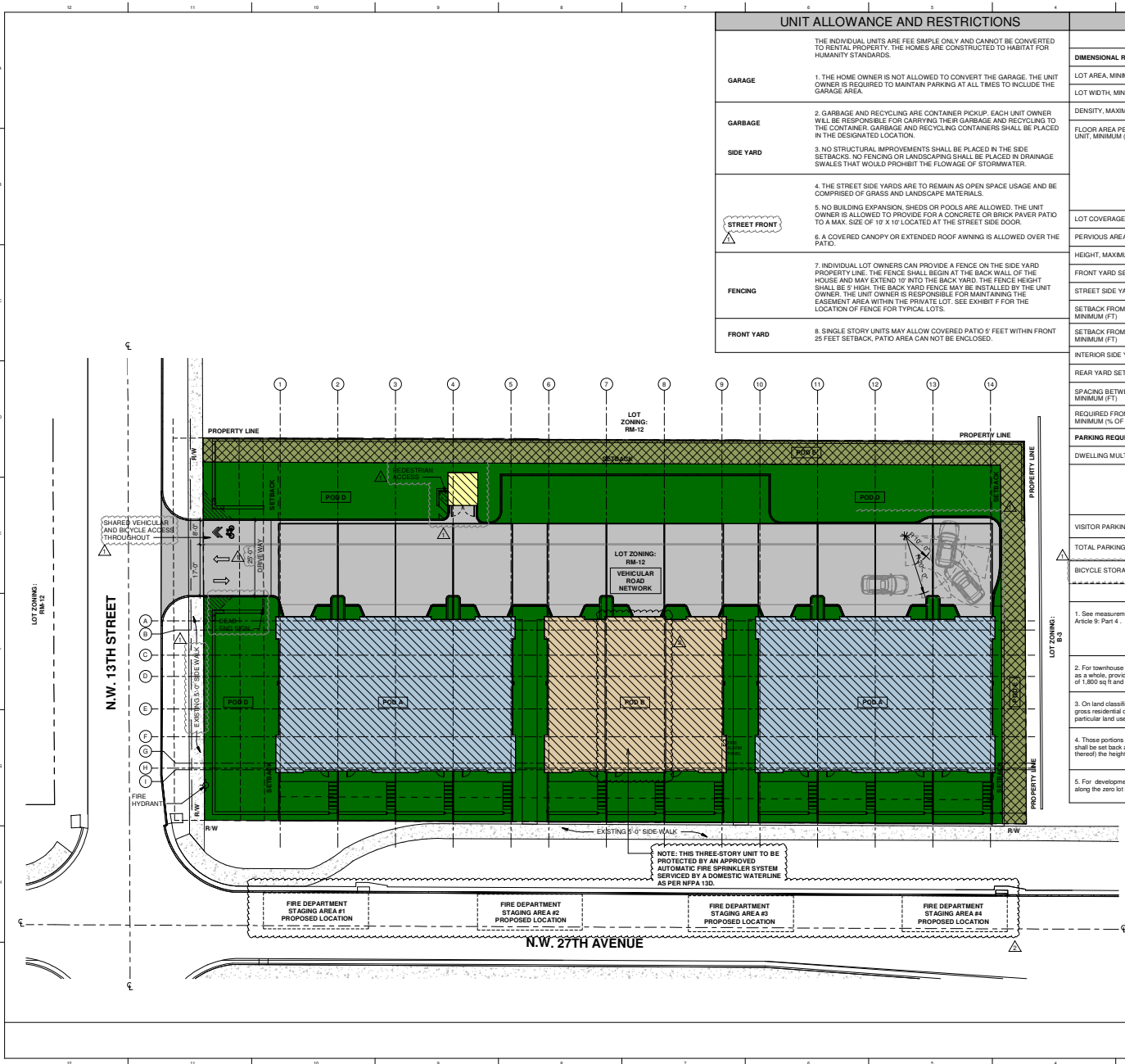


Exhibit B – RPUD Master Plan



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.
	4. THE STREET SIDE YARDS ARE TO REMAIN AS OPEN SPACE USAGE AND BE COMPRISED OF GRASS AND LANDSCAPE MATERIALS.
STREET FRONT	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.
	6. A COVERED CANOPY OR EXTENDED ROOF AWNING IS ALLOWED OVER THE PATIO.
FENCING	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.
	8. SINGLE STORY UNITS MAY ALLOW COVERED PATIO 5' FEET WITHIN FRONT 25 FEET SETBACK. PATIO AREA CAN NOT BE ENCLOSED.
FRONT YARD	

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: 850 + 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 85 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
309 S. PINE ISLAND ROAD, SUITE 309
PLANTATION | FL | 33324

ARCHITECT:
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Miami, FL 33154
t 305 673 2121
f 305 673 6860
w www.tecdesign.net

CONSULTING ENGINEERS:

MEP:
BACH DESIGN ENGINEERS
381 SE 10TH STREET
POMPANO BEACH | FL | 33060
1 954 461 4314

CIVIL ENGINEER:
CDI ENGINEERING AND PLANNING
4330 HUNTING TRAIL
LAKE WORTH | FL | 33467
1 954 524 9800

STRUCTURAL ENGINEER:
HAJAR & ASSOCIATES
45 VALENCIA AVENUE
CORAL GABLES | FL | 33134
1 305 445 2399

LANDSCAPE ARCHITECT:
H.L. MARTIN LANDSCAPE ARCH. PA
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: