREHENSIVE PLAN**

Per the City’s Comprehensive Plan Section 3. Zoning as to Permitted Uses and Densities, Subsection B. Commercial – “Each parcel of land within an area designated in a Commercial land use category by the City’s Land Use Plan Map must be zoned in a zoning district which permits any one or more of the following use: Free standing multi-family residential uses on parcels of land 5 acres or less, 10 acres or less for designated redevelopment areas i.e., Urban Infill area and Community Redevelopment Areas” (CRA).

**Response:** As allowed per this Section of the Comp Plan, the property owner is proposing to use the eastern parcel of this development, currently with a Commercial (C) Land Use Designation, for access, storm area, and dumpster location only. No residential or commercial building will be built on this parcel.

**VI. CODE OF ORDINANCE**

**ARTICLE 2 – ADMINISTRATION**

**155.2401.C Unity of Title Agreement**

In conjunction with the submittal of an application for a development permit when it is deemed necessary for compliance with standards in this Code for the owner of adjacent lots or parcels to execute an agreement whereby such lots or parcels shall be considered an undivided parcel for zoning purposes, a "unity of title agreement" or equivalent instrument shall be required to be executed by the owner and recorded in the public records of Broward County. This agreement shall be considered to be a restriction running with the land and shall bind the heirs, successors and assigns of the owner.

**Response:** The property owner is proposing 16 two-family dwelling (Duplex) units within three parcels that combined possess two Land Use Designations (Residential Medium-High 25 du/ac (MH-25) and Commercial (C)) and two Zoning Designation (Multiple-Family Residence (RM-30) and General Business (B-3)) within the Community Redevelopment Agency (CRA) boundaries. The





eastern B-3 Zoning Designation parcel will be used for access, storm retention areas, and for the location of a dumpster enclosure, while leaving the western parcels within the RM-30 Zoning Designation for the residential buildings and parking areas. Since a Replat is not required for this development (see below Plat Exemption), the property owner is submitting concurrent with this application a Unity of Title application to combine the three subject parcels and, as such, allow the development of this project without changing the Land Use from C to MH and the Zoning from B-3 to RM-30.

### 155.2410.2 Plat Exemption

The requirement that a Plat be approved in accordance with this section before approval of a Zoning Compliance Permit shall not apply where expressly exempted from such requirement by the Broward County Land Use Plan.

**Response:** Per the attached Plat Determination Letter (PD-21-135) received by Broward County Planning Council on December 7, 2021, a replat would not be required by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement. As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

### 155.2407.E Site Plan Review Standards

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

- a. Is consistent with the land use designation in the comprehensive plan:

**Response:** Yes, the proposed Residential Medium-High 25 du/ac (MH-25) and Commercial (C) land use designations are consistent with the Comprehensive Plan. In addition, as stated above under Comprehensive Plan Section 3. Zoning as to Permitted Uses and Densities, Subsection B. Commercial, "Free standing multi-family residential uses on parcels of land 5 acres or less,



10 acres or less for designated redevelopment areas i.e., Urban Infill area and Community Redevelopment Areas” (CRA).

- b. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

**Response:** This development has been design to meet most of the requirements set by Articles 3, 4, and 5 of the Code, except for Article 3 - Sec 155.3211 Min Front Yard Setback where the proposed is 25’ and the provided is 5’ (80%), Article 5 - Sec 155.5203.F.3 Min North Buffer Type A – Option 1 where the required is 10’ and the provided is 2’ (80%), and Article 5 - Sec 155.5203.F.3 Min South Buffer Type A – Option 1 where the required is 10’ and the provided is 5’ (50%); of which a variance is being requested for each one as permitted under 155.2420 Variance review process.

- c. Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose;

**Response:** The proposed variance request for Article 5 - Sec 155.5203.F.3 Min North Buffer Type A – Option 1 where the required is 10’ and the provided is 2’ (80%), and Article 5 - Sec 155.5203.F.3 Min South Buffer Type A – Option 1 where the required is 10’ and the provided is 5’ (50%) do not interfere with the goal and intentions of this Article. The property owner and team of consultants believe there is a competent substantial evidence on this development to support and confirm that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose.

- d. Complies with all other applicable standards in this Code;

**Response:** Aside from the proposed variances related to Article 3 and 5, the development meets all other applicable Code Standards.

- e. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;

**Response:** Not applicable, as there were no past approvals or development orders in the City’s records.



f. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

**Response:** The required concurrency is being reviewed with this application.

g. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

**Response:** Yes, the proposed site configuration has been designed to provide a safe, adequate, paved vehicular access between the building and Pompano Park Place.

h. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

**Response:** No hazardous materials are proposed for this development.

i. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support;

**Response:** Yes, the development landscape, lighting, signage, and other site development areas have been designed to meet the CPTED Standards.

j. Complies with adopted Fire Codes and Standards per City Code Section 95.02;

**Response:** Yes, the City of Pompano Beach Fire Department preliminarily reviewed the proposed development and provided additional recommendations to meet this Code and, as such, this development has been designed to meet these standards.

k. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan; and

**Response:** Not applicable, as these parcels are not considered sensitive, and no native and non-native fauna and flora are present on them.

l. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

**Response:** This requirement is not applicable to this development.



### 155.2420. Variance

A. Purpose - The purpose of a Variance is to allow certain deviations from standards of this Code when the landowner demonstrates that, owing to special circumstances or conditions beyond the landowner's control (such as exceptional topographical conditions or the narrowness, shallowness, or shape of a specific parcel of land), the literal application of the standards would result in undue and unique hardship to the landowner and the deviation would not be contrary to the public interest. Variances are to be exercised sparingly and only in rare instances and under exceptional circumstances to relieve undue and unique hardships to the landowner. No change in permitted uses or increases in maximum allowable density may be authorized by variance.

B. Applicability - The Variance procedure may be used to seek and obtain hardship relief from the standards in Article 3: Zoning Districts, Article 4: Use Standards, Article 5: Development Standards, and Article 7: Nonconformities, provided that no variance may be sought or granted that would permit a use not permitted by use standards applicable in a zoning district or increase development density (e.g., units per acre) beyond that allowed by density standards applicable in a zoning district.

D. Variance Review Standards - A Variance application shall be approved only on a finding that there is competent substantial evidence in the record that all of the following standards are met:

- a. There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity;

**Response:** Correct. Due to the narrow parcel's depth of less than 80', the Broward County Highway Construction and Engineering Division requirement for access, and the City of Pompano Beach Fire Access requirements for driveway width and radius, three (3) variances are proposed; **variance 1 (V1)** for Article 3 - Sec 155.3211 Min Front Yard Setback where the proposed is 25' and the provided is 5' (80%), **variance 2 (V2)** for Article 3 for Article 5 - Sec 155.5203.F.3 Min North Buffer Type A – Option 1 where the required is 10' and the provided is 2' (80%), and **variance 3 (V3)** for Article 5 - Sec 155.5203.F.3 Min South Buffer Type A – Option 1 where the required is 10' and the provided is 5' (50%) are being requested, however, the property owner and team of consultants strongly believe the proposed development meets the intent of the Code for this district and CRA overlay as all of the required plant material has been provided.



- b. The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;

**Response:** Correct. These are the minimum variances required to make this or any development work within these parcels and they are not self-imposed by the property owner. Per communication with Broward County Highway Construction and Engineering Division only one (1) shared access will be required for these parcels regardless of their existing RM-30 and B-3 Zoning Designations, future development, or uses.

- c. Because of the extraordinary and exceptional conditions referred to in paragraph a., above, the application of this Code to the land or structure for which the Variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship;

**Response:** Agreed. The proposed variances are the result of specific site conditions and configurations and in no circumstance will any of them impose unnecessary or undue hardship to the land, structures, or people.

- d. The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated;

**Response:** The property owner does not believe these variances confer any special privilege to them or to this development as these are the minimum variances required to facilitate the proposed development or any future development on these parcels.

- e. The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;

**Response:** Yes, these are the minimum variances required to allow this or any future development on these parcels.

- f. The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;

**Response:** Yes, the proposed variances are still in harmony with the general purpose and intent of the Code while preserving the spirit of this area.

- g. The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare; and



**Response:** No. The proposed development is 100% for people to reside, and it has been designed to provide a safe and adequate environment to its residents. This development is consistent with the surrounding uses and structures in this corridor. In addition, the property owner is proposing less density and no intensity than allowed today, thus creating the most suitable transition use for the north single-family homes.

h. The Variance is consistent with the comprehensive plan.

**Response:** Yes, the proposed variances are consistent with the Comprehensive Plan goals and intent for this area.

Below is a list of the proposed variances code reference articles, section, code required and provided, and total variance (deviation) from these.

	Code Reference Article/Section	REQ	PROV	Variance
V1	Article 3 - 155.3211.C - Min. Front Yard Setback	25'	5'	20' (-80%)
V2	Article 5 - Table 155.5203.F.3 - North Type A Buffer - Option 1	10'	2'	8' (-80%)
V3	Article 5 - Table 155.5203.F.3 - South Type A Buffer - Option 1	10'	5'	5' (-50%)

### ARTICLE 3 – ZONING DISTRICTS

#### 155.3211. A Purposed: Multiple-Family Residential 30 (RM-30)

The Multiple-Family Residence 30 (RM-30) district is established and intended to accommodate primarily multifamily dwellings (including townhouse development) including community residences and recovery communities at moderately high densities. The district also accommodates single-family and two-family dwellings, zero-lot-line development, assisted living facilities, and continuing care retirement communities. Limited neighborhood-serving nonresidential uses, as well as office buildings, financial institutions, hotels/motels, and condo hotels, are allowed as Special Exceptions.

**Response:** The proposed residential development is composed of 16 two-family dwellings (Duplex) units.

**Density** - As confirmed by the City of Pompano Beach Planning and Zoning Department, the allowable density in the RM-30 Zoning Designation is controlled by the Land Use Designation of HM-25 du/ac and not RM-30 du/ac, whereas the B-3 Zoning Designation maximum allowable density is 46 du/ac. Based on this information, the maximum density allowed in the **RM-30 Zoning Designation is 19 du/ac** (0.75 ac x 25 du = 19 du/ac) However, as part of this development, the property owner is only proposing **16 dwelling units**. The proposed 16 units will be located within



the parcels zoned RM-30 while the B-3 parcel is being utilized for access, storm water areas, and a 10' x 10' dumpster enclosure only, meaning, no units are proposed on this parcel. A Unity of Title is being requested along with this application to ensure all three parcels, although different land use and zoning, are combined under one development and under the same ownership.

**155.3211. B Use Standard**

Per Section 155.4202.F.1, the Two-Family “Duplex” units are allowed under the RM-30 Zoning District Designation.

**Response:** The proposed residential development is composed of 16 two-family dwelling (Duplex) units.

**155.3211. B Use Standard**

	RM-30 REQ	B-3 REQ	PROV	VARIANCE
Min. Lot Area (SF)	MF: 8,800 SF	10,000 SF	41,989 SF	-
Min. Lot Width (SF)	MF: 75 SF	100'	464'	-
Max. Density (du/ac)	0.75 x 25 = 19 du/ac	0.19 x 46 = 9 du	0.75 x 21 = 16 du/ac	-
Min. Floor Area per Dwelling Unit (SF)	MF 650 SF + 100 SF per BR	-	1,050 SF / 2BD	-
Max. Lot Coverage (% of lot area)	60 % / 24,809 SF	60%	17% / 6,864 SF	-
Min. Pervious Area (% of lot area)	25% / 9,242 SF	20%	31% / 13,088 SF	-
Max. Height (Ft.)	105'	105'	25' max.	-
Min. Front Yard Setback (Ft.) (S)	25'	0'	5'	15' (80%) (V1)
Min. Street Side Yard Setback (Ft.) (W)	10'	0'	11.4'	-
Min. Interior Side Yard Setback (Ft.) (E)	10'	0'	149.9'	-
Min. Rear Yard Setback (Ft.) (N)	10'	30'	45.8'	-
Min. Spacing Between Principal Structures	25'	-	25'	-

**155.3304. A Purposed: General Business (B-3)**

The General Business (B-3) district is established and intended to accommodate a diverse range of moderate-intensity retail, service, office, recreation/ entertainment, visitor accommodation, and institutional uses that serve the residents and businesses in the community at large (e.g., most





retail sales and service uses, restaurants, offices, banks, restaurants, gasoline filling stations, marinas, auto and boat sales and service uses, theaters, hotels, child care facilities, vocational or trade schools, health care facilities, places of worship). It also accommodates complementary residential uses (e.g., live-work and upper-story dwellings) and moderate- to high-density multifamily development (either stand-alone or mixed with commercial development), community residences, and recovery communities.

**Response:** The Comprehensive Plan Section 3.B Commercial, the General Business (B-3) Zoning District Designation allows for complementary residential uses and, as such, the property owner is proposing to use the eastern parcel which possesses a B-3 Zoning Designation for the Belmont Park Estate Residential Development access, storm area, and dumpster location only. No residential or commercial building will be built on this parcel.

#### **ARTICLE 4 – USE Standard**

##### **155.4302.3. Required Setbacks, Maximum Height and other dimensional standards for Accessory Uses and Structures.**

Unless otherwise provided for in Section 155.4303 (Standards for Specific Accessory Uses and Structures), accessory uses and structures shall comply with the zoning district's minimum setback standards, maximum height limitations, and all other dimensional standards applicable for a principal dwelling unit or structure.

**Response:** A 6' high concrete wall dumpster enclosure of 10' x 10' is proposed on the NE corner of the property and setback of 10' from both property lines as required per Sec. 155.3211.

#### **ARTICLE 5 – DEVELOPMENT STANDARDS**

##### **155.5102.D.1: Minimum Number of Off-Street Parking Spaces**

Per this section of the Code, 1.5 parking space (PS) is required for every multifamily dwelling unit with 1 or 2 bedrooms. Since the residential development is proposing 16 dwelling units of 2 bedroom each, the total required number of parking spaces is 24 PS and the provided is 24 PS. Out of the 24 PS, a total of 2 PS have been assigned as ADA PS with the required 5' ramp as requested by the City of Pompano Beach Fire Department. Please refer to the below table for a more detailed breakdown of the uses, required and provided parking spaces.



USE	CODE REQ	REQUIRED	PROVIDED
Multifamily Dwelling (Based on 16 du)	1.5 PS/DU w/1&2 BD	24 PS	
Guest	N/A	0 PS	
Handicapped (included in total)	N/A	(2 PS)	
<b>Total Required PS</b>		<b>24 PS</b>	
<b>Total Provided PS</b>			<b>24 PS</b>

**TABLE 155.5203.F.3: Required Buffer Types and Standards**

Per this Section of the Code, the following are the required buffers for each parcel perimeter.

North Perimeter – A Type A Buffer – Option 1 is required. An intermittent visual obstruction from the ground to a height of at least 20 feet while creating the impression of spatial separation without eliminating visual contact between uses must be added. Including a 10-foot-wide buffer with 1 canopy tree per 30 linear feet, and a continuous hedge at least 4 feet high.

**Response:** Due to the narrow parcel’s depth of less than 80’, the north buffer has been reduced to accommodate a small building footprint, the required driveway, and ADA access to each residential building. Both the north and south buffer width have been reduced greatly, however, the north buffer which is immediately adjacent to the 20’ drive aisle was the most affected from the reduction from 10’ to 2’ and, as such, a **variance request of 8’ (80%) (V2)** is being submitted with this application to allow this configuration.

South Perimeter – A Type A Buffer – Option 1 is required. An intermittent visual obstruction from the ground to a height of at least 20 feet while creating the impression of spatial separation without eliminating visual contact between uses must be added. Including a 10-foot-wide buffer with 1 canopy tree per 30 linear feet, and a continuous hedge at least 4 feet high.

**Response:** Due to the narrow parcel’s depth of less than 80’, the south buffer has been reduced to accommodate a small building footprint, the required driveway, and ADA access to each residential building. Both the north and south buffer widths have been reduced greatly, however, the south buffer, which is immediately adjacent to the residential units, has been reduced from 10’ to 5’ and, as such, a **variance request of 5’ (50%) (V3)** is being submitted with this application to allow this configuration.



East Perimeter – A Type A Buffer – Option 2 is required. An intermittent visual obstruction from the ground to a height of at least 20 feet while creating the impression of spatial separation without eliminating visual contact between uses must be added. Including a 20-foot-wide buffer, one canopy tree per 50 linear feet, one understory tree per 30 linear feet, and one shrub per 10 linear feet.

**Response:** The required east buffer width and materials will be provided as requested.

West Perimeter – A Type A Buffer – Option 1 is required. An intermittent visual obstruction from the ground to a height of at least 20 feet while creating the impression of spatial separation without eliminating visual contact between must be added. Including a 10-foot-wide buffer with 1 canopy tree per 30 linear feet, and a continuous hedge at least 4 feet high.

**Response:** The required west buffer width and materials will be provided as requested.

### 155.5601 Multifamily Residential Design Standards

All multifamily development subject to this section shall comply with the following standards:

1. Building Orientation and Configuration
  - a. Multi-Building Development

Multifamily residential developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like courtyards). Buildings may be oriented towards off-street parking lots only in cases where no other practical alternative exists.

**Response:** The proposed residential units' primary entrances are oriented towards Pompano Park Place ROW.

- b. Building Configuration
      - i. Multifamily residential developments with six or fewer dwelling units shall be configured through massing, door placement, centralized parking location, and use of exterior materials to give each building the appearance of a large, single-family home.

**Response:** There are four (4) buildings composed of 2 sets of duplex units each, one on the top and one on the bottom. whereas each building can be considered one large family residential.



- ii. Ground-floor dwelling units shall be accessed via internal corridors or from individual exterior porches or stoops served by a sidewalk or other designated walkway.

**Response:** The ground floor units are proposed to be accessed via a sidewalk.

2. Maximum Building Size

- a. Individual structure footprints shall not exceed a maximum of 20,000 square feet.
- b. The maximum length of any multifamily residential structure shall be 180 linear feet, regardless of the number of units.

**Response:** The proposed individual building footprints is 2,250 SF each. The length of the proposed structure is 60 linear feet without the stairs.

3. Building Facades

- a. Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart.

**Response:** The proposed unit meets the facade requirements for projections and recesses for the elevations that face a public street.

- b. Wall offsets shall have a minimum depth of two feet.

**Response:** The proposed design has a wall offset depth of 3 feet.

- c. In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street.
  - i. A recessed entrance;
  - ii. A covered porch ;
  - iii. Pillars, posts, or columns adjacent to the doorway;
  - iv. One or more bay windows projecting at least twelve inches from the facade plane;
  - v. Eaves projecting at least six inches from the facade plane;
  - vi. Raised corniced parapets over the entrance door;
  - vii. Multiple windows with a minimum four-inch-wide trim; or;
  - viii. Integrated planters that incorporate landscaped areas or places for sitting.



**Response:** The proposed structure has a recessed entrance, a covered porch, multiple windows with 4" wide trim, and integrated planters that incorporate landscaped areas.

4. Architectural Variability

Repetitive "look-alike" multi-building developments shall be prohibited. Multi-building developments subject to these standards shall ensure that each structure is distinguished from others through the use of two or more of the following features:

- a. A variation in structure length of 30 percent or more;
- b. A variation in the structure footprint size of 30 percent or more;
- c. A distinct variation in color and use of materials;
- d. A variation in the type of dwelling unit contained in the structure that results in a significantly different scale and mass (e.g., garden apartments vs. townhomes);
- e. A variation in structure height by at least ten percent; or
- f. A variation in roof form.

**Response:** The proposed development incorporates (c) A distinct variation in color and use of materials and (e) A variation in structure height by at least ten percent.

5. Roofs

- a. Sloped roofs on principal buildings shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.
- b. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three dimensional cornice treatments that project at least eight inches outward from the parapet facade plane.
- c. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.
- d. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street.

**Response:** The proposed development utilizes a flat roof design.

6. Materials



- a. Materials changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.
- b. Where two or more materials are proposed to be combined on a facade, the heavier and more massive elements shall be located below the lighter elements (i.e., brick shall be located below stucco). It is acceptable to provide the heavier material as a detail on the corner of a building or along cornices or windows.

**Response:** The proposed design includes material changes on all 4 facades.

7. Location of Off-Street Parking

- a. No more than two single-loaded bays of off-street surface parking may be located between a multifamily building and the street it faces unless the parking bays are screened from view from the street by another building. Interior structures within a multi-building development served by a central, private driveway are exempted from this requirement.

**Response:** Not applicable, as the residential development is proposing a private driveway. However, the proposed standard and ADA parking spaces are proposed on the back of the development behind each residential buildings.

- b. Guest and overflow parking associated with a townhouse unit within a multifamily residential development shall be located to the side or rear of the building containing the townhouse unit, to the maximum extent practicable.

**Response:** N/A.

- c. Off-street surface parking located beside a building shall not occupy more than 25 percent of the parcel's street frontage. Associated driving areas shall be included as part of such off-street surface parking.

**Response:** Not applicable, as the residential development is proposing a private driveway. However, the proposed standard and ADA parking spaces are proposed on the back of the development behind each residential buildings.

8. Outdoor Activity Areas

- a. Ground-level outdoor activity areas, porches, decks, vending areas, and other similar site attributes shall be screened from adjacent single-family dwellings with a type B perimeter buffer in accordance with Section 155.5203.F, Perimeter Buffers.



**Response:** Not applicable, as the proposed courtyard areas are located between the buildings and not facing the north residential single-family dwellings.

- b. Upper-story balconies serving individual dwelling units located within 100 feet of a single-family dwelling shall be oriented or configured to prevent direct views into the dwelling's rear yard.

**Response:** The proposed second floor stairs a located between building and the second-floor entry balconies are facing the Pompano Park Place which are setback over 80' away from the north property line (adjacent single-family homes).