

MEMORANDUM

Development Services

ADMINISTRATIVE REPORT NO. 18-272

DATE: June 10, 2018

TO: Planning & Zoning Board

VIA: David L. Recor, ICMA-CM, Director of Development Services
Paola A. West, Principal Planner *PAW*

FROM: Scott Reale, AICP, Senior Planner *SR*

RE: Rezoning – From RM-12 (Multiple-Family Residence 12) to RPUD (Residential Planned Unit Development)
Location – Northwest Corner of NW 27th Avenue and NW 13th Street
July 25, 2018 Meeting

P&Z #18-13000001

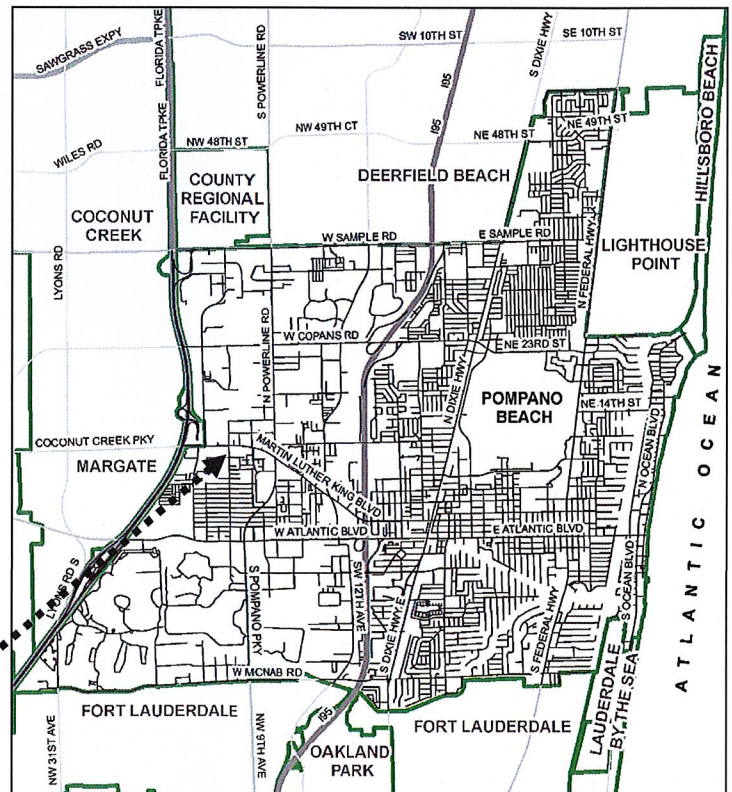
The applicant is requesting to rezone the vacant 0.80 acre subject property from RM-12 (Multiple Family Residence 12) to RPUD (Residential Planned Unit Development) in order to construct 11 townhouse units. The associated site plan was reviewed by the Development Review Committee on March 21. By rezoning the property to a Planned Development, the property is able to capture the gross density, thereby allowing 11 dwelling units by right. Maintaining the current RM-12 zoning allows for only 9 dwelling units because density for multi-family zoning districts is calculated using net acres.

The RPUD district is intended to encourage the use of innovative and creative design to provide a mix of different residential uses in close proximity to one another, while at the same time providing an efficient use of open space. The project aims to contribute to the growth and redevelopment of the Northwest CRA.

RPUDs are required to have a minimum of 5 acres; however, this 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.

The property is located on the northwest corner of NW 27th Avenue and NW 13th Street.

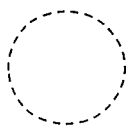
2701 NW 13th Street
Folio(s): 4842 33 03 0120



LEGEND

FOR LAND USE PLAN

Symbol	Classification Units/ Acre
	Residential
L	Low (1-5 DU/AC)
* LM	Low- Medium (5-10 DU/AC)
M	Medium (10-16 DU/AC)
MH	Medium-High 16-25 DU/AC)
H	High (25-46 DU/AC)
12	Irregular Density
36	Irregular Density
C	Commercial
CR	Commercial Recreation
I	Industrial
T	Transportation
U	Utilities
CF	Community Facilities
OR	Recreation & Open Space
W	Water
RAC	Regional Activity Center
LAC	Local Activity Center
DPTOC	Downtown Pompano Transit Oriented Corridor
ETOC	East Transit Oriented Corridor
Number	



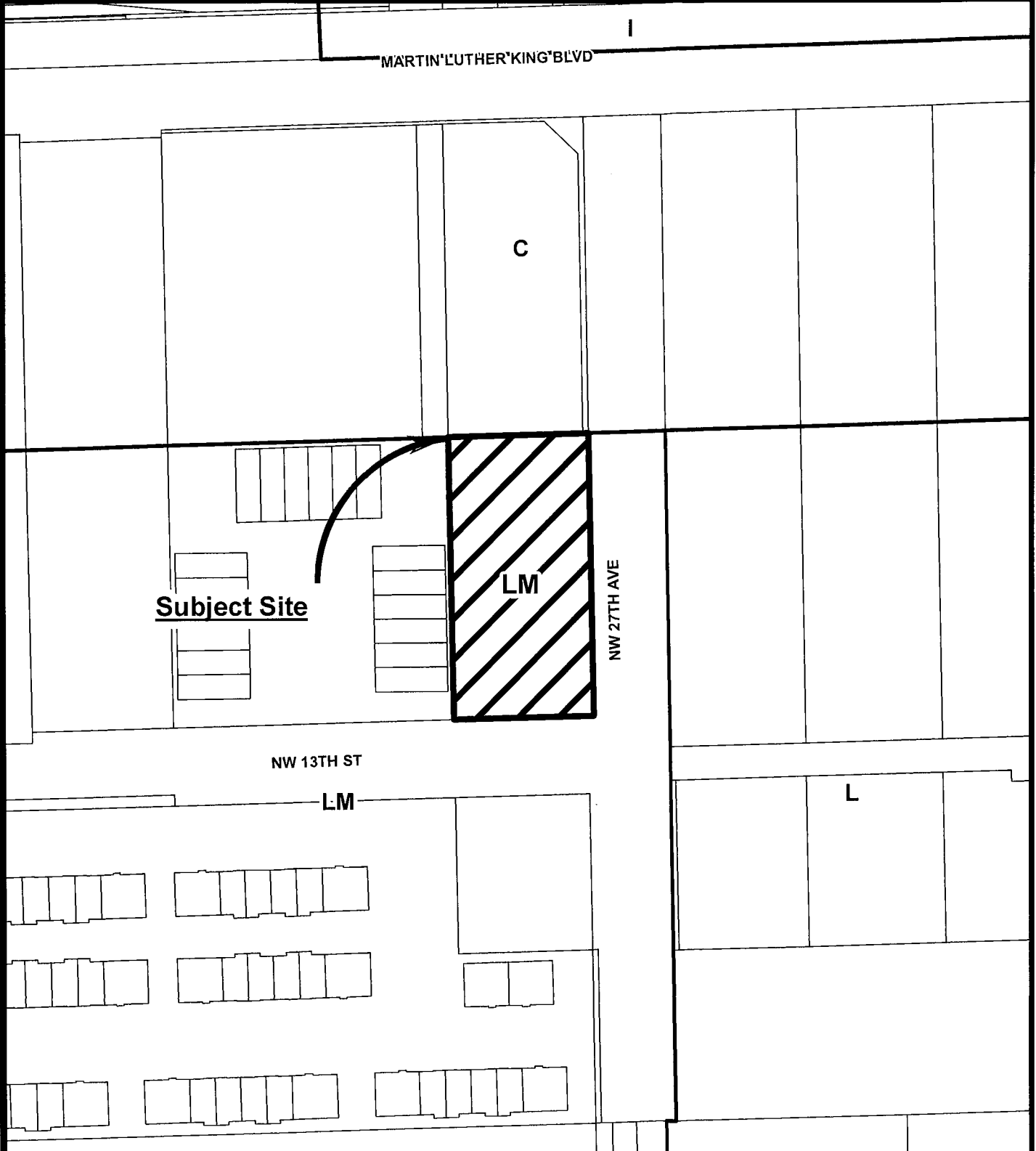
Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

*	Existing
>	Proposed

FOR ZONING MAP

Symbol	District
RS-1	Single-Family Residence 1
RS-2	Single-Family Residence 2
RS-3	Single-Family Residence 3
RS-4	Single-Family Residence 4
RS-L	Single-Family Residence Leisureville
RD-1	Two- Family Residence
RM-7	Multiple-Family Residence 7
* RM-12	Multiple-Family Residence 12
RM-20	Multiple-Family Residence 20
RM-30	Multiple-Family Residence 30
RM-45	Multiple-Family Residence 45
MH-12	Mobile Home Park
B-1	Limited Business
B-2	Neighborhood Business
B-3	General Business
B-4	Heavy Business
M-1	Marina Business
CR	Commerical Recreation
I-1	General Industrial
I-1X	Special Industrial
O-IP	Office Industrial Park
M-2	Marina Industrial
TO	Transit Oriented
PR	Parks & Recreation
CF	Community Facilities
PU	Public Utility
T	Transportation
BP	Business Parking
LAC	Local Activity Center
> RPUD	Residential Planned Unit Dev.
PCD	Planned Commercial Development
PD-TO	Planned Development - Transit Oriented
PD-I	Planned Development - Infill
RM-45 HR	Multiple-Family Residence 45 High-Rise Overlay
AOD	Atlantic Boulevard Overlay District
CRAO	Community Redevelopment Area Overlay
NCO	Neighborhood Conservation Overlay
APO	Air Park Overlay
DP	Downtown Pompano Beach Overlay

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP

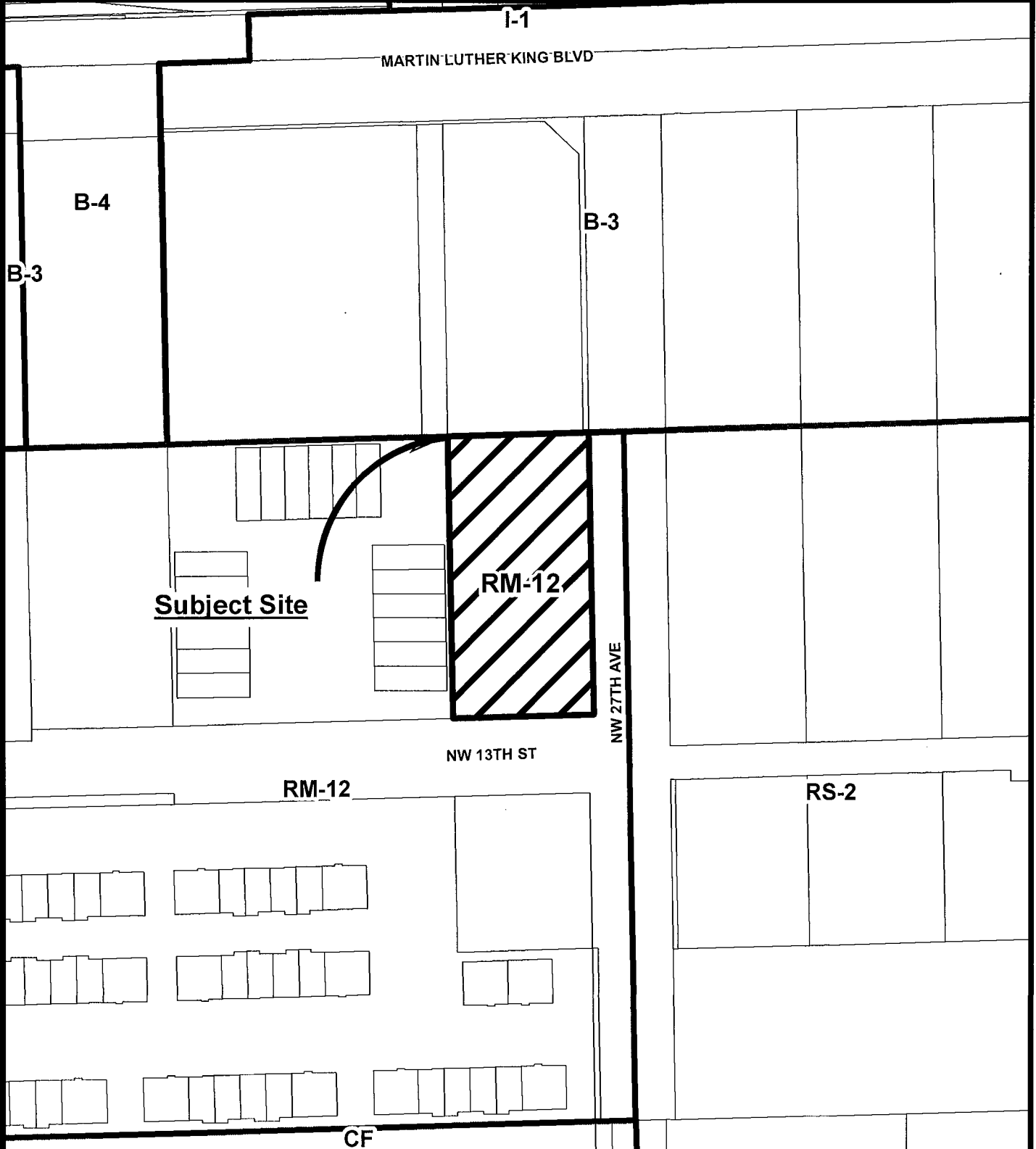


1 in = 125 ft

3

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 125 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP



1 in = 125 ft

5

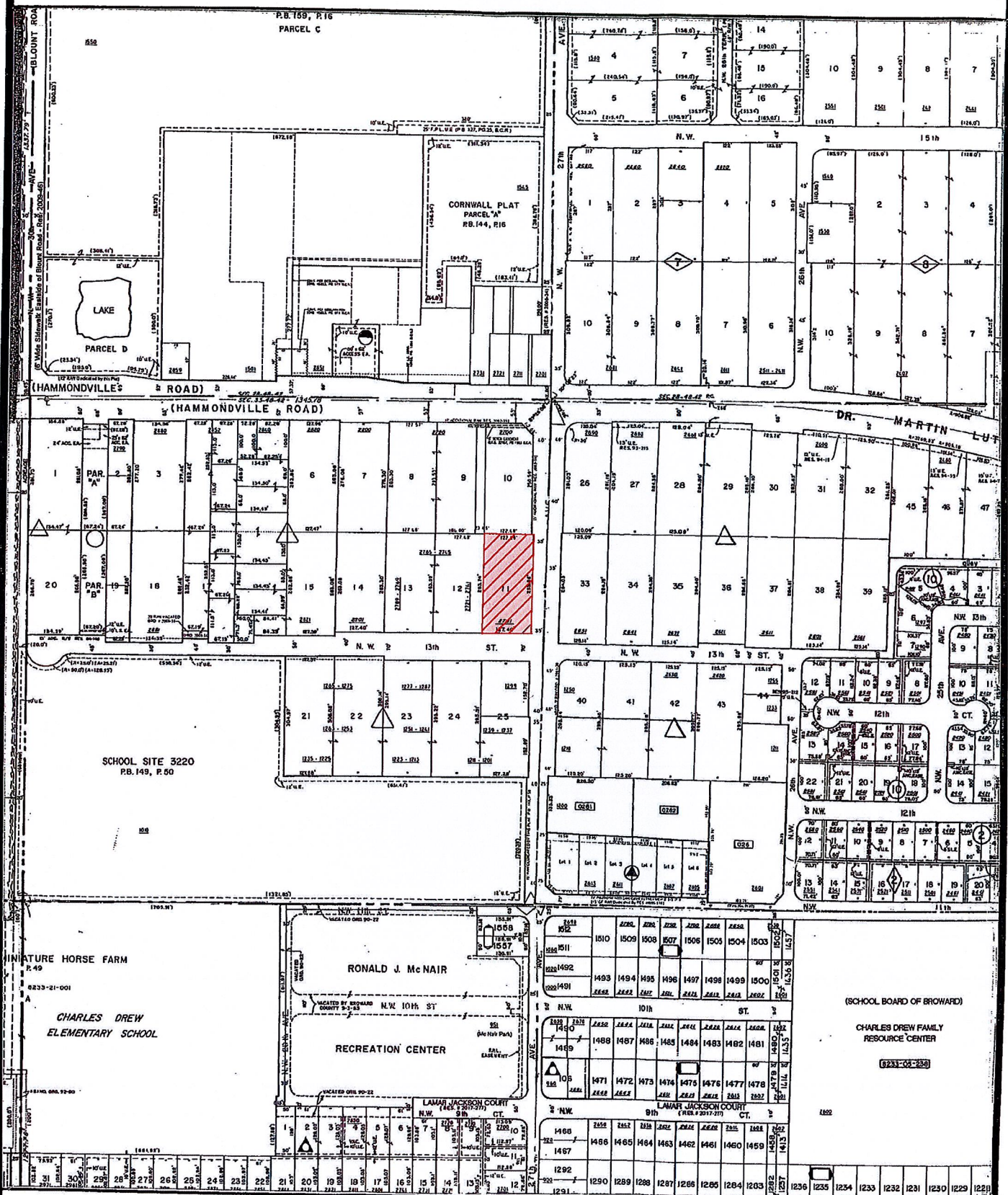
PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

7/11/2018

BenLui

\\GISDBSVR\arcgisserver\directories\arcgisPlanning\All_Maps\P&Z Packets\2018\18-13000001_Aerial Map.mxd

EXCERPT FROM THE CITY OF POMPAÑO BEACH PLAT MAP



SCALE: NTS

↑
NORTH

PLANNED DEVELOPMENT REVIEW STANDARDS

Review of and the decision on a Planned Development application shall be based on compliance of the proposed zoning reclassification and the PD Plan with the review standards in Section [155.2404.C](#), Site-Specific Zoning Map Amendment Review Standards, and the standards for the proposed type of PD district in [Part 6](#) (Planned Development Zoning Districts) of [Article 3](#): Zoning Districts.

§155.2404.C Site-Specific Zoning Map Amendment Review Standards

Site-specific amendments to the Official Zoning Map (Rezoning) are a matter subject to quasi-judicial review by the City Commission and constitute the implementation of the general land use policies established in this Code and the comprehensive plan. In determining whether to adopt or deny a proposed Site-Specific Zoning Map Amendment, the city shall find that:

1. The applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:

a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans;

Staff Analysis: The rezoning is consistent with the following Goals, Objectives & Policies (GOPs) in the Future Land Use Element of the City's Comprehensive Plan.

Goal 01.00.00

The attainment of a living environment which provides the maximum physical, economic, and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

The proposed project is an infill development and is intended to discourage urban sprawl and reduce greenhouse gases as it concentrates growth in an existing underdeveloped neighborhood with pedestrian connectivity to surrounding commercial uses.

Policy 01.03.02

Require residential densities of zoning districts to be consistent with the densities on the Future Land Use Map.

The RPUD zoning designation is consistent with the underlying land use of LM- (LOW-MEDIUM) 5-10 DU/AC, as indicated on the Future Land Use Map of the Pompano Beach Comprehensive Plan. The designation allows a maximum density of 10 dwelling units per gross acre, yielding a total of 11 dwelling units for the subject property. Gross acreage is measured to the centerline of adjacent rights-of-way. The subject property has 1.11 gross acres and 0.8 net acres.

Objective 01.08.00

Amend the Land Use Plan map and Zoning map to support new development and redevelopment in the Community Redevelopment Areas.

The subject property is being developed as a result of a Request for Proposal (RFP) put out to bid by the City of Pompano Beach CRA. The property is located within the Northwest CRA. The rezoning allows for 11 units to be developed, consistent with the CRA's Property Disposition and Development Agreement with the applicant.

Policy 01.16.01

The City shall emphasize redevelopment 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 man-made resources.

The subject property is located on a relatively small vacant lot which is adjacent to multi-family residential to the west and commercial uses to the north. This infill development will add growth to an existing, developed area with existing infrastructure.

155.3603. RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD)

B. Use Standards

Principal uses allowed in a RPUD district shall be established in the PD Plan. Uses shall be consistent with the comprehensive plan, other city-adopted plans, and the purpose of the RPUD district, and shall comply with Appendix A: Consolidated Use Table, and the use-specific standards in Article 4: Use Standards.

Staff Analysis: The RPUD district is intended to encourage the use of innovative and creative design to provide a mix of different residential uses in close proximity to one another, while at the same time providing an efficient use of open space. The project aims to contribute to the growth and redevelopment of the Northwest CRA. The proposed use of the property is a residential multi-family project with 11 townhouse units, which is consistent with both the Comprehensive Plan and Zoning Code.

C. Intensity and Dimensional Standards

District area, minimum (acres)	5 ¹
Density, maximum (du/ac) ²	To be established in PD Plan—see Section 155.3602.A, PD Plan
Floor area ratio (FAR), maximum	
Lot area, minimum (sq ft)	
Lot width, minimum (sq ft)	
Impervious surfaces, maximum (% of district area)	
Individual building size, maximum (sq ft)	To be established in PD Plan—see Section 155.3602.A, PD Plan
Building height, maximum (ft) ^{3,4}	
Setbacks, minimum (ft)	
Setback from abutting RS zoning district or existing single-family dwelling use, minimum (ft)	

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.

Staff Analysis: As noted above, RPUDs are required to have a minimum of 5 acres; however, this 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.

Proposed Deviations from RM-12 zoning

Standard	RM-12 (required)	RPUD (proposed)
Density measurement (net vs gross)	9 units (net)	11 units (gross)
Minimum spacing between principal structures	25'	11'8"

D. Development Standards	
The development standards in Article 5: Development Standards, shall apply to all development in RPUD districts, but some development standards may be modified as part of the PD Plan if consistent with the general purposes of the RPUD district and the comprehensive plan, and in accordance with the means of modification noted below.	
Development Standards	Means of Modifying
Access and circulation	Specify in PD Plan
Off-street parking & loading	Specify in Master Parking Plan
Landscaping ¹	Specify in Alternative Landscaping Plan
Tree preservation	
Screening	Specify in Alternate Screening Plan
Fences and walls	Specify in Master Fencing Plan
Exterior lighting	Specify in Master Lighting Plan
Multifamily residential design	Modifications prohibited
Commercial and mixed-use design	
Industrial design	
Residential compatibility	
Sustainable design	Specify in PD Plan
Signage (Ch. 156, Sign Code)	Specify in Master Sign Plan
NOTES:	
1. Internal uses shall not be required to provide perimeter buffers.	

Staff Analysis: All requirements of a PD Plan are graphically demonstrated in the RPUD application package which includes exhibits, plans, and a survey.

Access and circulation – The site is located within a developed area with existing roadways. The site plan is designed with the vehicle entry/exit point along NW 13th Street. There are existing sidewalks along NW 27th Avenue and NW 13th Street, and pedestrian connectivity is provided in the walkway

corridors between the buildings with access to the sidewalk along NW 27th Avenue. A shared bike lane is shown on the Circulation Plan.

Off-street parking and loading – Twenty (20) parking spaces are required per code; the development proposes 11 garage parking spaces and 9 uncovered parking spaces.

Landscaping/Tree Preservation – The existing zoning (RM-12) requires that properties have at least 25% pervious area. The conceptual site and landscape plan proposes 35.5% pervious area. Additionally, plans show landscaping along the perimeter of the property as well as new street trees provided along NW 13th Street and NW 27th Avenue.

Screening, fences, and walls – In addition to the aforementioned perimeter landscaping, there is a 6-foot high fence along the west and north property line. Plans propose a 3.5-foot high fence along NW 13th Street and NW 27th Avenue, which will help to create a pedestrian-scaled design rather than blocking the views from right-of-way with a 6-foot wall.

Lighting – During DRC site plan review, BSO provided Crime Prevention Through Environmental Design (CPTED) recommendations, including those that relate to lighting. Because exterior lighting deviations are not proposed, photometrics shall comply with code.

Design and compatibility – RPUDs must fully comply with multi-family design and residential compatibility standards.

Sustainable design – Sustainable design options listed in the Zoning Code are not required because the project requires only Minor Site Plan review; nevertheless, the development includes many green design features including brownfield site redevelopment, infill development, and sustainable landscaping.

P&Z REVIEW AND RECOMMENDATION

Given the information provided to the Board, as the finder of fact, staff provides the following recommendation and alternative motions, which may be revised or modified at the Board's discretion.

Alternative Motion I

Recommend approval of the RPUD rezoning request as the Board finds the rezoning application is consistent with the aforementioned pertinent Future Land Use goals, objectives, and policies, and the purpose of the Residential Planned Unit Development (RPUD) district purpose.

Unified control of the development shall be provided as a part of this rezoning application. Note that this may be processed on the same agenda as the Rezoning Ordinance.

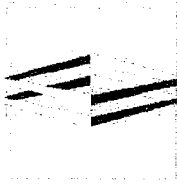
Alternative Motion II

Table this application for additional information as request by the Board.

Alternative Motion III

Recommend denial as the Board finds that the request is not consistent with the goals, objectives, and policies of the Comprehensive Plan.

STAFF RECOMMENDS ALTERNATIVE MOTION I



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades

Matthew H. Scott
Christina Bilenki
Heather Jo Allen

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

Project Contact Information

Property Owner

Hadar Homes, LLC
300 S. Pine Island Rd. Suite 309
Plantation, FL 33324
(P) 305-586-7787
Robert@mbadevelopmentgroup.com

Architect

Itec Design
14850 NW 44th Ct Suite 202
Miami, FL, 33054
(P) 305 673 2121
(F) 305 673 4640

Landscape Architect

H.L Martin Landscape Architect, P.A
5965 SW 38th St.
Miami, FL 33155
(P) 305-790-9800

Agent

Hope Calhoun and Matthew Scott
Dunay, Miskel, Backman
14 SE 4th St. Suite 36
Boca Raton, FL 33432
(P) 561-405-3300
(F) 561-409-2341
hcalhoun@dmblaw.com
miscott@dmblaw.com

Engineer

CDI Engineering & Planning
4535 Hunting Trail
Lake Worth, FL 33467
(P) 954 524 9800

Developer/Authorized Agent

Robert Sherman
MBA Development, LLC
1900 NE 193rd Street
Miami, FL 33179
(P) 305-586-7787
Robert@mbadevelopmentgroup.com

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
--	---

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

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 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 		

Exhibit B Continued
Dimensional Standards-Notes

RM-12 Notes
¹ . See measurement rules and allowed exceptions/variations 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.

