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Scott Reale, Senior Planner
City of Pompano Beach- Development Services
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

Via Electronic Mail: scott.reale@copbfl.com

RE: Sabbia Beach, Parcel "B" RPUD Rezoning (723 N Ocean Boulevard; 484331490020)

Mr. Reale,

The PlanW3st LLC is representing Fernbrook, Florida LLLP ("Applicant") in requesting a rezoning of the above-referenced property. The property is comprised of one parcel, currently unified with the parcel to the east, across Ocean Boulevard (730 N Ocean Boulevard, Sabbia Beach, Parcel "A"). The subject parcel is currently used as a sales office for the Sabbia Beach Parcel "A" high rise development but will be extracted from the Parcel to the east so that it stands on its own. The property is currently zoned RM-20 (Multiple Family Residence 20 District) and is proposed to be zoned RPUD (Residential Planned Unit Development). The Applicant proposes to develop the subject property as a 12-unit multi-family development of superior design with parking and substantial landscaping. Included is a snapshot of the BCPA aerial to this narrative (see **Exhibit "A"**).

The property is bounded by RM-20 (Multiple Family Residence 20) zoning to the west, N Ocean Boulevard to the east, NE 7th Court to the north, and RM-20 (Multiple Family Residence 20) zoning to the south. Across N Ocean Boulevard to the east is RM-45/HR (Multiple Family Residence 45/ High-Rise Overlay District) zoning and across NE 7th Court to the north is RM-20 (Multiple Family Residence 20) zoning. The Applicant is requesting RPUD Rezoning approval at this time and meet all review standards as specified in code sections 155.3601.A [GENERAL PURPOSES OF PLANNED DEVELOPMENT ZONING DISTRICTS] as identified below:

1. Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;

While designing the project to meet the RM-20 regulations (zoning density of 9 dwelling units, the pool location, and 25-foot front setback) would not require rezoning, the proposed building design would look like every other project in the area. The site would propose the minimal landscape permitted by the code and would propose the most basic parking lot layout that would not completely screen it or buffer it from adjacent views. Additionally, the pool location and setback would cause a noise issue for the adjacent neighbor to the west. The proposed project not only provides a superior architectural design of the building, but also goes above and beyond landscape minimums (in quality,

quantity, and in installation size), as well as provides for the maximum buffering and screening of the project's parking areas.

2. Allowing greater freedom in selecting the means of providing access, open space, and design amenities;

The proposed development provides vehicular access from the northwest side of the lot (from NE 7th Court) into a screened parking garage. Since the plat restricts vehicular access to where it currently enters the site (49 lineal feet maximum), there is no additional freedom with providing access into the site. Although the lot is only slightly over the 100' minimum required width, the proposed development is providing the full 10-foot buffers on the north, west, and south sides. The buffers are proposed to be robust with landscape material of superior quantity and quality. The pool is proposed to be located on the southeast corner of the site, also buffered from adjacent views. This location was chosen as the west side (rear) is too noisy for the adjacent neighbors and it is also too small of an area for a pool. The building would need to shift east causing a greater principal structure setback encroachment into the front yard, rather than a minor encroachment for an accessory structure or use. Additionally, the proposed location takes advantage of the breeze coming in from the southeast since the sun in the afternoon is too hot to use the pool or deck without proper ventilation. Finally, on the west side (rear) the pool would be in the shadow during most of the morning and mid-day hours, rendering it practically useless as an amenity.

3. Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;

No mixed-use development is being proposed with this rezoning request. The proposed development provides 12 apartment dwelling units with accessory parking and site amenities. 12 units are being proposed rather than the 9 that are permitted by right under the RM-20 zoning district. The 12 dwelling units being proposed are less than the 14 that would be permitted by utilizing the MH (Medium-High) land use density. To make the site and parking work, 12 dwelling units would be the maximum for the property. All 12 apartment units are proposed to be 2-bedroom units, ranging from 1,433 sq. ft. to 1,645 sq. ft in unit floor area.

4. Allowing more efficient use of land, with smaller networks of streets and utilities, and thereby lowering development and housing costs;

No additional streets or alteration of streets is being proposed with this rezoning request. The current use is a sales office with parking and the proposed use is a multi-family development, consistent with the current zoning and land uses. Additionally, the property as it exists, has the benefit of being located along a state road, yet provides access into the property from a local road.

5. Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, wetlands, floodplains, and historic features.

The existing development currently includes landscaping that was installed with the development of the sales office for the development to the east. The proposed development will relocate and reuse the landscaping that is existing on the site currently. The property is located in an AE Special Flood Hazard Area and all construction will follow FEMA and City Floodplain regulations. The site is bordered on the south by a parking lot, and along the west side by a multi-family building. NE 7th Court is located along the north and N Ocean Boulevard (SR A1A) is located along the east side. Across NE 7th Court on the north side, the property faces a house of worship, and across SR A1A to the east, the property faces Sabbia Beach, Parcel "A", a high-rise development and sister to this development. There are no other wetlands, historic features, or natural features within or near the subject site.

The PD Document included in this submittal will indicate that the application meets sections 155.3603 [RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD)] and 155.3602 [GENERAL STANDARDS FOR ALL PLANNED DEVELOPMENT DISTRICTS]. We are making this request in accordance to the purpose of section 155.2405. [PLANNED DEVELOPMENT], which states that planned developments that are planned and developed under unified control and in accordance with flexible standards and procedures are in fact conducive to creating more mixed-use, pedestrian-oriented, and otherwise higher quality development, as well as community benefits and amenities, than could be achieved through base zoning district regulations.

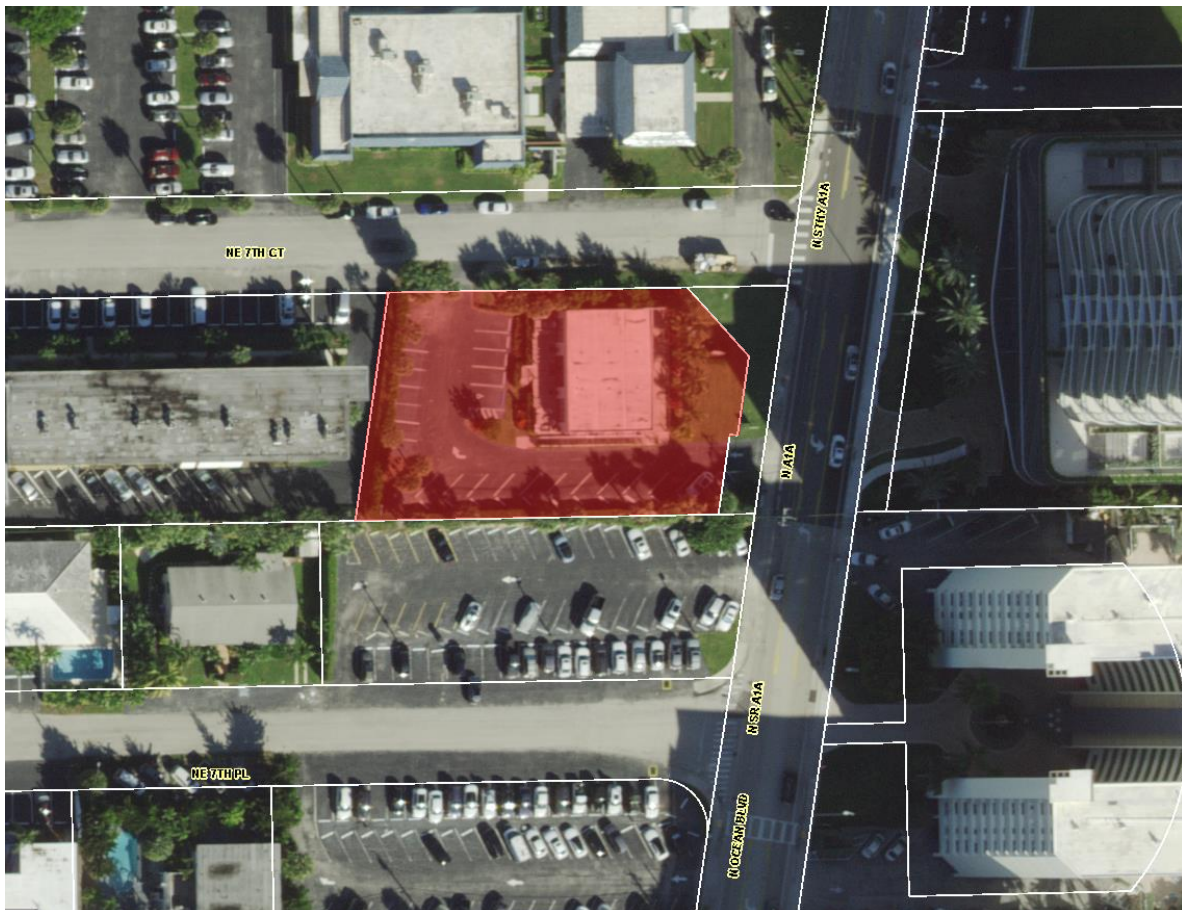
Additionally, we are seeking this zoning classification in accordance with the purpose of section 155.3603 [RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD)], which states that the Residential Planned Unit Development (RPUD) district is intended to encourage the use of innovative and creative design to provide a mix of different residential uses in close proximity to one another, as well as community residences and recovery communities, while at the same time providing an efficient use of open space. RPUD districts are appropriate in areas designated on the comprehensive plan's future land use map as Residential. We are submitting our PD Document, which justifies the development meeting all of these standards and respectfully request your approval recommendation for City Commission.

Thank you for your consideration and please do not hesitate to contact me with any questions.



Paola A. West, ISA-CA, CFM
Land Planner

Exhibit "A"



Legal Description

POMPANO BEACH RESIDENCES 176-166 B, PARCEL B

Owner

FERNBROOK FLORIDA LLLP

Site Address

723 N OCEAN BLVD POMPANO BEACH FL 33062