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**Kensington Townhomes
Residential Planned Unit Development (RPUD) Application
Vacant Parcel Located
on the Northwest Corner
of NW 13th St. & NW 27th Ave.
City of Pompano Beach**

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Table of Contents

1. Introduction	
a. General Purpose.	1
b. Classification of Planned Development Zoning Districts.	1
c. Reserved.	1
d. Organization of Planned Development District Regulations.	1
2. General Standards for Planned Development District	
a. PD Plan.	1
b. Consistency with City Plans.	2
c. Compatibility with Surrounding Area.	2
d. Development Phasing Plan.	3
e. Conversion Schedule.	3
f. On-Site Public Facilities.	3
g. Uses.	4
h. Densities and Intensities.	4
i. Dimensional Standards.	4
j. Development Standards.	4
k. Amendments to Approved PD Plan.	4
3. Residential Planned Unit Development (RPUD)	
a. Purpose.	4
b. Use Standards.	4
c. Intensity and Dimensional Standards.	4
d. Development Standards.	5
e. Master Parking Requirements.	6

f. Deviations and Justifications.	6
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Also Included

Exhibit A: Legal Description

Exhibit B: Dimensional Requirements

Exhibit C: Masterplan

Exhibit D: Conceptual Area Plan

Exhibit E: Drainage Plan

Exhibit F: Utility Plan

Exhibit G: Pedestrian Circulation Plan

Exhibit H: Unit Floor Plans

Exhibit I: Landscape Plan

Exhibit J: Tree Survey/Disposition Plan

Exhibit K: Irrigation Plan

Exhibit L: Fire Staging Plan

1. Introduction

a. General Purpose

The existing use of the property is vacant land. The proposed use for the property is a residential multi-family project with 11 townhome units. It is rectangular in shape, located on the northwest corner of the intersection of NW 27th Ave. & NW 13th St. and is .80 acres in size.

b. Classification of Planned Development Zoning Districts

It is the intent of Hadar Homes, LLC to establish a RPUD in accordance with the procedures and requirements of Section 155.3602 of the Pompano Beach Zoning Code.

c. Reserved

d. Organization of Planned Development Zoning District Regulations

This document for the RPUD rezoning on the property located on the northwest corner of the intersection of NW 27th Ave. & NW 13th St. will address and establish each of the requirements in General Standards for all Planned Development Districts and the enclosed plans which are a graphical representation of the project site.

2. General Standards for Planned Development District

a. PD Plan

i. Planning Objective

The objective of the rezoning is to construct a multi-family project within an underdeveloped neighborhood located in the Northwest CRA. The construction of a multi-family project on this property was requested in an RFP put out to bid by the CRA to further the redevelopment of the neighborhood and provide residential dwelling units within walking density to current and future commercial uses. Due to the small size of the lot, a rezoning to RPUD is required to allow the construction of 11 dwelling units.

The following objectives are used in the creation of this RPUD:

1. Construct a multi-family townhome community at a density consistent with the underlying land use.
2. Contribute to the growth and redevelopment of the neighborhood and the Northwest CRA.

3. Discourage urban sprawl through an urban infill project. This site is located in a developed area with existing utilities and infrastructure.
4. Make site improvements such as drainage and landscaping. The property will be developed with potable water, sanitary sewer, drainage facilities and landscaping.
5. Create a project centered on the pedestrian scale and front the buildings along the street.

ii. Detailed Description of the Entire PD Plan

The property is located on the northwest corner of the intersection of NW 27th Ave. & NW 13th St. and is .80 acres in size. The property will be developed with 11 townhome units. The legal description depicting the entire site is provided in Exhibit A.

iii. General Location

The property is generally located on the northwest corner of the intersection of NW 27th Ave. and NW 13th St. Furthermore, the masterplan identifies the area being rezoned and included in the RPUD.

iv. Graphic Demonstration

All requirements of the PD Plan are graphically demonstrated on the enclosed plans and survey.

b. Consistency with City Plans

The RPUD zoning designation is consistent with the existing underlying land use designation LM (5-10 Du/Ac), allowing the construction of 11 townhome units. Maintaining the current RM-12 zoning will only allow for the development of 9 dwelling units as the density for the multi-family zoning districts in the code are calculated using net acres. The rezoning to RPUD will allow the construction of 11 dwellings unit, consistent with the density on the City's Future Land Use Map.

c. Compatibility with Surrounding Area

The property is located within an underdeveloped neighborhood consisting of similar multi-family developments and nearby commercial uses. The development of this property for multi-family dwelling units will add to the growth and

redevelopment of the neighborhood and provide residential dwelling units within walking density to current and future commercial uses.

The table below shows the zoning, existing land uses and future land use designations for the surrounding properties for the project:

Direction	Zoning	Existing Land Use	Future Land Use Designation
North	B-3	Fast Food Restaurant	C (Commercial)
South	RM-12	Church	LM (Low Medium 5-10 DU/Acre)
East	RS-2	Vacant Land	L (Low 1-5 DU/Acre)
West	RM-12	Residential, Multi-Family	LM (Low Medium 5-10)

d. Development Phasing Plan

The project will be developed in one phase, with the drainage and site improvements (asphalt parking) constructed first, followed by the construction of the townhome units and landscape improvements.

e. Conversion Schedule

There is no conversion schedule for this project as the existing use is vacant land.

f. On-Site Public Facilities

As per the signed resolution and agreement with the CRA, the developer will be responsible for the design and construction of all on-site public facilities and infrastructure, including water, sewer, drainage and lighting.

1. Potable Water & Sewer Services

There is currently enough capacity for water and wastewater to service the project. The location of water and sewer lines servicing the site are shown on the Utilities Plan.

2. Drainage

All storm water will be retained on site, with dry retention areas located within the landscape areas of the project. The location of the retention areas are shown on the Utilities Plan.

3. On-Site Public Facilities

A fire lane is being constructed as part of the project along NW 27th Ave. to allow for fire and emergency services access.

g. Uses

The existing use of the property is vacant land. The proposed use for the property is a residential multi-family project with 11 townhome units.

h. Densities and Intensities

The allowable existing density and proposed density is shown in Exhibit B.

i. Dimensional Standards

The dimensional standards for the existing RM-12 and the proposed RPUD zoning districts are provided in Exhibit B.

j. Development Standards

All development standards required in the City Code & Zoning Code for the project will be met, with the exception of a request for one modification regarding the minimum lot size requirement for a RPUD designation. Specific details regarding the development standards are provided below in Section 3d.

k. Amendments to Approved PD Plan

Amendments and deviations from the approved PD Plan will be in accordance with the Pompano Beach Land Development Code.

3. Residential Planned Unit Development (RPUD)

a. Purpose

The proposed project under the Residential Planned Unit Development RPUD) district is being developed in a manner that uses innovative and creative design to create a human scale project that addresses the street frontage and pedestrian amenities. These design concepts include placing two fronts on the buildings, allowing a front façade along the street and providing three structures rather than two to encourage pedestrian circulation between the buildings. In addition, one vehicle entry/exit point has been provided to one to allow for additional landscape area where a second entry could be located. All of these modifications create a pedestrian scale oriented project with superior design.

b. Use Standards

The project will consist of 11 townhome units.

c. Intensity and Dimensional Standards

The site specific development standards are provided in Exhibit B.

d. Development Standards

The development standards set forth in the Pompano Beach Land Development Code will be followed as established except for the specific modification provided herein to waive the minimum lot size for a RPUD. Specific details regarding the development standards are provided below.

i. Landscaping, Tree Preservation & Screening

The project will meet or go above code requirements as listed in the City Zoning Code for landscaping and tree preservation. As shown in the Dimensional Standards table above, the minimum amount of pervious area required for the existing zoning district (RM-12) is 25% and this project provides 35.5%, going above the code requirement. In addition, there is landscape area along the perimeter of the property, along all property lines, and street trees will be provided along NW 13th St. and NW 27th Ave.

ii. Fences & Walls

There is an existing 6' wood fence along the west property line and an existing 6' concrete wall along the north property line of the property. A concrete wall 3'-6" in height will be placed along the NW 13th St. & NW 27th Ave. Maintaining a low height for the wall along the streets is an additional design component to create a human scaled project, rather than blocking the view completely with a 6' high wall. Additionally, there will be no wall located along the pedestrian walkway corridors between the buildings, encouraging connectivity and walkability for the project.

iii. Exterior lighting

The project will meet or go above code requirements as listed in the City Code for exterior lighting. In addition, all the comments received from the CPTED (Crime Prevention Through Environmental Design) review will be met, including those regarding lighting.

iv. Circulation & Streets

The site is located within a developed area with existing roadways. Specifically, the project is located on the northwest corner of the intersection of NW 27th Ave. & NW 13th St., just south of Martin Luther King Jr. Boulevard (MLK Jr. Blvd.). The site plan is designed with the vehicle entry/exit point along NW 13th St.; this allows easy access to go north to

NW 27th Ave. to MLK Jr. Blvd. or south along NW 27th Ave. to W. Atlantic Blvd. with access to I-95.

v. **Pedestrian & Bicycle Circulation**

There are existing sidewalks along NW 27th Ave. & NW 13th St., allowing residents of this community to safely walk to the commercial uses along MLK Jr. Blvd. In addition, pedestrian connectivity is provided in the pedestrian walkway corridors between the buildings with access to the sidewalk along NW 27th Ave. In addition, a shared bike lane is included on the property allowing safe access for bicyclists to the adjacent roadways.

vi. **Open Space**

As shown on the attached PD Master Plan, the project will provide 12,598 square feet (36.1%) of pervious area. This will be improved with grass, trees and shrubs along the perimeter of the property, including street trees along NW 27th Ave. and NW 13th St. Pedestrian walkways with landscaping will also be provided between each of the three buildings, connecting to the parking lot. Each townhome unit will also have a private back yard area with greenspace.

e. Master Parking Requirements

Per Section 155.5102(D)(4)(a) the Zoning Code, all multi-family projects located in the Northwest CRA and permitted post January 4, 2016, shall require a parking ratio of 1 space for each 1,000 square feet of gross floor area. In addition, the Code requires one parking space for each 5 townhome units for guest parking spaces. The total gross square footage for the project is 17,928 requiring a total of 17.9 or 18 parking spaces; with 11 total townhome units, an additional 2 spaces are required for guest parking, bringing the total amount of required parking spaces to 20. As shown on the provided site plan, the project will provide a total of 20 parking spaces, to include 11 garage parking spaces and 9 asphalt parking spaces

f. Deviations and Justifications

This RPUD includes a modification regarding the minimum lot size required to designate a PRUD designation. The minimum lot size to rezone to RPUD is 5 acres. The parcel size for this project is .80 acres. The small size of the lot requires a rezoning to RPUD to obtain a designation that is consistent with the underlying land use of LM (5- 10 Du/Ac) and allow a net density of 11 dwelling units per acre. The design of the project has been modified from the original conceptual plan to create a more human scale project that addresses the street frontage and

pedestrian amenities. These design changes include removing the parking spaces fronting the street and placing two fronts on the buildings, allowing a front façade along the street and separating the project into three buildings rather than two to encourage pedestrian circulation. In addition, the vehicle entry/exit points were reduced to one to allow for additional landscape area. All of these modifications create a pedestrian scale oriented project with superior design.

Exhibit A

Legal Description

Exhibit A
Legal Description

LOT 11 LESS THE SOUTH 30 FEET THEREOF OF FORD'S MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AND THAT PORTION OF AN ABANDONED AND VACATED RIGHT OF WAY PER ORDINANCE NO. 2003-56, CITY OF POMPANO BEACH, DESCRIBED AS FOLLOWS: NORTH 20 FEET OF THE SOUTH 30 FEET OF LOT 11 OF FORD'S MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Exhibit B

Dimensional Regulations Table

Exhibit B
Dimensional Requirements

Dimensional Requirement Comparison Table					
Dimensional Requirement	RM-12		RPUD	Provided in PD Master Plan	
Lot area, minimum (sq ft)	7,000 ²		5 Acres ¹	.80 Net Acres/1.11 Gross Acres	
Lot width, minimum (ft)	60' ²		To be established in PD Plan-see Section 155.3602.A, PD Plan	127'-6"	
Density, maximum (du/ac)	12 ^{2,3}			Net: 15 Du/Ac	Gross: 10 Du/Ac
Floor area per dwelling unit, minimum (sq ft)	SF	950		Unit A	1783 SF
	2F	750		Unit B	2166 SF
	MF	Efficiency units: 500			
	Other units: 650 + 100 per BR>1				
Lot coverage, maximum (% of lot area)	60% ²			30.7% (10,717 SF)	
Pervious area, minimum (% of lot area)	25% ²			35.5% (12,089 SF)	
Height, maximum (ft)	35'			31'-6"	
Front yard setback, minimum (ft)	25'			25'	
Street side yard setback, minimum (ft)	8' ^{2,4}			10'	
Setback from a waterway or canal, minimum (ft)	25'			N/A	
Setback from a dune vegetationa line, minimum (ft)	25'			N/A	
Interior side yard setback, minimum (ft)	8' ^{2,4,6}			8'	
Rear yard setback, minimum (ft)	10' ⁴			10'	
Spacing between principal structures, minimum (ft)	25'			11'-8"	
Required Front Yard, Pervious Area, minimum (% of Required Front Yard)	50' (for Single Family Dwellings only)			N/A	

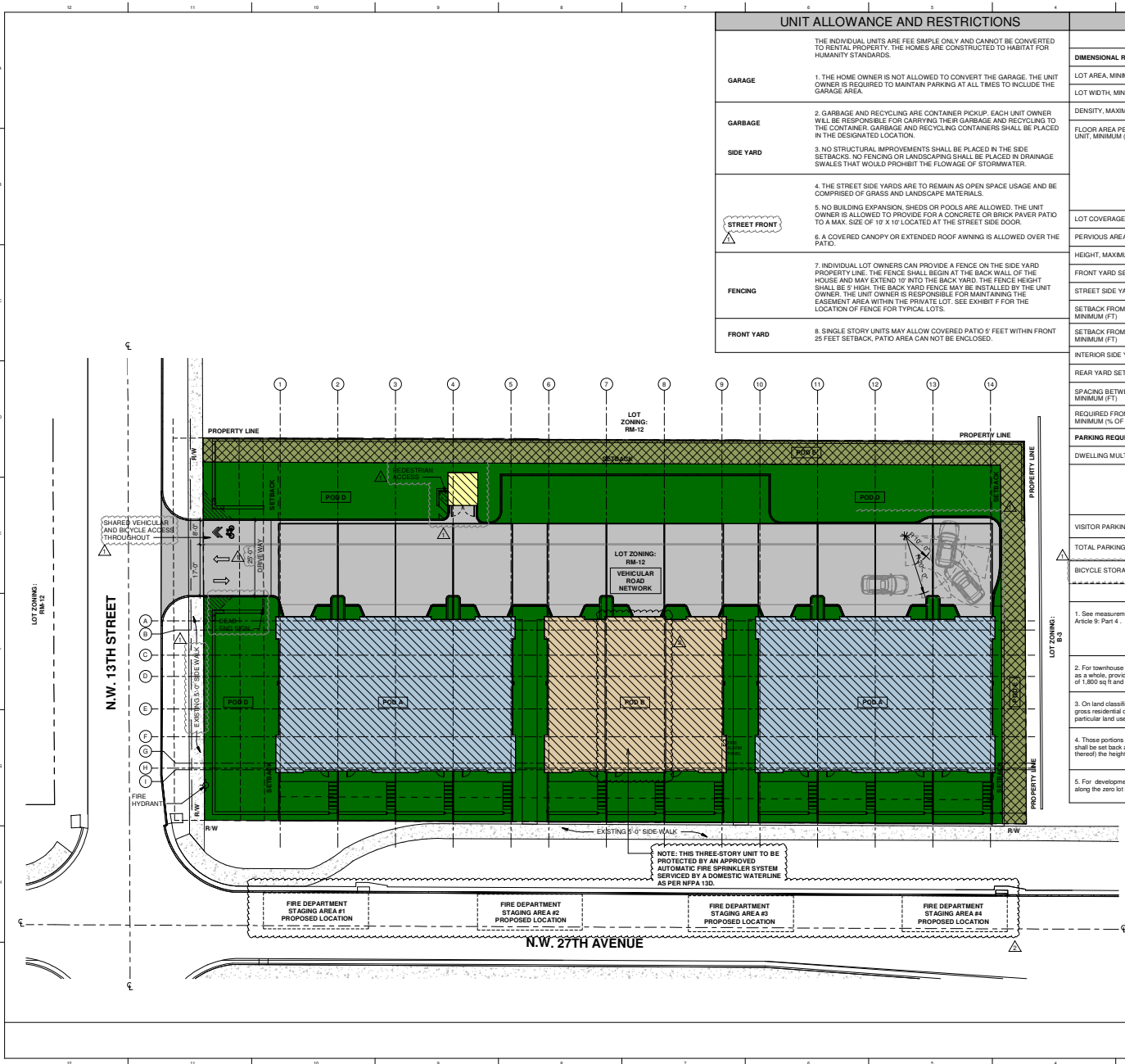
Exhibit B Continued
Dimensional Standards-Notes

RM-12 Notes
¹ . See measurement rules and allowed exceptions/exceptions in Article 9: Part 4.
² . For townhouse development , applies only to the development site as a whole, provided individual townhouse lots have a minimum area of 1,800 sq ft and a minimum width of 18 ft.
³ . On land classified Residential by the Land Use Plan, maximum gross residential density may not exceed that established for the particular land use classification.
⁴ . 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.
⁵ . For developments with zero-lot-line single-family dwellings, 0 ft along the zero lot line and 15 ft for the opposite interior side lot line.

RPUD Notes
¹ . May be waived by the City Commission on finding that creative site planning is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development would result in more difficult or undesirable development .
² . Residential development may not exceed the maximum gross density established by the Land Use Plan for the Residential land use classification.
³ . Except for RPUD development whose prior zoning district was RM45-HR, the maximum building height shall not exceed 65 feet.
⁴ . For developments who are restricted to a maximum 65 feet height, the height may be increased to 85 feet provided after 60 feet in height the front façade is stepped back 20 feet. The resulting 20 foot space must be usable plaza or patio space.

Exhibit C

Master Plan



UNIT ALLOWANCE AND RESTRICTIONS	
GARAGE	THE INDIVIDUAL UNITS ARE FEE SIMPLE ONLY AND CANNOT BE CONVERTED TO RENTAL PROPERTY. THE HOMES ARE CONSTRUCTED TO HABITAT FOR HUMANITY STANDARDS.
	1. THE HOME OWNER IS NOT ALLOWED TO CONVERT THE GARAGE. THE UNIT OWNER IS REQUIRED TO MAINTAIN PARKING AT ALL TIMES TO INCLUDE THE GARAGE AREA.
GARBAGE	2. GARBAGE AND RECYCLING ARE CONTAINER PICKUP. EACH UNIT OWNER WILL BE RESPONSIBLE FOR CARRYING THEIR GARBAGE AND RECYCLING TO THE CONTAINER. GARBAGE AND RECYCLING CONTAINERS SHALL BE PLACED IN THE DESIGNATED LOCATION.
SIDE YARD	3. NO STRUCTURAL IMPROVEMENTS SHALL BE PLACED IN THE SIDE SETBACKS. NO FENCING OR LANDSCAPING SHALL BE PLACED IN DRAINAGE SWALES THAT WOULD PROHIBIT THE FLOWAGE OF STORMWATER.
STREET FRONT	4. THE STREET SIDE YARDS ARE TO REMAIN AS OPEN SPACE USAGE AND BE COMPRISED OF GRASS AND LANDSCAPE MATERIALS.
	5. NO BUILDING EXPANSION, SHEEDS OR POOLS ARE ALLOWED. THE UNIT OWNER IS ALLOWED TO PROVIDE FOR A CONCRETE OR BRICK PAVEMENT PATIO TO A MAX. SIZE OF 10' X 10' LOCATED AT THE STREET SIDE DOOR.
FENCING	6. A COVERED CANOPY OR EXTENDED ROOF AWNING IS ALLOWED OVER THE PATIO.
	7. INDIVIDUAL LOT OWNERS CAN PROVIDE A FENCE ON THE SIDE YARD PROPERTY LINE. THE FENCE SHALL BEGIN AT THE BACK WALL OF THE HOUSE AND MAY EXTEND 10' INTO THE BACK YARD. THE FENCE HEIGHT SHALL BE 5' HIGH. THE BACK YARD FENCE MAY BE INSTALLED BY THE UNIT OWNER. THE UNIT OWNER IS RESPONSIBLE FOR MAINTAINING THE EASEMENT AREA WITHIN THE PRIVATE LOT. SEE EXHIBIT F FOR THE LOCATION OF FENCE FOR TYPICAL LOTS.
FRONT YARD	8. SINGLE STORY UNITS MAY ALLOW COVERED PATIO 5' FEET WITHIN FRONT 25 FEET SETBACK. PATIO AREA CAN NOT BE ENCLOSED.

MASTER SITE TABLE			
DIMENSIONAL REQUIREMENT COMPARISON TABLE			
DIMENSIONAL REQUIREMENT	RM-12	RPUD	PROVIDED IN PD MASTER PLAN
LOT AREA, MINIMUM (SQ FT)	7,000 (NOTE 2)	5 ACRES ±	80 NET ACRES / 1.11 GROSS ACRES
LOT WIDTH, MINIMUM (FT)	60' (NOTE 2)		127'-6"
DENSITY, MAXIMUM (DU/AC)	12 (NOTE 2.3)		NET: 15 DU/AC GROSS: 10 DU/AC
FLOOR AREA PER DWELLING UNIT, MINIMUM (SQ FT)	SF 950 2F 750 MF EFFICIENCY UNITS: 550 OTHER UNITS: 650 + 100 PER BR >1		UNIT A (10 UNITS) 1,792 SF UNIT B (1 UNIT) 2,126 SF 1,871 SF (NO GARAGE)
LOT COVERAGE, MAXIMUM (% OF LOT AREA)	60% (NOTE 2)	TO BE ESTABLISHED SEE PD PLAN 155,362 A, PD PLAN	30.7% = (10,717 SF)
PERVIOUS AREA, MINIMUM (% OF LOT AREA)	25% (NOTE 2)		35.5% = (12,405 SF)
HEIGHT, MAXIMUM (FT)	35'		33'-6"
FRONT YARD SETBACK, MINIMUM (FT)	25'		25'
STREET SIDE YARD SETBACK, MIN. (FT)	8' (NOTE 2.4)		10'
SETBACK FROM A WATERWAY OR CANAL, MINIMUM (FT)	25'		N/A
SETBACK FROM A DUNE VEGETATION LINE, MINIMUM (FT)	25'		N/A
INTERIOR SIDE YARD SETBACK, MIN. (FT)	8' (NOTE 2.4.6)		8'
REAR YARD SETBACK, MIN. (FT)	10' (NOTE 4)		11'
REQUIRED FRONT YARD, PERVIOUS AREA, MINIMUM (% OF REQUIRED FRONT YARD)	50' (FOR SINGLE FAMILY DWELLINGS ONLY)		11'-8"
PARKING REQUIREMENT			N/A
DWELLING MULTI-FAMILY	MINIMUM OFF-STREET PARKING: 1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA (NOT INCLUDING GARAGE) 17,928/1000= 18		11 GARAGE SPACES & 9 ON-SITE PARKING 18
VISITOR PARKING	1 PER 5 TOWNHOUSE UNIT = 2		2
TOTAL PARKING	20 PARKING SPACES		20 PARKING SPACES
BICYCLE STORAGE			1 PER EACH UNIT INSIDE OF GARAGE

PARKING REQUIREMENT	
DWELLING MULTI-FAMILY	MINIMUM OFF-STREET PARKING: 1 PER 1,000 SQ. FT. OF GROSS FLOOR AREA (NOT INCLUDING GARAGE) 17,928/1000= 18
VISITOR PARKING	1 PER 5 TOWNHOUSE UNIT = 2
TOTAL PARKING	20 PARKING SPACES
BICYCLE STORAGE	1 PER EACH UNIT INSIDE OF GARAGE

RM-12 NOTES	RPUD NOTES
1. See measurement rules and allowed exceptions/variations in Article 9: Part 4.	1. May be waived by the City Commission on finding that creative site planning is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development would result in more difficult or undesirable development.
2. For townhouse development, applies only to the development site as a whole, provided individual townhouse lots have a minimum area of 1,800 sq ft and a minimum width of 18 ft.	2. Residential development may not exceed the maximum gross density established by the Land Use Plan for the Residential land use classification.
3. On land classified Residential by the Land Use Plan, maximum gross residential density may not exceed that established for the particular land use classification.	3. Except for RPUD development whose prior zoning district was RM45-HR, the maximum building height shall not exceed 65 feet.
4. 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.	4. For developments who are restricted to a maximum 65 feet height, the height may be increased to 65 feet provided after 60 feet in height the front facade is stepped back 20 feet. The resulting 20 foot space must be usable plaza or patio space.
5. For developments with zero-lot-line single-family dwellings, 0 ft along the zero lot line and 15 ft for the opposite interior side lot line.	

LEGEND		
POD	USES	STORIES
POD A	4 UNIT TOWNHOUSE - RESIDENTIAL	2 STORIES
POD B	3 UNIT TOWNHOUSE - RESIDENTIAL	2-3 STORIES
POD C	SERVICES	
POD D	OPEN SPACE / PARKING	
POD E	BUFFER	
POD F	VEHICULAR ROAD NETWORK	

1 RPUD - MASTER PLAN
SCALE: 1/16" = 1'-0"

PROJECT AND OWNER: KENSINGTON TOWNHOMES

VACANT LOT AT N.W. 27TH AVENUE AND N.W. 13TH STREET
POMPANO BEACH, FL | 33069
HADAR HOMES, LLC
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PLANTATION | FL | 33324

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1 305 445 2399

LANDSCAPE ARCHITECT:
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5965 SW 30TH STREET
MIAMI | FL | 33155
1 305 790 4372

KEY PLAN:

PLANNING & ZONING

PERMIT APPLICATION DATE: 02/15/18
PROJECT NO.: 1721
DRAWN BY: BJ APPROVED BY: AG

1	City Revision	06/27/18
2	City Revision 2	10/18/18

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



SIGNATURE:
ARTURO G. GRIEGO
LIC# AR94011

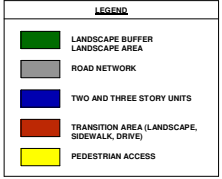
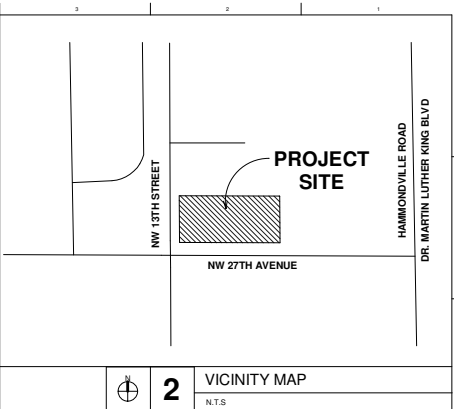
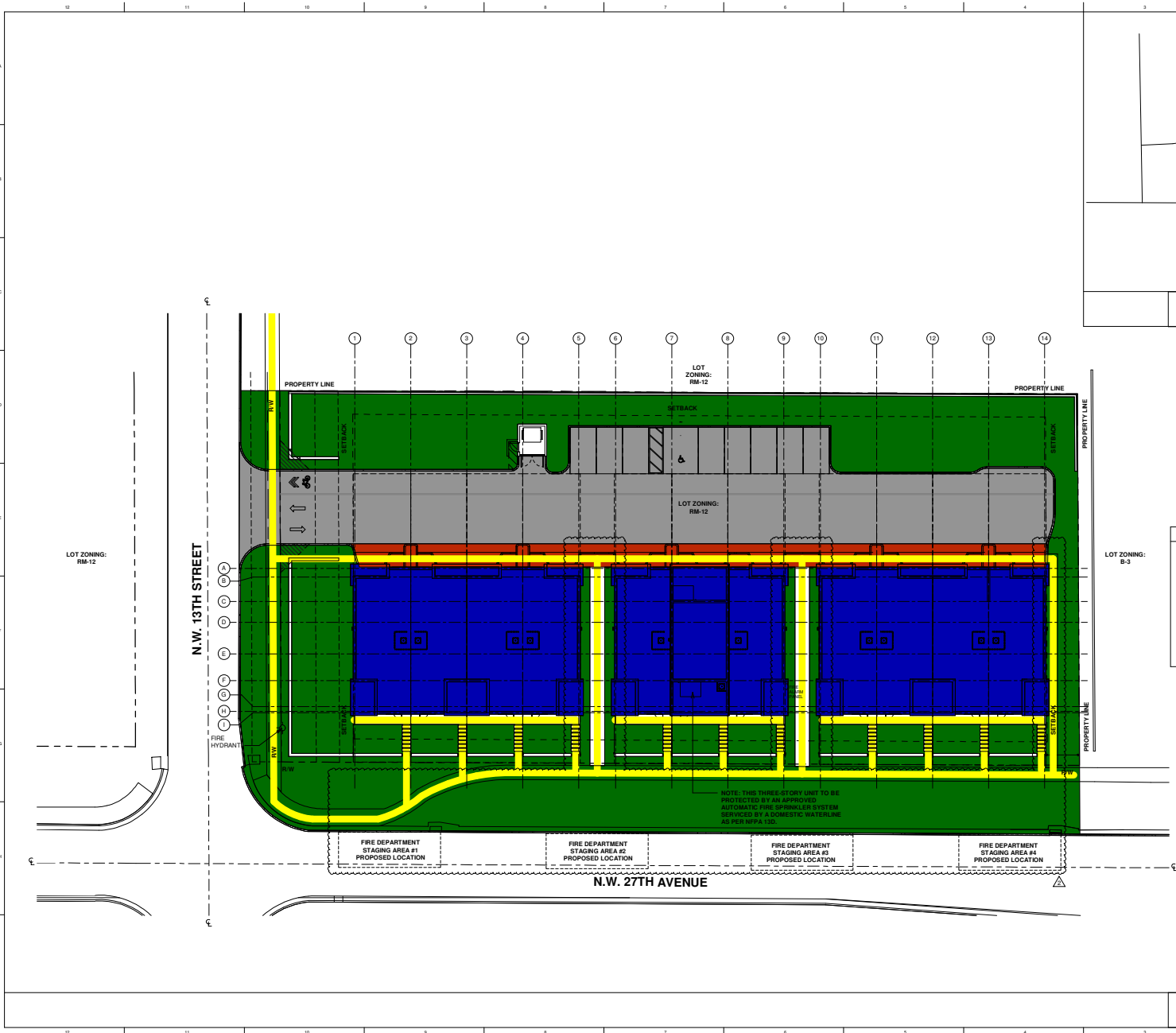
SHEET TITLE:
MASTER PLAN

SCALE:
N.T.S.

SHEET NO:

Exhibit D

Conceptual Area Plan



PROJECT AND OWNER:
KENSINGTON TOWNHOMES

VACANT LOT AT N.W. 27TH AVENUE AND N.W. 13TH STREET
POMPANO BEACH, FL | 33069
HADAR HOMES, LLC
300 S. PINE ISLAND ROAD, SUITE 309
PLANTATION | FL | 33324

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MIAMI | FL | 33155
t | 305 790 4372

KEY PLAN:

PLANNING & ZONING

PERMIT APPLICATION DATE: 02/15/18
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2	City Revision 2	10/18/18

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SIGNATURE:
ARTURO G. GRIEGO
LIC# AR94011

SHEET TITLE:
BUILDING USE PLAN

SCALE:
N.T.S.

SHEET NO:

Exhibit E

Drainage Plan

Exhibit F

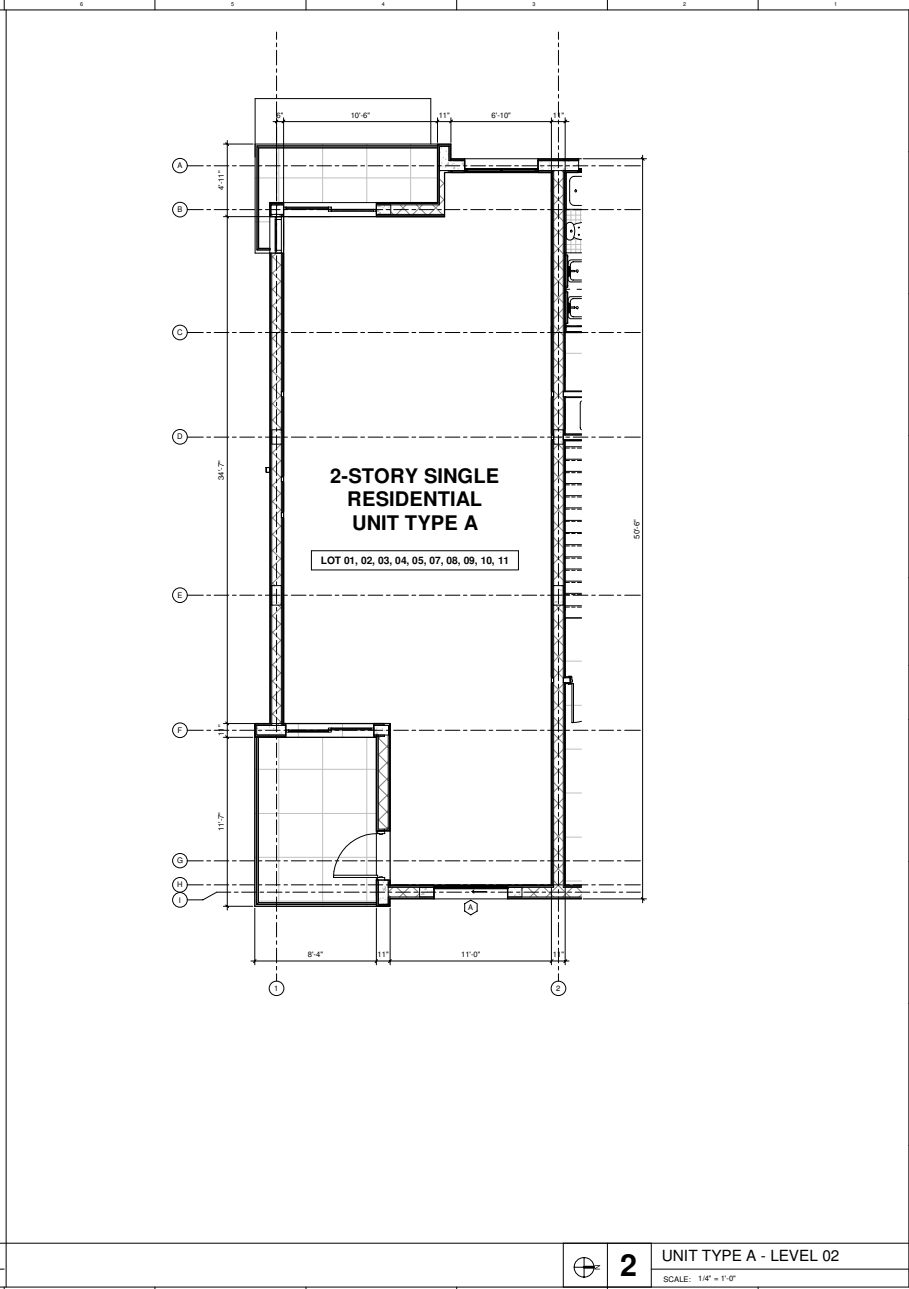
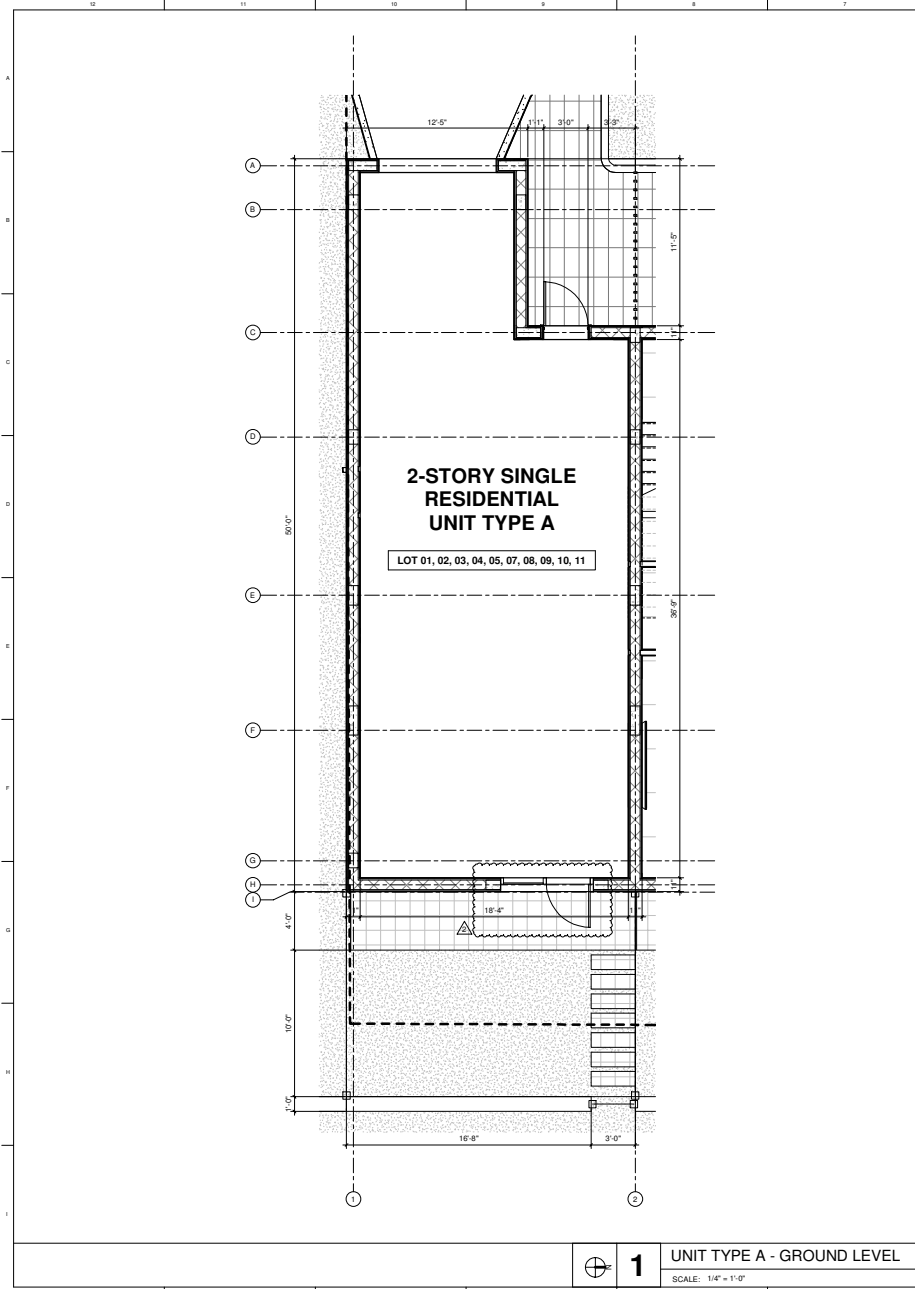
Utility Plan

Exhibit G

Pedestrian Circulation Plan

Exhibit H

Unit Floor Plans



PROJECT AND OWNER:

KENSINGTON TOWNHOMES

VACANT LOT AT N.W. 27TH AVENUE AND
N.W. 13TH STREET
POMPANO BEACH, FL 33069
HADAR HOMES, LLC
300 S. PINE ISLAND ROAD, SUITE 309
PLANTATION, FL 33324

ARCHITECT:

itecdesign 14850 NW 44TH CT STE 202
Miami, FL 33154
t | 305 673 2121
f | 305 673 6660
w | www.itecdesign.net

CONSULTING ENGINEERS:

MEP:

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361 SE 10TH STREET
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t | 954 461 4314

CIVIL ENGINEER:

CDI ENGINEERING AND PLANNING
4535 HUNTING TRAIL
LAKE WORTH, FL 33467
t | 954 524 9800

STRUCTURAL ENGINEER:

HALLAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES, FL 33134
t | 305 445 2399

LANDSCAPE ARCHITECT:

H.L. MARTIN LANDSCAPE ARCH. PA
5985 SW 30TH STREET
MIAMI, FL 33155
t | 305 790 4372

KEY PLAN:

PLANNING & ZONING

PERMIT APPLICATION DATE: 02/15/18

PROJECT NO.: 1721

DRAWN BY: BJ APPROVED BY: AG

2	City Revision 2	10/18/18

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SEAL:

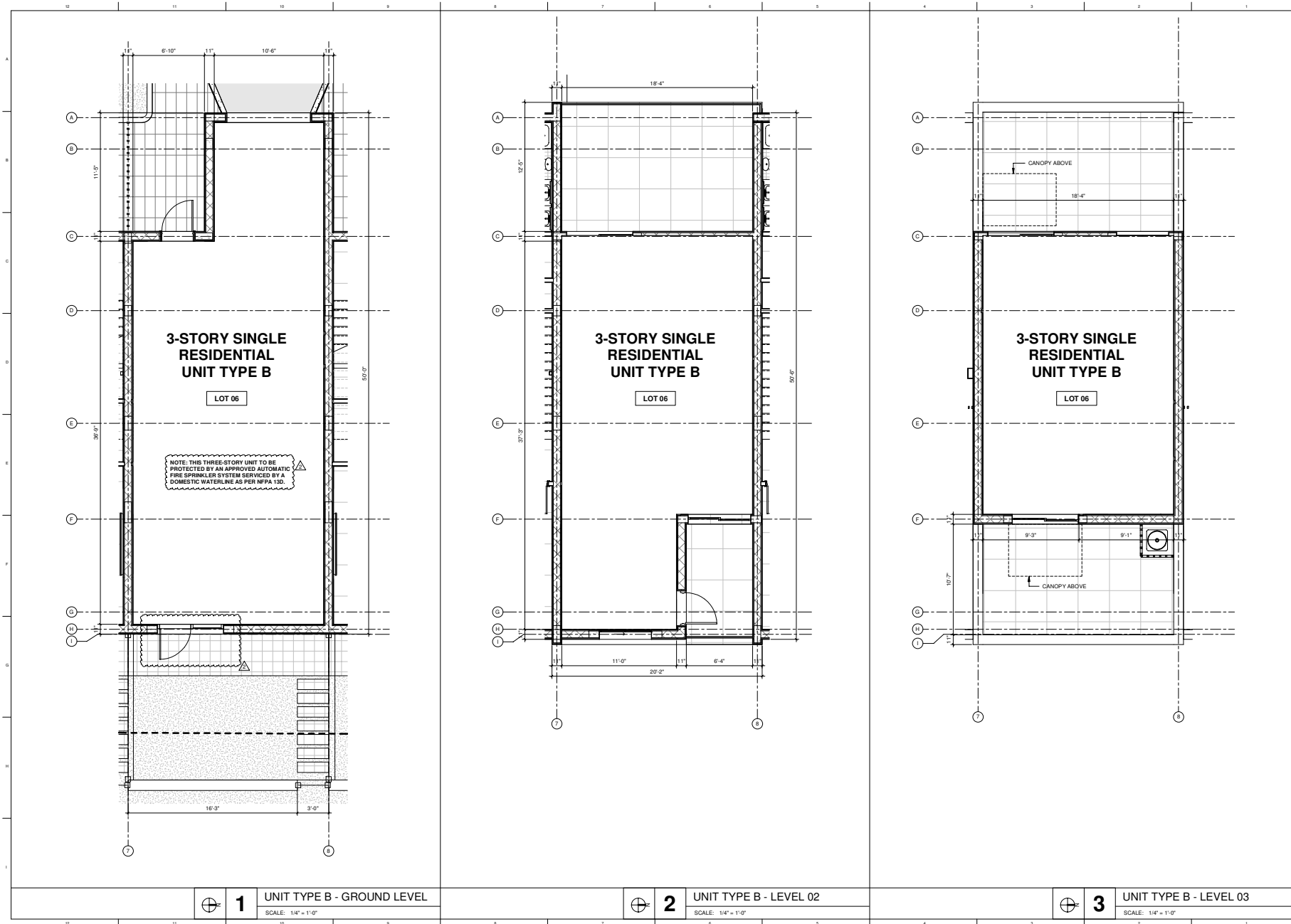


SIGNATURE:
ARTURO G. GRIEGO
LIC# AR94011

SHEET TITLE:
TYPICAL UNIT A PLANS

SCALE:
N.T.S.

SHEET NO:



PROJECT AND OWNER:

KENSINGTON TOWNHOMES

VACANT LOT AT N.W. 27TH AVENUE AND N.W. 13TH STREET
POMPANO BEACH, FL 33069
HADAR HOMES, LLC
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PLANTATION | FL | 33324

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CIVIL ENGINEER:

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t | 954 524 9800

STRUCTURAL ENGINEER:

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CORAL GABLES | FL | 33134
t | 305 445 2399

LANDSCAPE ARCHITECT:

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MIAMI | FL | 33155
t | 305 790 4372

KEY PLAN:

PLANNING & ZONING

PERMIT APPLICATION DATE: 02/15/18

PROJECT NO.: 1721

DRAWN BY: BJ APPROVED BY: AG

2	City Revision 2	10/18/18

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SEAL:



SIGNATURE:
ARTURO G. GRIEGO
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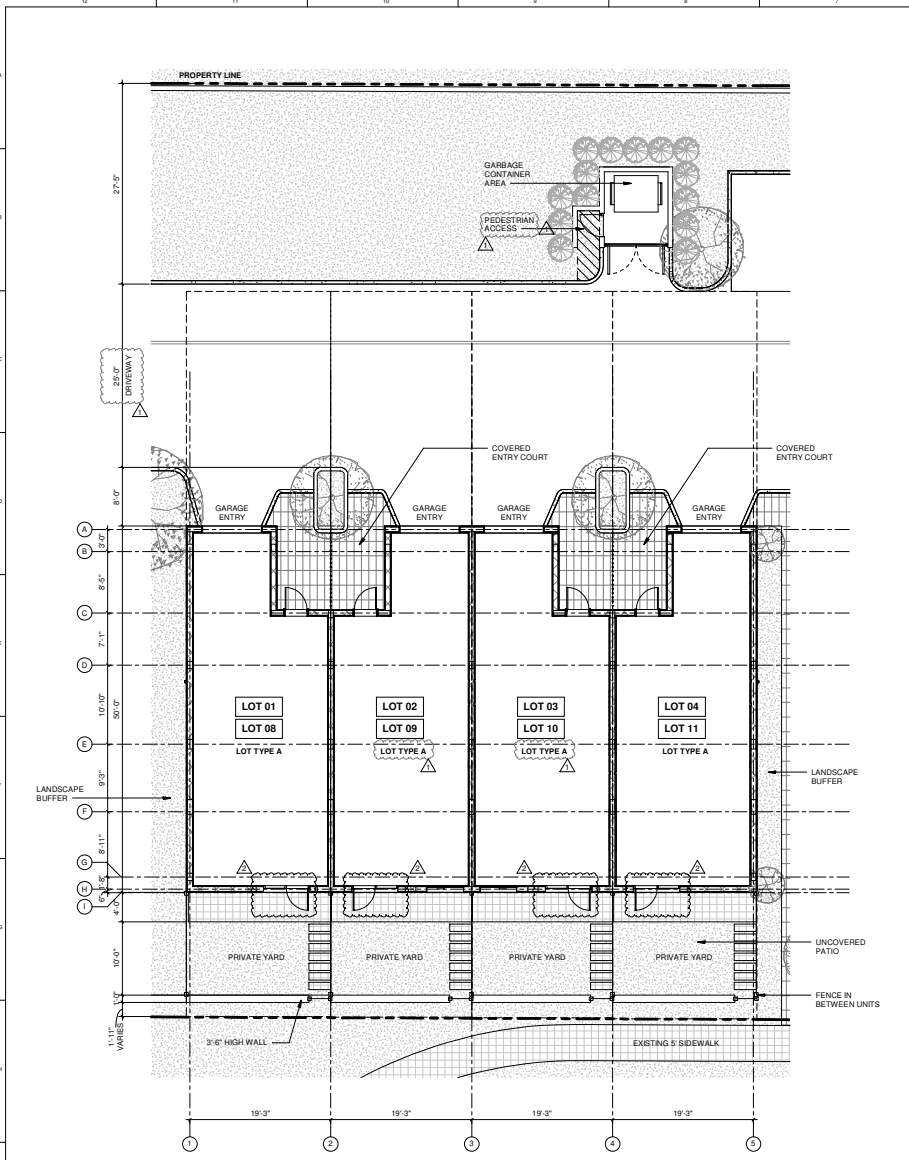
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TYPICAL UNIT B PLANS

SCALE:

N.T.S.

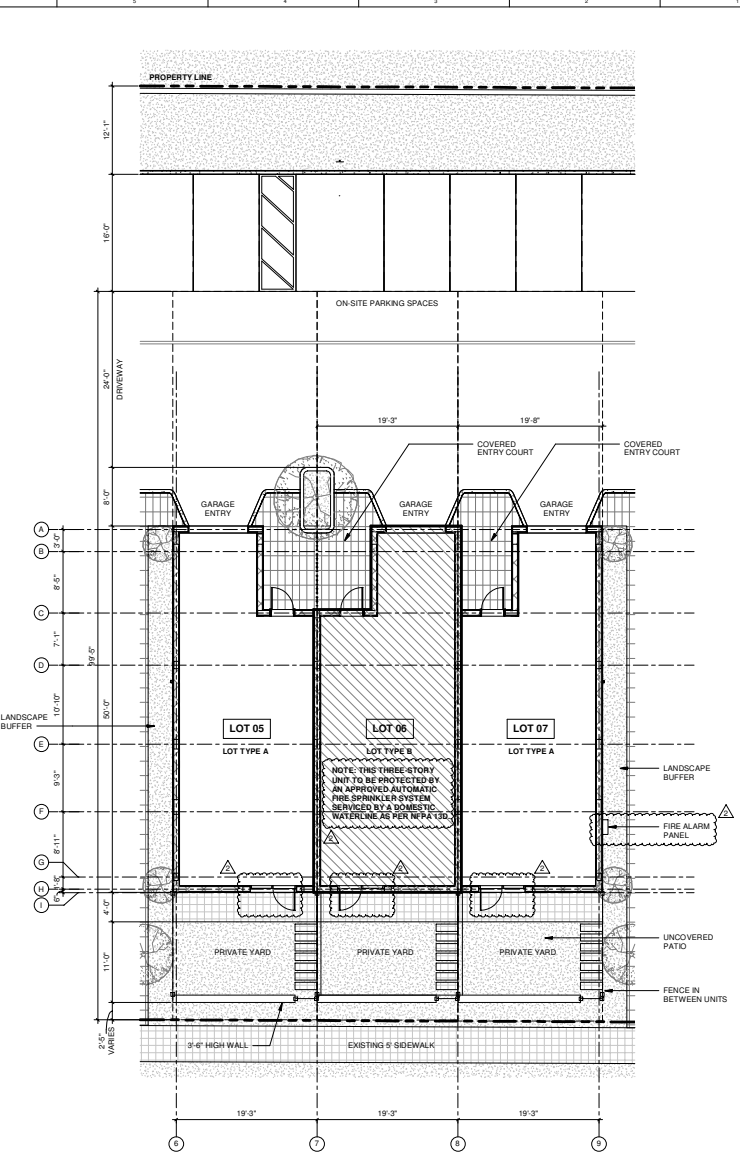
SHEET NO:

EXHIBIT-F3



BUILDING TYPE 1
LOTS 01-04 & 08-11

1 RPUD - (TYP.) BUILDING #1 & #3
SCALE: 1/8" = 1'-0"



BUILDING TYPE 2
LOTS 05-07

2 RPUD - (TYP.) BUILDING #2
SCALE: 1/8" = 1'-0"

PROJECT AND OWNER:
KENSINGTON TOWNHOMES
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CIVIL ENGINEER:
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STRUCTURAL ENGINEER:
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LANDSCAPE ARCHITECT:
H.L. MARTIN LANDSCAPE ARCH. PA
5965 SW 30TH STREET
MIAMI, FL 33155
t 305 790 4372

KEY PLAN:

PLANNING & ZONING
PERMIT APPLICATION DATE: 02/15/18
PROJECT NO.: 1721
DRAWN BY: BJ APPROVED BY: AG

1	City Revision	06/27/18
2	City Revision 2	10/18/18

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SIGNATURE:
ARTURO G. GRIEGO
LIC# AR94011

SHEET TITLE:
TYPICAL BUILDING PLANS

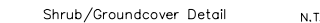
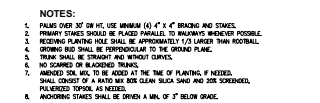
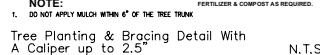
SCALE:
N.T.S.

SHEET NO:

EXHIBIT-F

Exhibit I

Landscape Plan

City of Pompano Beach- Landscape Notes

- Note: Plant spacing shall respect plant quantity to fill the bed.
- Note: Contaminated trees, susceptible to be showed at the periphery to the road, shall be protected.
- Note: All mesh, wales (PVC), shall be screened w/ hedges / shrubs equal to the RL of the edging.
- Note: All mesh, wales (PVC) shall be screened w/ hedges / shrubs equal to the RL of the equb.
- Note: All retaining walls (C/R) Right of Ways are to be maintained at a height no greater than 5'.
- Note: A Pre Construction meeting with Union Forestry is required before any tree removal or tree relocation is initiated.
- Note: All tree work will require permitting by a registered Broward County tree warden.
- Note: All road rock, concrete, asphalt and other non natural material to be used in the landscape shall be replaced with landscape infill material and be replaced with planting soil prior to landscape installation.
- Note: As per 156.0003(2)(5) MIA Landscape Areas shall be landscaped with native plants. No landscaped area is to be used along those portions of a building facade behind back entrances, driveway entrances or carports.

PROJECT AND OWNER:

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HADAR HOMES, LLC
300 S. PINE ISLAND ROAD, SUITE 309
PLANTATION | FL | 33324

—ARCHITECT

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CONSULTING ENGINEERS:

MEP:

CIVIL ENGINEER

CDI ENGINEERING AND PLANNING
4535 HUNTING TRAIL
LAKE WORTH | FL | 33467
t | 954 524 9800

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT.

H.L. MARTIN LANDSCAPE ARCH. P.A.

5965 SW. 38TH STREET
MIAMI | FL | 33155
t | 305 790 4372

KEY PLAN:

DRC SET

PERMIT APPLICATION DATE: 02/15/18

PROJECT NO.: 1721

DRAWN BY: BJ APPROVED BY: AC

[illegible]

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SEAL

SIGNATURE

SHEET TITLE:
LANDSCAPE PLAN

SCALE

N.T.S.

SHEET NO.

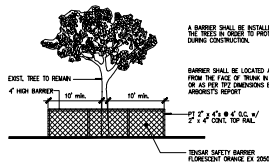
LA1-1.01

	1	LANDSCAPE PLAN
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SCALE: 1/16" = 1'-0"

Exhibit J

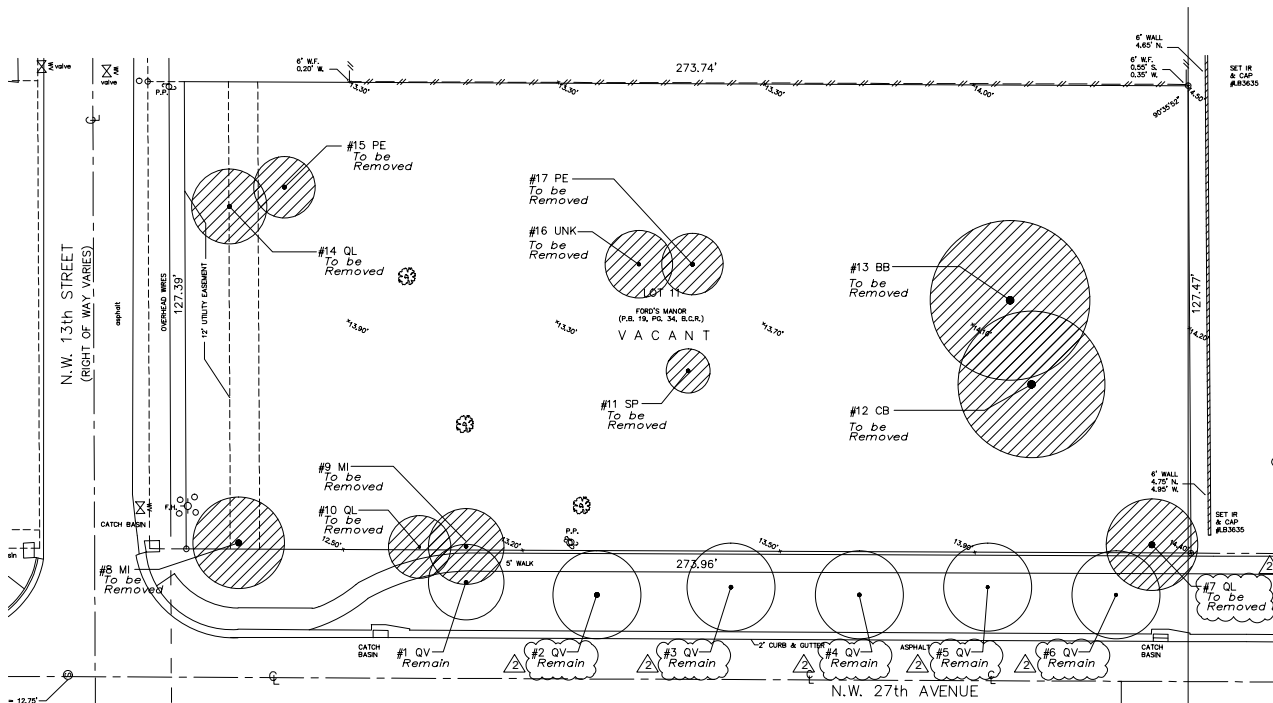
Tree Survey



TREE PROTECTION BARRIER DETAIL N.T.S.

Notes:

- 1) Tree Protection Barriers dimensions are measured from the outside of the trunk.
- 2) Tree Protection Barriers are adjusted where necessary to account for buildings, adjacent sidewalks, & street/curb.
- 3) No disturbance to soil or disposal of any building material/waste is permitted within the tree protection zone.
- 4) Barriers to remain in place throughout the duration of construction activities.
- 5) Barriers to be attached to existing CLF's, WD fences or concrete walls where applicable.



PROJECT AND OWNER:

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PLANTATION | FL | 33324

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CONSULTING ENGINEERS:

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CIVIL ENGINEER:

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4335 HUNTING TRAIL
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STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

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MIAMI | FL | 33155
t | 305 796 4372

KEY PLAN:

DRC SET

PERMIT APPLICATION DATE: 02/15/18

PROJECT NO.: 1721

DRAWN BY: BJ APPROVED BY: AG

Planning review/	07.02.18
Fire Dept.	
Fire Lane in R/W	12.18.18
Deleted	

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SEAL:

SIGNATURE:

SHEET TITLE:
TREE SURVEY / DISPOSITION PLAN
SCALE:
N.T.S.

SHEET NO:

LA1-1.02



TREE SURVEY/DISPOSITION PLAN

SCALE: 1/16" = 1'-0"

Tree Survey List				Disposition				Description: HT/SPR/DBH/Condition/Notes			
Num	Botanical / Common Name	Disposition	HT	SPR	DBH	Condition	Notes				
#1 QV	Quercus virginiana / Live Oak	Remain	30'	20'	8"	Good	In R/W				
#2 QV	Quercus virginiana / Live Oak	Remain	30'	20'	8"	Good	In R/W				
#3 QV	Quercus virginiana / Live Oak	Remain	30'	20'	8"	Good	In R/W				
#4 QV	Quercus virginiana / Live Oak	Remain	30'	20'	8"	Good	In R/W				
#5 QV	Quercus virginiana / Live Oak	Remain	30'	20'	8"	Good	In R/W				
#6 QV	Quercus virginiana / Live Oak	Remain	30'	20'	8"	Good	In R/W				
#7 QL	Quercus laurifolia / Laurel Oak	Remain	35'	25'	12"	Good	In R/W				
#8 MI	Mangifera indica / Mango	Remain	30'	30'	15"	Good					
#9 MI	Mangifera indica / Mango	Remain	20'	20'	8"	Good					
#10 QL	Quercus laurifolia / Laurel Oak	Remain	18'	10'	5"	Good					
#11 SP	Sabal palmetto / Sabal Palm	Remain	20'	12'	13"	Good					
#12 CB	Calophyllum brasiliense / Calophyllum	Remain	50'	30'	20"	Good					
#13 BB	Bucida buceras / Black Olive	Remain	50'	35'	20"	Good					
#14 QL	Quercus laurifolia / Laurel Oak	Remain	35'	25'	15"	Good					
#15 PE	Pinus elliotti / Slash Pine	Remain	40'	20'	15"	Good					
#16 UNK	Unknown	Remain	40'	35'	20"	Good					
#17 PE	Pinus elliotti / Slash Pine	Remain	40'	20'	15"	Good					

Tree Survey Note:

- 1) Tree identification & descriptions are based on visual evidence, provided by Google Earth. Descriptions are approximate. A complete and accurate Tree Survey will be provided on the next submittal. Tree Replacement will be provided on the next submittal.



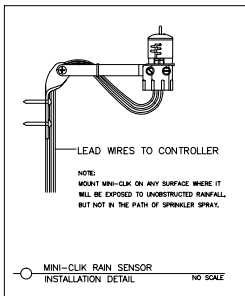
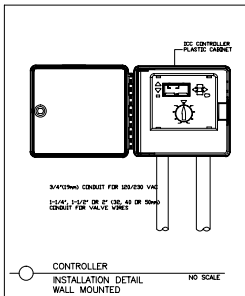
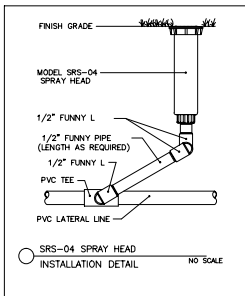
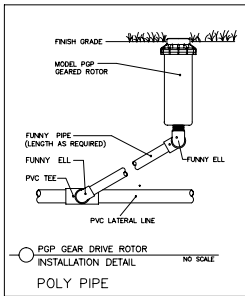
Indicates existing tree / palm tree to remain.



Indicates existing tree / palm tree to be removed

Exhibit K

Irrigation Plan



LAYOUT

LAYOUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE ALL NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES

FLAG ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES ETC. REQUIRED TO INSURE 100% COVERAGE.

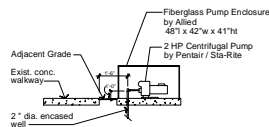
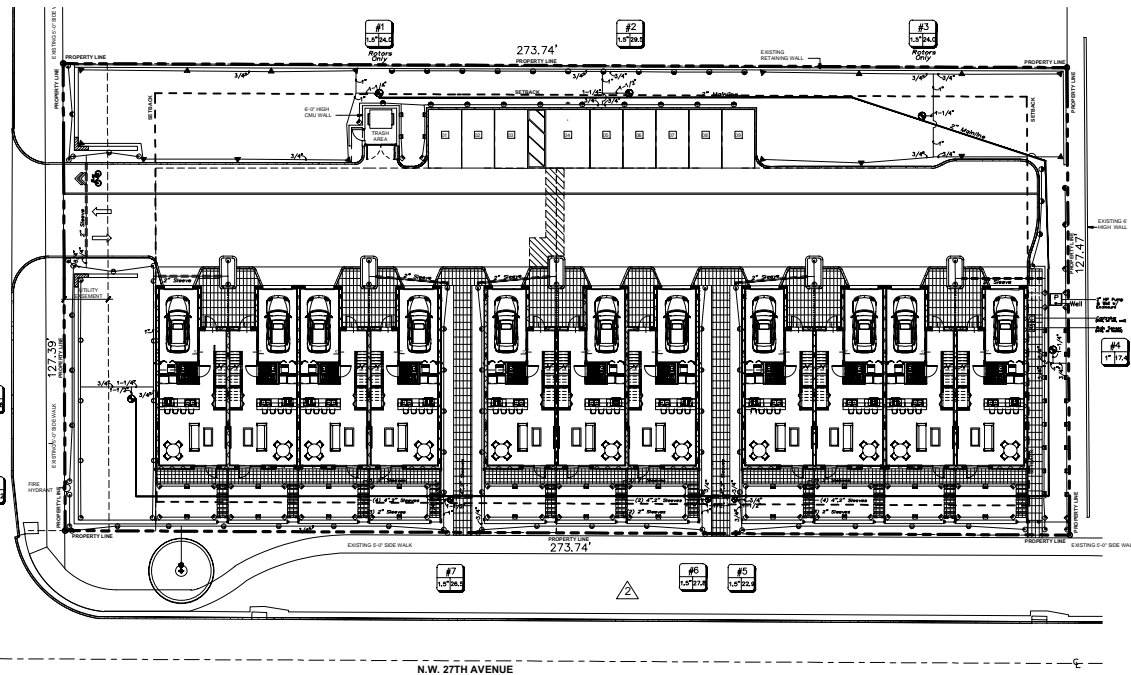
PIPE

PIPE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING-OUT MAINS AND LATERALS, LOCATE PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHENEVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS. PIPING UNDER HARDSCAPES SUCH AS ROADS, WALKS, AND PATIOS ARE TO BE SLEEVED USING SCH. 40 PIPE.

* SIZE ALL PIPE SO NOT TO EXCEED 5' PER SECOND
*INSTALL RAIN SENSOR AS PER LOCAL CODE

FLUSHING

PRIOR TO PLACEMENT OF HEADS FLUSH ALL LINES UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS.



Pump & Well Irrigation Detail
NTS

IRRIGATION PLAN EQUIPMENT TABLE	
6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 8' qtr	
6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 8' half	
6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' qtr	
6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' half	
6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 10' full	
6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 12' half	
6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' qtr	
6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' half	
6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' Strip Series, - End	
6" Spray Head Rainbird 1800 Series w/ MPR Nozzle, 15' Strip Series-Center	
Bubbler -1300AF by Rainbird	
Rotors-Rainbird 3500 Series w/ MPR Nozzle, adjustable	
1.5", 1" Valves by Rainbird, in Carson Valve Box	
2" Mainline, Schedule 40 PVC	
Sleeves, Schedule 40 PVC	
Lateral Lines, Schedule 160 pvc	
Controller, ESP Modular Series 10 Stations (1 spare)	
Rain Sensor, by Miniclick	
Proposed 2HP Centrifugal Pump(w/Conc. Enclosure) & 2" diameter well	

1 IRRIGATION PLAN
SCALE: 1/16" = 1'-0"

PROJECT AND OWNER: KENSINGTON TOWNHOMES

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STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

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MIAMI, FL 33155
T 305 796 4372

KEY PLAN:

DRC SET

PERMIT APPLICATION DATE: 02/15/18
PROJECT NO.: 1721
DRAWN BY: BJ APPROVED BY: AG

Fire Lane in R/W Deleted	12.18.18

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SIGNATURE:

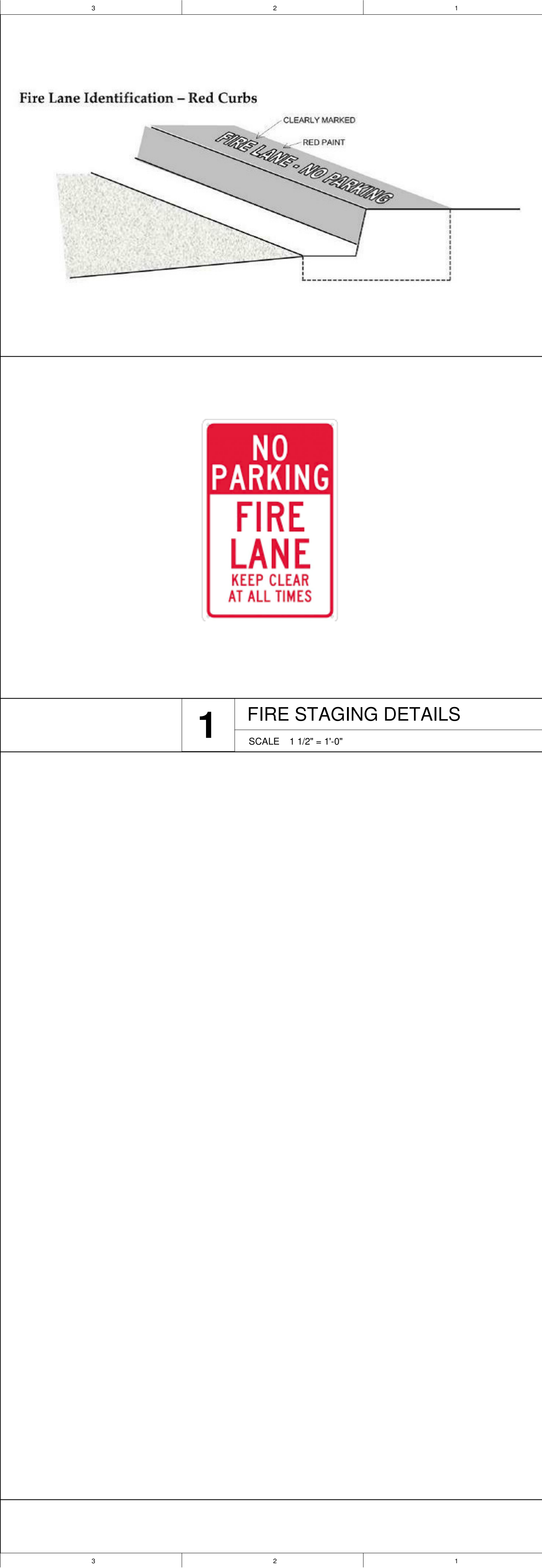
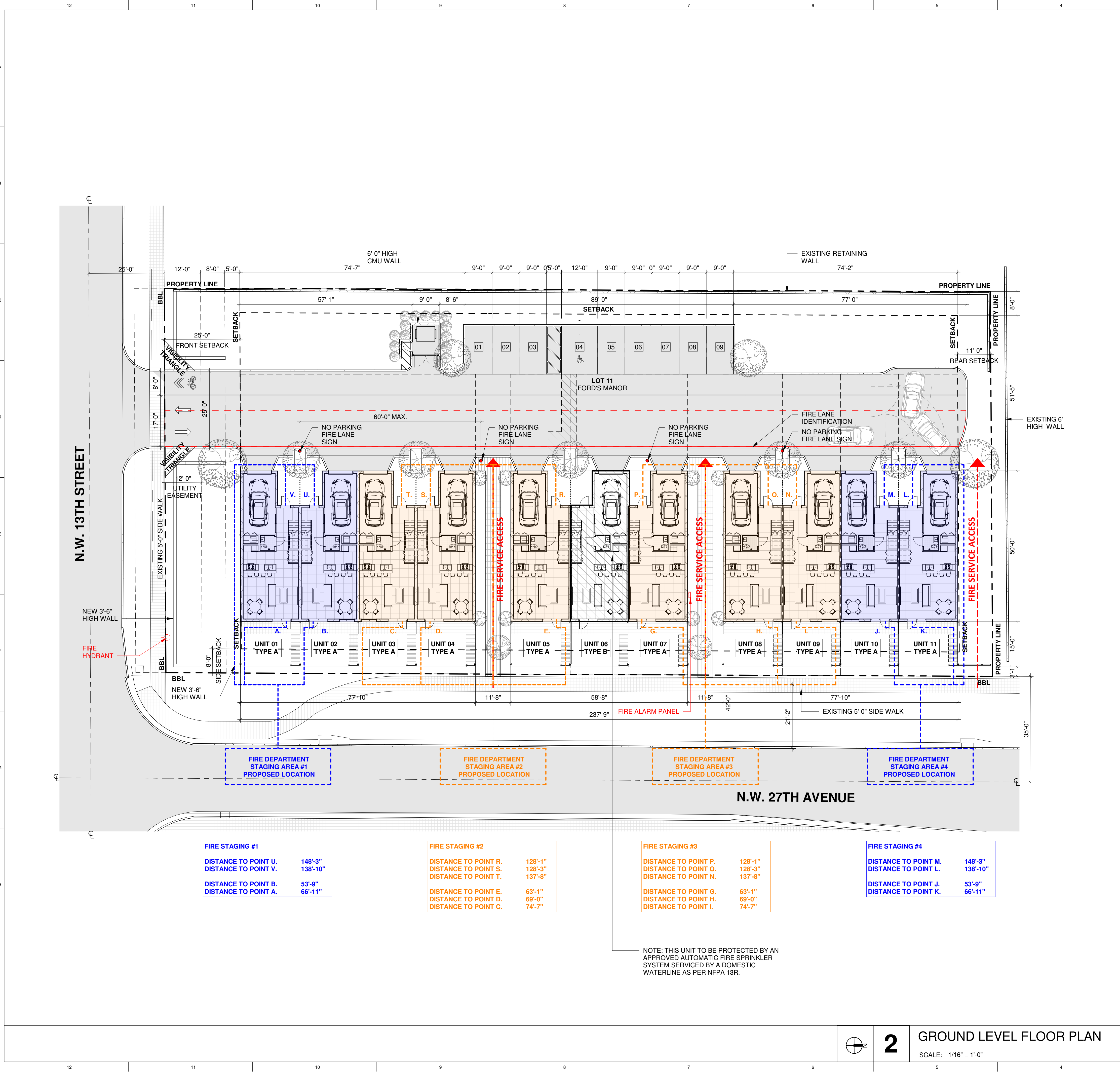
SHEET TITLE:
IRRIGATION PLAN

SCALE:
N.T.S.

SHEET NO:
LA1-1.03

Exhibit L

Fire Staging Plan



PROJECT AND OWNER:
KENSINGTON TOWNHOMES

VACANT LOT AT N.W. 27TH AVENUE AND N.W. 13TH STREET
POMPAHO BEACH, FL | 33069
HADAR HOMES, LLC
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CORAL GABLES | FL | 33134
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LANDSCAPE ARCHITECT:
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MIAMI | FL | 33155
t | 305 790 4372

KEY PLAN:

PERMIT APPLICATION DATE: 02/15/18
PROJECT NO.: 1721
DRAWN BY: BJ APPROVED BY: AG

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SEAL:
REGISTERED ARCHITECT
STATE OF FLORIDA

SIGNATURE:
ARTURO G. GRIEGO
LIC# AR94011

SHEET TITLE:
**FIRE-STAGING PLAN
OPTION 2**

SCALE:
N.T.S.

SHEET NO:
A-2