

Meeting Date: 1/13/15

Agenda Item 24

REQUESTED COMMISSION ACTION: **QUASI-JUDICIAL**

Consent  Ordinance  Resolution  Consideration/Discussion  Presentation

**SHORT TITLE** AN ORDINANCE OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTIES LYING GENERALLY EAST OF NORTH POMPANO BEACH BOULEVARD ("EAST PARCEL") AND WEST OF NORTH POMPANO BEACH BOULEVARD ("WEST PARCEL") AND BOTH BETWEEN NE 2<sup>ND</sup> STREET AND NE 3<sup>RD</sup> STREET FROM PR (PARKS AND RECREATION) DISTRICT TO PR (PARKS & RECREATION) DISTRICT WITH AN AOD (ATLANTIC BOULEVARD OVERLAY) AS TO THE EASTERN PARCEL AND FROM PR (PARKS & RECREATION) DISTRICT WITH AN AOD (ATLANTIC BOULEVARD OVERLAY) TO PD-I (PLANNED THE DEVELOPMENT-INFILL) DISTRICT WITH AN AOD (ATLANTIC BOULEVARD OVERLAY) AS TO WESTERN PARCEL; PROVIDING FOR CONFORMANCE TO A PLANNED DEVELOPMENT PLAN AND STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

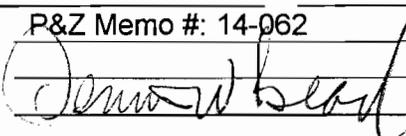
**Summary of Purpose and Why:**

Summary: This is a City initiated rezoning request to establish a master plan for the construction of a new parking garage, several retail and restaurant spaces, on-site ground level parking and the development of "Pier Street." Additionally this rezoning requests extends the boundary of the Atlantic Boulevard Overlay District (AOD) east of Pompano Beach Blvd so that the entire development will have a consistent development theme. The land use plan was amended via Ordinance 2013-69, to revise the land use of the west parcel from OR (Open Space Recreation) to Commercial (C) and is compatible with this rezoning of PD-I/ AOD. The Planning and Zoning Board unanimously recommended approval of the rezoning request. All conditions of the P&Z have been addressed, except the Unified Control Agreement, which will be submitted for resolution at second reading.

- (1) Origin of request for this action: City of Pompano Beach
- (2) Primary staff contact: Daniel Keester/ Robin Bird Ext. 5541
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	DEPARTMENTAL HEAD SIGNATURE
Dev. Services	9/17/2014	Approval	P&Z: #14-415 
City Attorney	9/25/2014		CAC: #2014-1567 

Advisory Board P&Z Memo #: 14-062

City Manager  

**ACTION TAKEN BY COMMISSION:**

Ordinance	Resolution	Consideration	Workshop
1 <sup>st</sup> Reading <u>12/9/14</u> APPROVED	1 <sup>st</sup> Reading _____	Results: _____	Results: _____
2 <sup>nd</sup> Reading <u>1/13/15</u>	_____	_____	_____

Florida's Warmest Welcome

**ADMINISTRATIVE REPORT NO. 14-579**

**DATE:** December 18, 2014  
**TO:** Dennis W. Beach, City Manager  
**FROM:** Robin M. Bird, Development Services Director   
**RE:** January 13, 2015 - City Commission Meeting- Amended Pier Parking lot Plans

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Mr. Beach,

Please accept this memo as a request for the City Commission to adopt the Rezoning Master Plan as amended at the January 13<sup>th</sup>, 2015 City Commission Meeting. On the plans reviewed at the December 9<sup>th</sup> 2014 Meeting there were typographical errors in the Existing/ Proposed Comparison Table sheet L-2.01 for the total square footage of paved area. The total landscaped and impervious areas were correct and no changes were made to the Master Plan.



PROPOSED SITE CALCULATIONS - NW PARCEL

TOTAL BUILDING COVERAGE	63,130 SF	65.9%
TOTAL PAVED AREA	22,600 SF	23.7%
TOTAL DECK AREA	3,100 SF	3.2%
TOTAL IMPERVIOUS AREA	88,830 SF	92.8%
TOTAL LANDSCAPE/PERVIOUS AREA	6,743 SF	7.0%
TOTAL NW PARCEL AREA	95,573 SF	100.0%

PROPOSED SITE CALCULATIONS - SW PARCEL

TOTAL BUILDING COVERAGE	16,990 SF	25.6%
TOTAL PAVED AREA	32,126 SF	43.5%
TOTAL DECK AREA	5,100 SF	6.7%
TOTAL IMPERVIOUS AREA	54,116 SF	72.9%
TOTAL LANDSCAPE/PERVIOUS AREA	17,941 SF	23.8%
TOTAL SW PARCEL AREA	66,057 SF	100.0%

TOTAL PROPOSED

TOTAL BUILDING COVERAGE	79,120 SF	49.18%
TOTAL PAVED AREA	54,726 SF	34.15%
TOTAL DECK AREA	8,200 SF	4.95%
TOTAL IMPERVIOUS AREA	140,436 SF	87.18%
TOTAL LANDSCAPE/PERVIOUS AREA	24,684 SF	15.32%
TOTAL PROJECT AREA	165,120 SF	100.00%

EXISTING / PREVIOUS	EXISTING	PROPOSED	DIFFERENCE
TOTAL BUILDING COVERAGE	8,764 SF	70,356 SF	+70,445 SF
TOTAL PAVED AREA	72,314 SF	55,599 SF	-70,583 SF
TOTAL DECK AREA	N/A	8,200 SF	+8,200 SF
TOTAL IMPERVIOUS AREA	103,329 SF	140,405 SF	+37,076 SF
TOTAL LANDSCAPE/PERVIOUS AREA	17,781 SF	24,682 SF	+2,921 SF
TOTAL PROJECT AREA	110,104 SF	165,046 SF	+54,942 SF

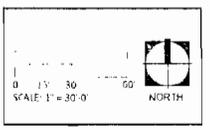
Prepared for:  
 PROJECT NO. 113037

Clients:  
 BENTLEY BROS. REAL ESTATE CO.  
**MASTER**  
 DEVELOPMENT

Consultants:  
**EDSA**  
 1700 N. BENTLEY BLVD. SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.3333  
 EMAIL: PAQUART@EDSA.COM  
 PETER WAYNE JOHNSON, PE  
 LICENSED PROFESSIONAL ENGINEER  
 LICENSE NO. 34176

Rev	Date	Description	By
1			
2			
3			

Sheet Title:  
**MASTER SITE PLAN**  
**PROPOSED COVERAGE**



Date: 17 OCT 2014 Designed By: EDSA  
 Project No: 113037 Drawn By: EDSA

Sheet Number:  
**L-3.02**

WRONG - 12.9.14

CORRECTED - 1.13.15

Prepared for:

Client:

Consultants:

EDSA

EDSA

EDSA

EDSA

EDSA

EDSA

EDSA

EDSA

EDSA

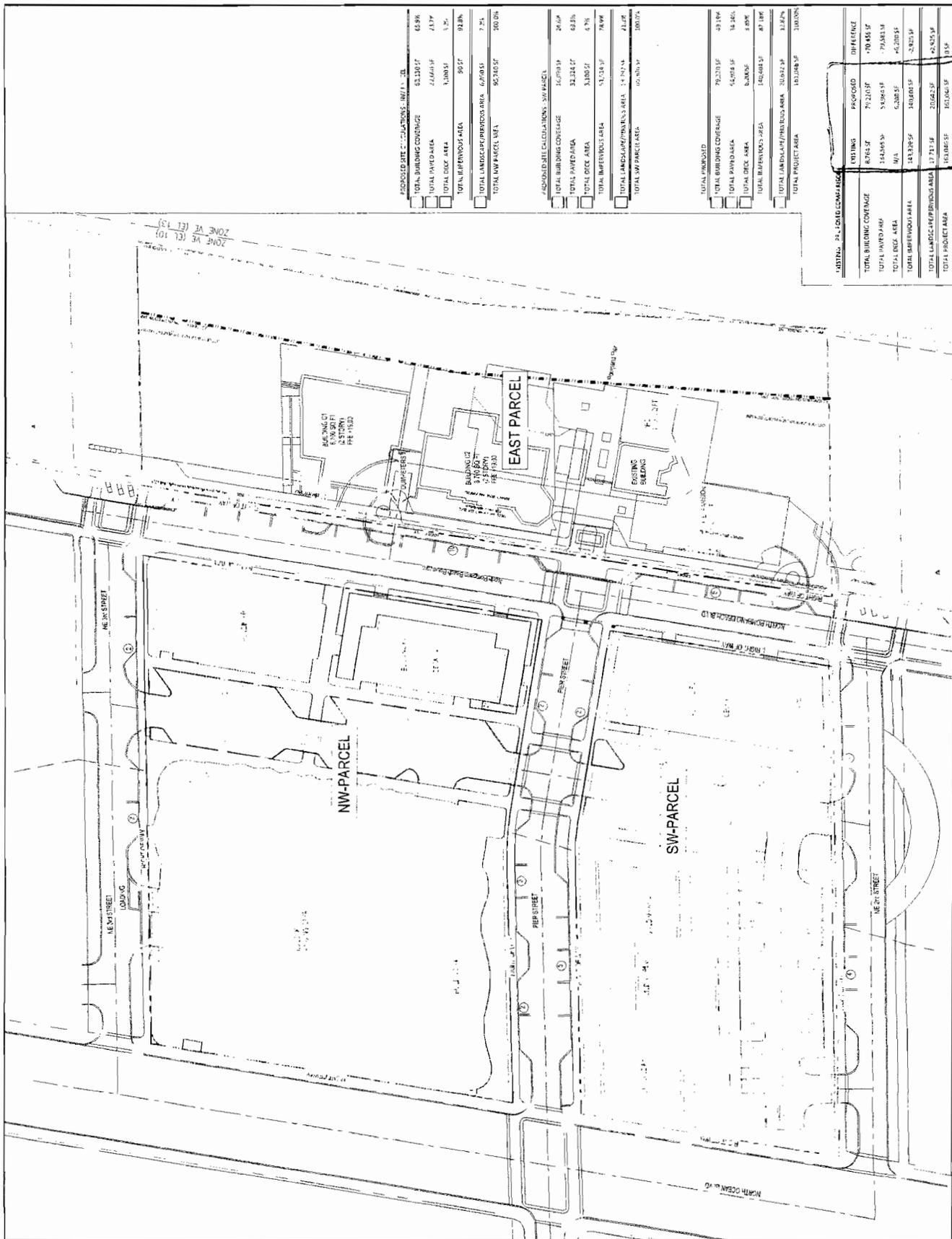
MASTER SITE PLAN

PROPOSED COVERAGE

Date: 17 OCT 2014 Prepared by: EDSA  
Project No: 131017 Drawn by: EDSA

Sheet Title:

Sheet Number: L-3.02



ADJUSTED SITE CALCULATIONS - NW PARCEL

TOTAL BUILDING COVERAGE	61,130 SF	63.9%
TOTAL PAVED AREA	2,664 SF	2.7%
TOTAL DECK AREA	3,000 SF	3.1%
TOTAL IMPERVIOUS AREA	90,734 SF	93.6%
TOTAL LANDSCAPE PERVIOUS AREA	6,200 SF	6.4%
TOTAL NW PARCEL AREA	96,740 SF	100.0%

ADJUSTED SITE CALCULATIONS - SW PARCEL

TOTAL BUILDING COVERAGE	16,704 SF	26.6%
TOTAL PAVED AREA	32,124 SF	52.0%
TOTAL DECK AREA	3,300 SF	5.1%
TOTAL IMPERVIOUS AREA	52,128 SF	79.6%
TOTAL LANDSCAPE PERVIOUS AREA	13,704 SF	21.4%
TOTAL SW PARCEL AREA	62,000 SF	100.0%

TOTAL PROJECT AREA

TOTAL PROJECT AREA	158,740 SF	100.0%
TOTAL BUILDING COVERAGE	77,834 SF	49.1%
TOTAL PAVED AREA	34,248 SF	21.6%
TOTAL DECK AREA	6,300 SF	4.0%
TOTAL IMPERVIOUS AREA	149,382 SF	94.3%
TOTAL LANDSCAPE PERVIOUS AREA	15,358 SF	9.7%

EXISTING VS. PROPOSED

EXISTING	PROPOSED	DIFFERENCE
8,784 SF	77,270 SF	+68,486 SF
14,248 SF	34,248 SF	+20,000 SF
6,300 SF	6,300 SF	0 SF
143,382 SF	149,382 SF	+6,000 SF
15,358 SF	20,000 SF	+4,642 SF
158,740 SF	158,740 SF	0 SF



**City Attorney's Communication #2014-1567**

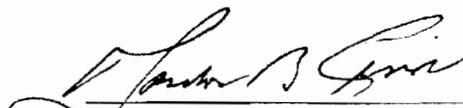
September 25, 2014

**TO:** Daniel T. Keester, Planner  
**FROM:** Gordon B. Linn, City Attorney  
**RE:** Rezoning Ordinance Request for the Pompano Pier

As requested, I have revised the following form of ordinance attached hereto:

**AN ORDINANCE OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTIES LYING GENERALLY EAST OF NORTH POMPANO BEACH BOULEVARD ("EAST PARCEL") AND WEST OF NORTH POMPANO BEACH BOULEVARD ("WEST PARCEL") AND BOTH BETWEEN NE 2<sup>ND</sup> STREET AND NE 3<sup>RD</sup> STREET FROM PR (PARKS & RECREATION) DISTRICT TO PR (PARKS & RECREATION) DISTRICT WITH AN AOD (ATLANTIC BOULEVARD OVERLAY) AS TO THE EASTERN PARCEL AND FROM PR (PARKS & RECREATION) DISTRICT WITH AN AOD (ATLANTIC BOULEVARD OVERLAY) TO PD-I (PLANNED DEVELOPMENT-INFILL) DISTRICT WITH AN AOD (ATLANTIC BOULEVARD OVERLAY) AS TO THE WESTERN PARCEL; PROVIDING FOR CONFORMANCE TO A PLANNED DEVELOPMENT PLAN AND STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

Please carefully review the caption of the proposed ordinance to ascertain that it accurately reflects the proposed zoning changes. Also, please attach the actual proposed zoning change to the attached ordinance as Exhibit "A."

  
\_\_\_\_\_  
GORDON B. LINN

GBL/jrm  
l:cor/zoning/2014-1575

Attachment

ORDINANCE NO. 2015-\_\_\_\_\_

**CITY OF POMPANO BEACH**  
**Broward County, Florida**

**AN ORDINANCE OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTIES LYING GENERALLY EAST OF NORTH POMPANO BEACH BOULEVARD ("EAST PARCEL") AND WEST OF NORTH POMPANO BEACH BOULEVARD ("WEST PARCEL") AND BOTH BETWEEN NE 2<sup>ND</sup> STREET AND NE 3<sup>RD</sup> STREET FROM PR (PARKS & RECREATION) DISTRICT TO PR (PARKS & RECREATION) DISTRICT WITH AN AOD (ATLANTIC BOULEVARD OVERLAY) AS TO THE EASTERN PARCEL AND FROM PR (PARKS & RECREATION) DISTRICT WITH AN AOD (ATLANTIC BOULEVARD OVERLAY) TO PD-I (PLANNED DEVELOPMENT-INFILL) DISTRICT WITH AN AOD (ATLANTIC BOULEVARD OVERLAY) AS TO THE WESTERN PARCEL; PROVIDING FOR CONFORMANCE TO A PLANNED DEVELOPMENT PLAN AND STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, pursuant to law, ten (10) days' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed ordinance and of a public hearing in the City Commission Chambers of the City of Pompano Beach, Florida; and

WHEREAS, notice by mail has been provided as required by F.S. §166.041 (3)(C)1 and §155.2305C of the City Code of Ordinances; and

WHEREAS, a public hearing before the City Commission was held pursuant to the aforesaid notice, at which hearing the parties in interest and all other citizens so desiring, had an opportunity to be, and were, in fact, heard; now, therefore,

**BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:**

**SECTION 1.** That the City Commission of the City of Pompano Beach, having considered the evidence and argument presented at the public hearing, finds:

**SECTION 2.** That the property more particularly described in Exhibit "A," attached hereto and made a part hereof ("Property), which Property is hereby rezoned from the present zoning classifications of PR (Parks & Recreation) District to PR (Parks & Recreation) District with an AOD (Atlantic Boulevard Overlay) as to the eastern parcel and from PR (Parks & Recreation) District with an AOD (Atlantic Boulevard Overlay) to PD-I (Planned Development-Infill) District with an AOD (Atlantic Boulevard Overlay) as to the western parcel, are defined by Chapter 155 of the Code of Ordinances of the City of Pompano Beach, Florida.

**SECTION 3. - APPROVAL OF PLANNED DEVELOPMENT PLAN FOR WESTERN PARCEL** Pursuant to the requirements of Section 155.3607 of the Code of Ordinances of the City of Pompano Beach, Florida, the Planned Development Plan submitted for the Western Parcel, attached hereto and made a part hereof as Exhibit "B," is hereby adopted. All development of the Western Parcel shall proceed in accordance with the Planned Development Plan, as approved.

**SECTION 4. - DEVELOPMENT STANDARDS AND REQUIREMENTS FOR WESTERN PARCEL:** Pursuant to the provisions of Section 155.3607 of the Code of Ordinances of the City of Pompano Beach, Florida, development of the Western Parcel shall proceed in accordance with:

- (i) The requirements of such section;
- (ii) The Planned Development Plan;
- (iii) The standards for the Western Parcel, Exhibit "C," attached hereto and made a part hereof.

**SECTION 5.** That the Development Services Director is hereby directed to mark the zoning provided for in this Ordinance on the Official Zoning Map of the City of Pompano Beach.

**SECTION 6.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**SECTION 7.** This Ordinance shall become effective upon passage.

**PASSED FIRST READING** this \_\_\_\_ day of \_\_\_\_\_, 2014.

**PASSED SECOND READING** this \_\_\_\_ day of \_\_\_\_\_, 2014.

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**LAMAR FISHER, MAYOR**

**ATTEST:**

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**MARY L. CHAMBERS, CITY CLERK**

GBL/jrm  
9/25/14  
l:ord/2014-445

REFER TO  
EXHIBIT

“A” “B” & “C”

(INSERT)

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY  
MEMORANDUM #14-062**

**DATE:** October 15<sup>th</sup>, 2014  
**TO:** City Commission  
**FROM:** Planning and Zoning Board/ Local Planning Agency  
**SUBJECT:** REZONING – PD-I/ AOD (West Parcel) from PR/ AOD and PR/AOD (East Parcel) from PR 221-222 Pompano Beach Boulevard and 200 N Ocean Blvd.  
P & Z #14-13000007 Pier Parking Lot

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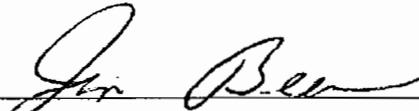
At the meeting of the Planning and Zoning Board/ Local Planning Agency held on September 24th, 2014, the Board considered the request by the **City of Pompano Beach** requesting REZONING of the above referenced properties.

It is the unanimous recommendation of the Board that the REZONING request be approved with the following conditions of Staff:

1. Consolidate the two narratives into one document and include an introduction paragraph that makes it clear the purpose for this rezoning and the separate zoning designations of the east and west parcels.
2. The proposed zoning on the East Parcel on page L-0.02 and L-1.01 is PD-1/AOD. Amend the Master Site Plan, to reflect the proposed zoning as PR/AOD.
3. Include on the Master Plan a list or reference to all the permitted uses for this PD-I; however, if a reference is made to Appendix A make a note that all those listed as prohibited uses in the AOD (155.3703.D.2.a.) are also prohibited in this PD-I.
4. Provide a series of plans, entitled "Phasing Plans" demonstrating how the site at large will appear during each stage of construction.
5. Remove the dumpster enclosure rendered on the SW portion of the parcel, as a central compaction facility will provided for trash disposal.
6. A unified control document will be required prior to City Commission approval.
7. All of the buildings within the PD-I Master Plan and East Parcel must be designed using the same architectural substyle.
8. Indicate the permitted times for the loading zones in the right-of-way are subject to staff approval, the loading zone times shall be during off-peak hours and posted appropriately.
9. Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.
10. Trash container must rotate to be serviced from the north, due to limited roll-out space container must be placed onto service truck within building.
11. Unable to provide input regarding utilities without details as to how the project will connect to the existing water and wastewater systems.

12. In the deviation table:

- a) Remove the request to use on-street parking spaces to satisfy private development.
- b) Revise the table to include an exception from the build-to zone (155.3703.D.4.) requiring that a minimum of 50% of the building façade be within 5-15 feet front and street side yard setbacks.
- c) Revise the table to include a deviation from the minimum 100 feet distance required from the entrance into the parking garage from N Ocean Blvd (155.5101.G.3.a.).
- d) Revise the requested deviation from code section 155.5101.G.8.b. from a minimum of 10' stacking distance from the street right-of-way to a minimum of 18' from the street right-of-way to the first parking space.
- e) An architectural substyle must be selected during site plan approval. Staff will determine if deviating from these design standards, per the deviations table, will still comply with the intent of the architectural substyle.
- f) Refer any landscaping deviations to the landscaping plan (sheet L5.01).



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Jim Beeson  
Chairman  
Planning and Zoning Board/ Local Planning Agency



# MEMORANDUM

## ADMINISTRATIVE MEMORANDUM NO. 14-415

DATE: September 17, 2014

TO: Planning & Zoning Board

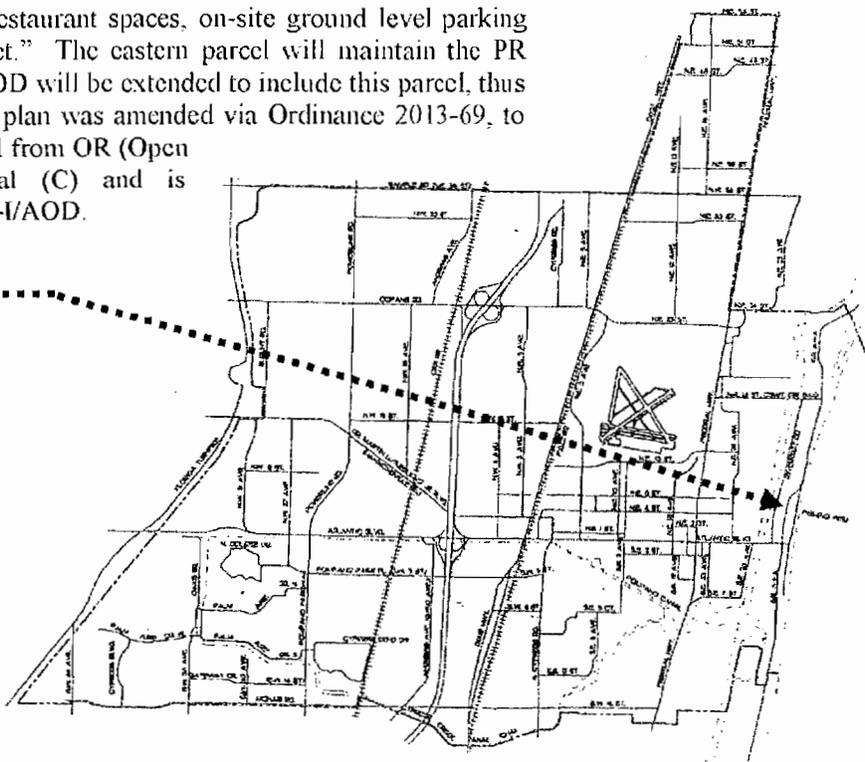
VIA: Robin M. Bird, Development Services Director *RM Bird*

FROM: Daniel T. Keester, Planner *R TK*

RE: Rezoning – From PR/ AOD to PD-I/ AOD (West Parcel) and PR to PR/AOD (East Parcel) at 221-222 Pompano Beach Blvd and 200 N Ocean Blvd  
September 24, 2014 Meeting P & Z #14-1300007

The purpose of this city initiated rezoning request is to include the entire development within the AOD for the purposes of creating a consistent development theme that is compatible internally, as well as with the broader beach front area. Since the eastern parcel has an underlying OR Land Use, the Planned Development (PD-I) is only proposed for the western parcel. The current zoning designation is Parks and Recreation (PR). The portion of land situated between North Ocean Blvd and North Pompano Beach Boulevard is bounded on the north and south by NE 3<sup>rd</sup> Street & NE 2<sup>nd</sup> Street (4.168 acres), herein referred to as the “western parcel.” The portion of land east of N Pompano Beach Boulevard, between NE 3<sup>rd</sup> Street & NE 2<sup>nd</sup> Street (1.957 acres), herein referred to as the “eastern parcel.” The western parcel is currently an open parking lot, with a Fire Station and public Library. The eastern parcel houses the fishing pier and small concession stand. This rezoning is two-fold. The western parcel will be rezoned to a Planned Development- Infill (PD-I) retaining the Atlantic Boulevard Overlay District (AOD), and will establish a Master Plan for the construction of a new parking garage, several retail and restaurant spaces, on-site ground level parking and the development of “Pier Street.” The eastern parcel will maintain the PR zoning designation; however, the AOD will be extended to include this parcel, thus becoming PR/ AOD. The land use plan was amended via Ordinance 2013-69, to revise the land use of the west parcel from OR (Open Space Recreation) to Commercial (C) and is compatible with this rezoning of PD-I/AOD.

221-222 Pompano Beach Blvd  
200 N Ocean Blvd



## LEGEND

### FOR LAND USE PLAN

### FOR ZONING MAP

Symbol    Classification Units/ Acre

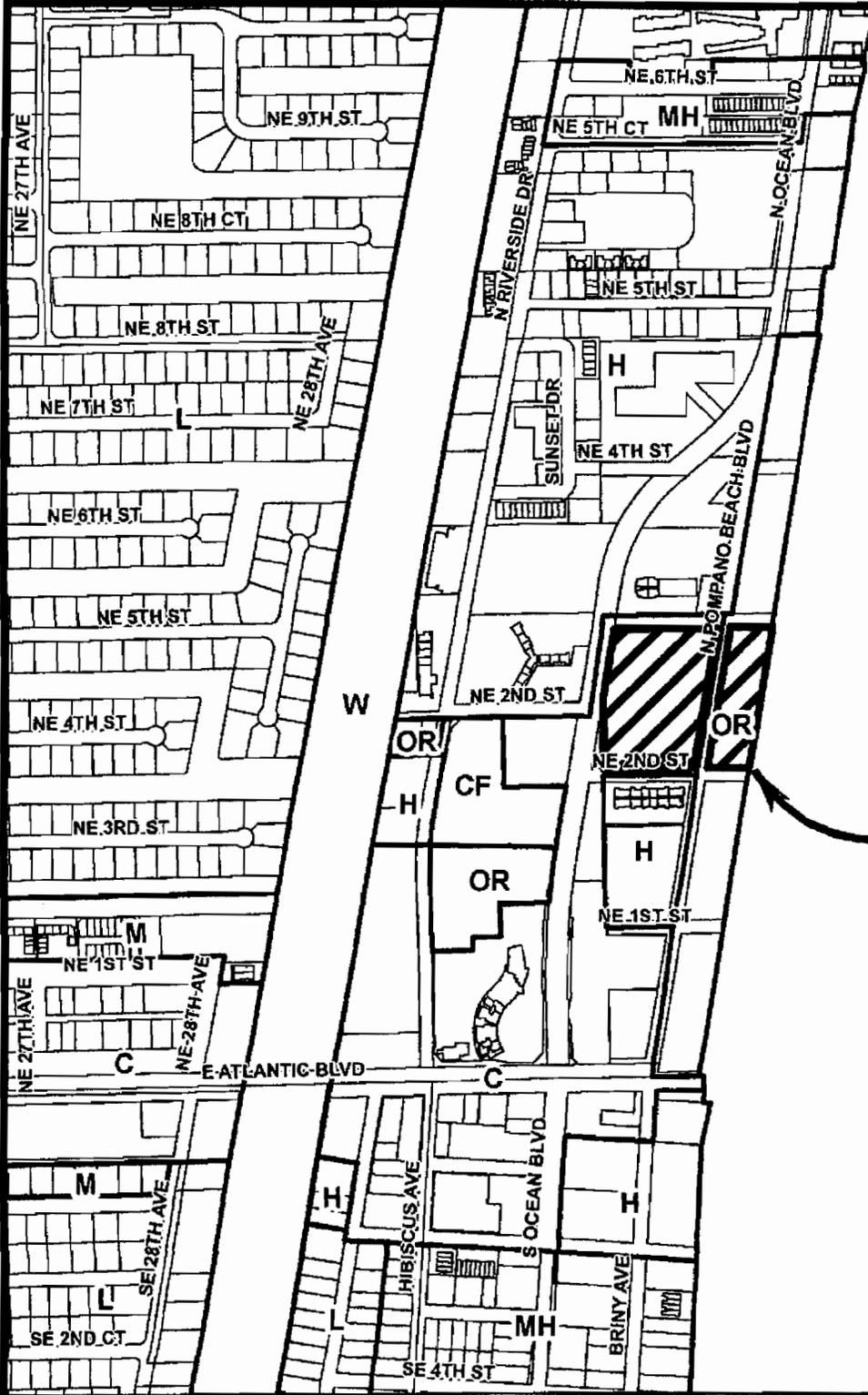
Symbol    District

	Gross Residential Density		RS-1	One-Family Residence
	Residential		RS-2	One-Family Residence
E	Estate		RS-3	One-Family Residence
L	Low		RS-4	One-Family Residence
LM	Low- Medium		RD-1	Two- Family Residence
M	Medium		RM-12	Multi-Family Residence
MH	Medium-High		RM-20	Multi-Family Residence
H	High		RM-30	Multi-Family Residence
			RM-45	Multi-Family Residence
*	C Commercial		RM-45/HR	Overlay
	CR Commercial Recreation		RPUD	Residential Planned Unit Dev.
	I Industrial	>	AOD	Atlantic Boulevard Overlay District
	T Transportation		MH-12	Mobile Home Park
	U Utilities		B-1	Limited Business
	CF Community Facilities		B-2	Neighborhood Business
			B-3	General Business
			B-4	Heavy Business
			RO	Residence Office
*	OR Recreation & Open Space		M-1	Marina Business
	W Water		M-2	Marina Industrial
	RAC Regional Activity Center		I-1	General Industrial
	LAC Local Activity Center		I-1X	Special Industrial
	Boundaries		O-IP	Office Industrial Park
	City of Pompano Beach		BP	Business Parking
	Number		BSC	Planned Shopping Center
	Reflects the maximum total	>	PD-I	Planned Development Infill
	number of units permitted within		PCI	Planned Commercial /
	the dashed line of Palm Aire &	*	PR	Industrial Overlay
	Cypress Bend being 9,724 and		CR	Parks & Recreation
	1,998		CF	Commerical Recreation
			T	Community Facilities
			PU	Transportation
			LAC	Public Utility
				Local Activity Center



*	Existing
>	Proposed

# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



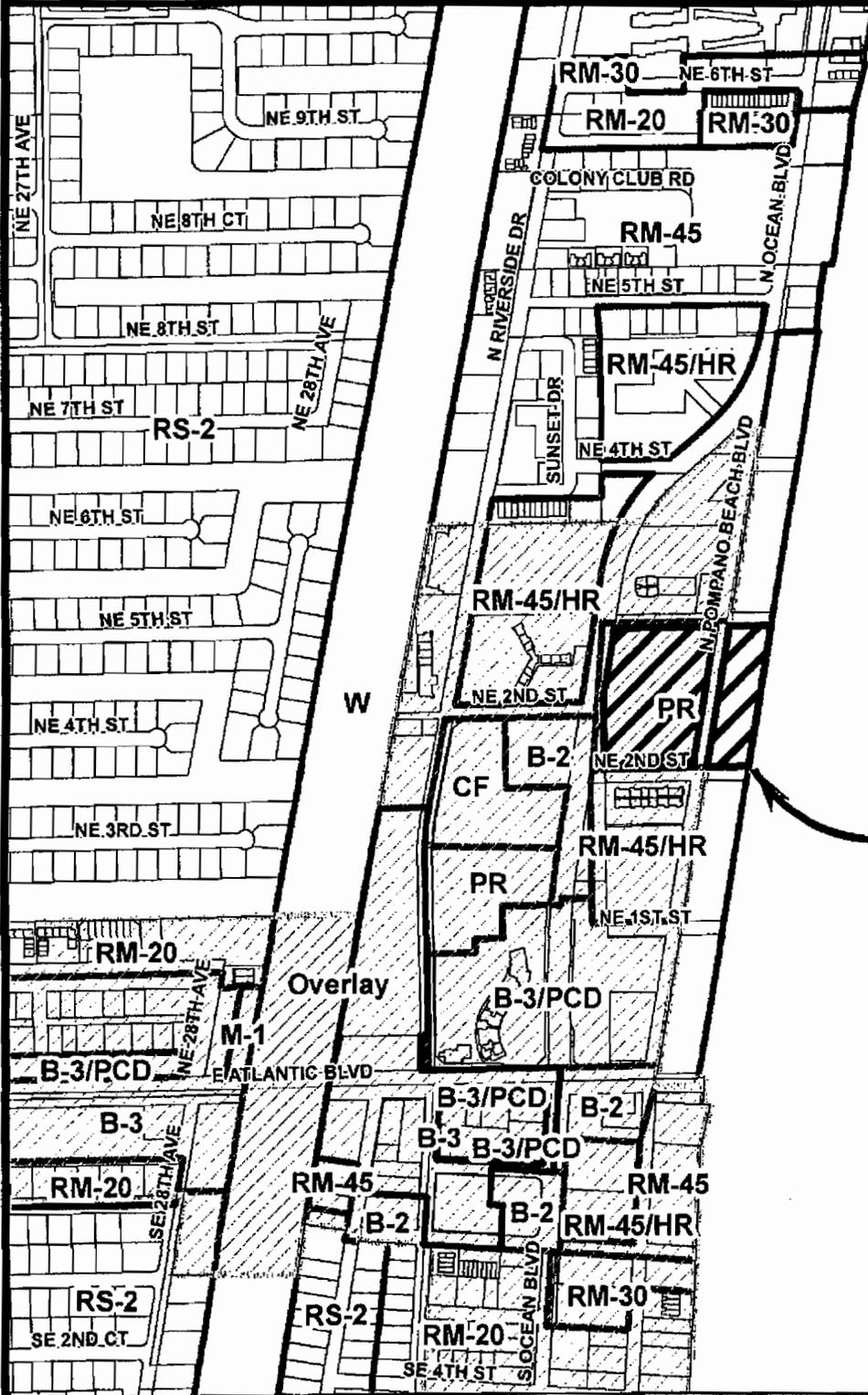
**Subject Site**

1 in = 600 ft

3

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH OFFICIAL ZONING MAP

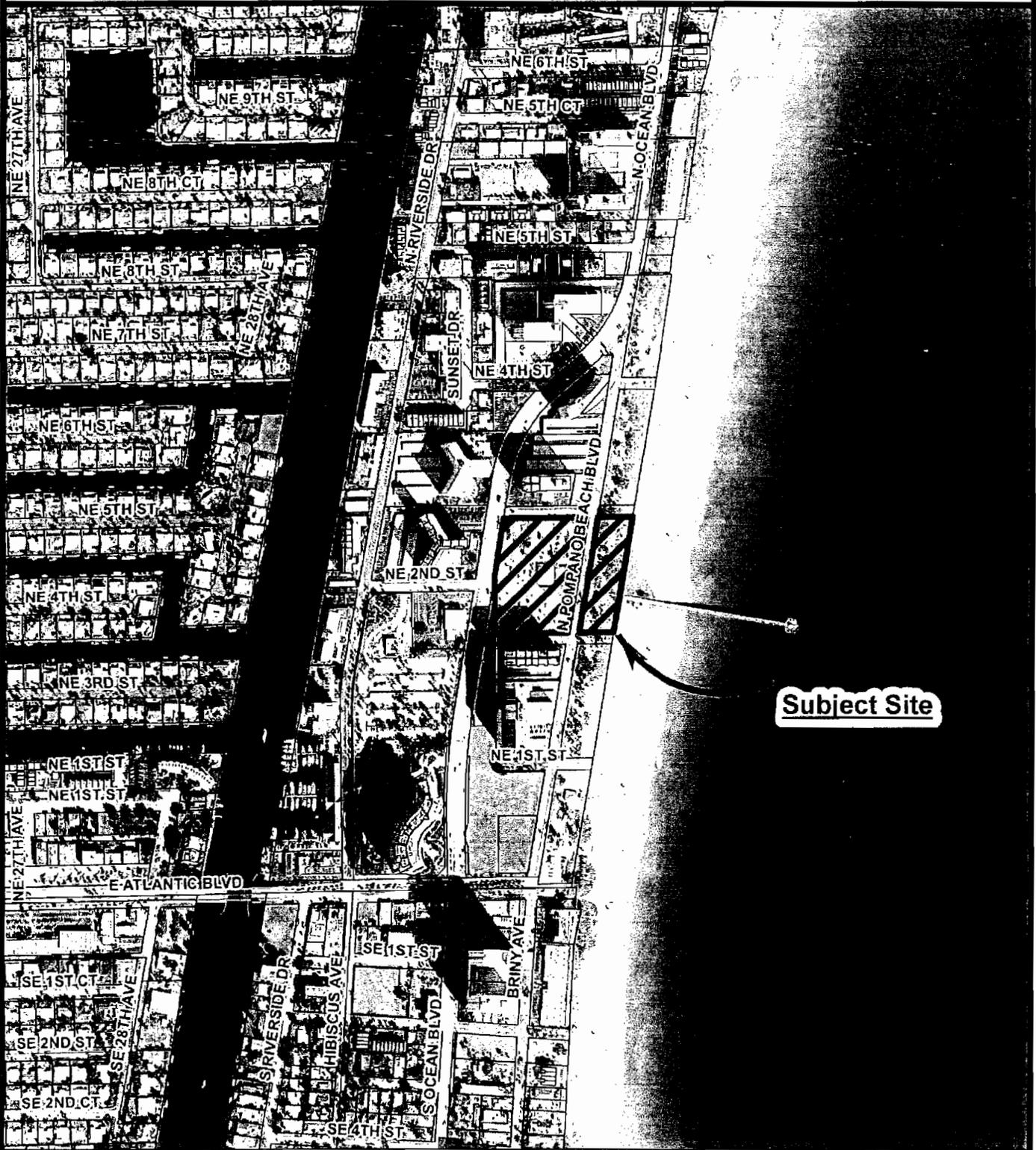


**Subject Site**

1 in = 600 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH AERIAL MAP



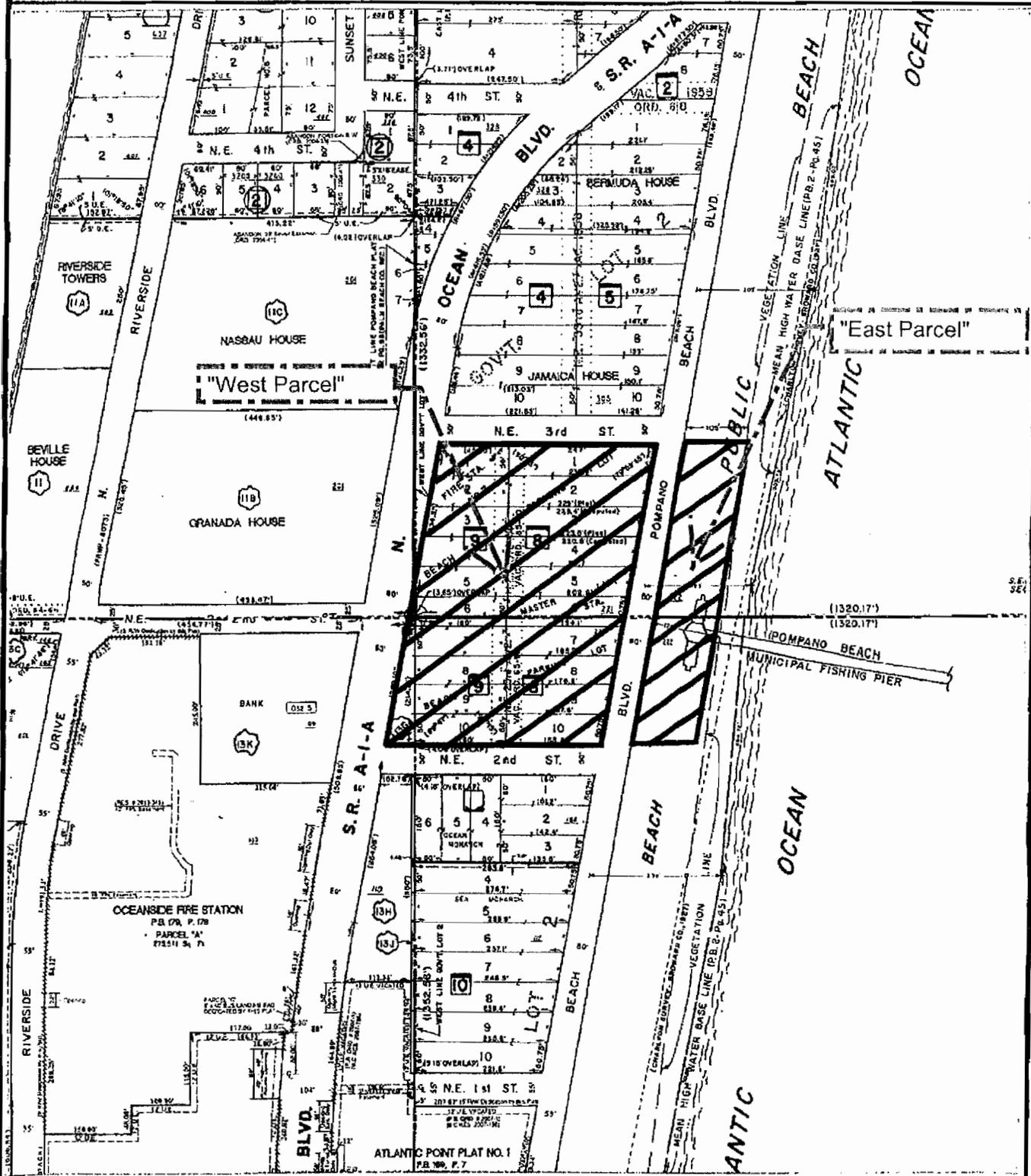
**Subject Site**

1 in = 600 ft

5

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

EXCERPT FROM THE CITY OF POMPANO BEACH  
 PLAT MAP



SCALE: NTS

NORTH

## REVIEW & SUMMARY

- A. Pursuant to Section 155.2207(B) [Development Review Committee Report and Notice to Applicant], the Development Services Director has compiled the department comments from the Development Review (DRC) meeting held on August 20, 2014 and September 17, 2014 which are summarized below:**

### **Planning Division:**

Narrative improved significantly from initial submittal. Right-of-way for the new Pier Street must be dedicated to 50'. Beach lots on north side of pier should be shown on plans as to identify those lots with deed/building restrictions (to clearly show they are not being built on).

**Engineering Department:** No comments from the City Engineering Division on this proposed rezoning.

### **Fire Department:**

- 1 - Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2009ed Chapter 18 for required fire flow and Annex I for number of hydrants and spacing. Minimum of 2 fire hydrants are required within 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C))
- 2 - Fire hydrant flow test required for all new structures; Minimum required fire hydrant flow is 1000 GPM at 20psi. (NFPA 1, 2009ed chapter 18).
- 3 - Provide Fire Flow Data: (for each building, also provide occupancy classification and proposed fire protection systems) Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 and Annex I for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project. (NFPA 1 2009ed chapter 18) Complete attached form "Water Supply Fire Flow"
- 4 - Maintain minimum clearances of seven and one half feet (7ft 6in) in front of and to the sides of a fire hydrant or fire protection appliance, with a four feet (4ft) clearance to the rear. Such fire hydrant or fire protection appliances shall be maintained readily visible at all times. Examples of obstructions include by not limited to: any post, fence, vehicle, growth, vegetation, trash or storage of other materials. NFPA 1 2009ed chapter 18 section 18.3.4.1, 18.3.4.2
- 5 - Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.
- 6 - Due to density of buildings within area, narrow access and shell buildings with unknown build out it is recommended that all buildings have supervised fire sprinkler systems. provide location of water mains, fire dept connections, and fire alarm control panels. Fire alarm control panels must be located within a common area room accessed from the exterior of building.

**Solid Waste:** Container must rotate to be serviced from the north. Due to limited roll-out space, container must be placed onto service truck within building.

**Utilities:** Unable to provide input without details as to how the project will connect to the existing water and wastewater systems.

**Broward Sheriff Office:** Review Complete No Comments

**Building:** Additional comments may follow throughout the remainder of the permitting process. Buildings shall be in compliance with the 2010 Florida Building Code, HVHZ requirements and the floodplain requirements, as per ASCE24 and the City of Pompano Beach Code of Ordinances 152.20.

**Urban Forestry:**

East Parcel, refer to previous comments and West parcel comments regarding this parcel.  
Pompano Fishing Village (West Parcel) 9-17-14

1. Clarify note for 'crown pruning' or provide parameters as to quantity and reason for pruning for note number 8 in tree disposition notes.
2. Provide soil make up of back fill material for clarification in notes number 10.A
3. Provide a time line as to when root pruning is to begin prior to relocation.
4. Clarify phasing proposed on sheet L3 with anticipated completion dates or proposed order of completion.
5. Clarify phasing proposed on Phasing Plan sheet with anticipated completion dates or proposed order of completion. Provide a proposed time line for individual phases on the phasing plan. All phases will refer back to the Master site plan and the permit number.
6. Include landscape plans for ICW to Pier plan with this submittal.
7. Clarify Alternative Tree Plan, this is confusing. If this is the plan, label and upload as the Landscape Plan and Shrub Plan.
8. Label all existing trees on landscape plan. This call out should match number on tree disposition plan.
9. Provide quantities of trees in plant list
10. Provide Street trees at 1 per 40" along; Pier St. and Pompano Beach Blvd.
11. Provide a minimum 8' wide landscape planting area at the base of each building, plus 8' feet for each story up to 24' wide as per 155.5203.D.5.
12. Provide Vehicular Use Area requirements as per 155.5203.D.
13. Vehicular Use Area perimeter requirements are to be 10' wide and have large canopy trees at 1 per 30".
14. Provide interior landscape requirements equal to 15% of the total vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.
15. Provide required Type B Perimeter Buffers on North, South, and West sides as per 155.5203.F.3.
16. Provide minimum development site landscaping as per section 155.5203.C., clarify where this is being met and provide this information in a data table format on the landscape plans
17. Provide all canopy tree requirements; palms do not count towards required canopy tree requirement but may be added as a design feature.
18. Minimum tree heights are 12" tall and are increased based on the height of structures, provide this note with heights as per the code section on the master plan.
19. Provide modular suspended pavement systems,(such as Silva Cell) for all trees in proposed paved, concreted and sidewalk areas. This comment will stand as it is in the best interest of the city, its citizens and health and sustainability of the urban tee canopy.
20. Provide lighting details and site notes in accordance with 155.139 Lighting Requirements for Marine Turtle Protection at time of site plan submittal.
21. Consider using alternate large canopy tree for the Mahogany in vehicular and pedestrian areas due to seasonal fruit drop.
22. Shrub plan does not have quantities' in plant list, please provide, great plant palette
23. Provide possible alternate soil and aerosol salt tolerant species for this project.
24. Provide tree survey an assessment for all existing trees on site and propose mitigation plan for all trees proposed to be removed at time of site plan submittal. Show in data table format the dollar value of tree removed vs. the dollar value of trees proposed
25. Provide an irrigation plan.
26. Show bubblers on all trees and canopy misters on Phoenix Palms
27. Additional comments may be rendered at time of site plan submittal.

## Zoning:

1. The proposed zoning on the East Parcel on page L-0.02 and L-1.01 is PD-1/AOD. Amend the Master Site Plan, to reflect the proposed zoning as PR/AOD.
2. Consolidate the two narratives into 1 document and include an introduction paragraph that makes it clear the purpose for this rezoning and the separate zoning designations of the east and west parcels.
3. Include a reference to all the permitted uses for this PD-I on the Master Plan, even if it just a reference to Appendix A; however, make a note that all those listed as prohibited uses in the AOD (155.3703.D.2.a.) are also prohibited in this PD-I.
4. Provide a series of plans, entitled "Phasing Plans" or "Construction Plans" demonstrating how the site at large will appear during each stage of construction. Indicate on the plans how the whole site will appear when other phases are under construction/ constructed. Indicate what portion(s) of the site will be used for staging, what will be sodded and landscaped and what methods will be used to close off portion(s) of the site to keep the public safe. This site will be undergoing different portions of construction until at least 2019, according to the schedule. Meet with staff if there are any questions regarding this comment.
5. The proposed loading zones in the right-of-way are subject to staff approval, the loading zone times shall be during off-peak hours and posted appropriately.
6. Clarify why a dumpster is rendered on the SW portion of the parcel, when the response to comments indicate that a central compaction facility will be located on the NE corner of the parking structure.
7. Although this is city-owned property, a unified control document is required by code and will be required prior to City Commission approval.
8. Remove the deviation request to use on-street parking spaces to satisfy private development, the current proposal provides more than enough parking spaces on-site and in the garage to satisfy the projected development.
9. A deviation has been requested that the minimum building setback be reduced to 1 foot rather than 5 feet, as required by code for buildings fronting any roadway (not including state-designated roadways); however, there is a maximum building setback requiring that a minimum of 50% of the building façade must be within 5-15 feet front and street side yard setbacks. Verify that all buildings can comply with this code standard or request a deviation from the maximum building setback, as well. (155.3703.D.4.)
10. Four deviations were requested from the design standards in the Atlantic Boulevard Overlay District (AOD); however, a specified Architectural substyle has yet to be selected for the site . When the individual site plans are submitted, all of the deviations requested may negatively alter the appearance of the chosen architectural substyle. When the Building Design applications are submitted for review, members of staff and the Architectural Appearance Committee will determine if deviating from these design standards still complies with the intent of the architectural substyle.
11. All of the buildings within the Master Plan and East Parcel will be designed using the same architectural substyle.
12. Revise the requested deviation from code section 155.5101.G.8.b. from a minimum of 10' stacking distance from the street right-of-way to 18' from the street right -of-way to the first parking space. This revision may result in the loss of a few spaces.
13. A waiver or deviation has not been submitted from 155.5101.G.3.a. for the minimum 100 feet distance required from the entrance into the parking garage, entrance onto the south-west parcel parking area and the proposed on-street parking of pier street. Update the deviations table and justification to include this additional waiver.

14. Landscaping deviations are included in the Table; however, there is no reference to the Alternative Landscape Plan submitted (sheet L5.01). Refer any landscaping deviations to the landscaping plan.

**B. Zoning Department staff submits the following factual information which is relevant to this rezoning request:**

1. The rezoning was reviewed by DRC on August 20, 2014 and September 17, 2014.
2. The property is platted and is located north of NE 2<sup>nd</sup> Street and east of N Ocean Blvd.
3. The overall site is 6.125 acres.
4. The Zoning and uses of adjacent properties are:

North – RM-45/ HR (Multi-Family Residential), Multi-Family Condominium's (Jamaica House)

South – RM-45/ HR (Multi-Family Residential), Multi-Family Condominium's (Ocean Monarch)

East – Atlantic Ocean

West – RM-45/ HR (Multi-Family Residential) & B-2 (Community Business), Multi-Family Condominium's (Granada House) & Bank (Wells Fargo)

5. The Land Use Designation is currently Commercial (west) and Open Recreation Space (east).

**C. The following goals, objectives and policies of the City's Comprehensive Plan have been identified as pertinent to this rezoning:**

**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.

**Policies**

- 01.02.01 Require new commercial and residential (of more than 10 dwelling units) development to provide their primary access to the abutting arterial roadway system with only secondary access points to local streets so that traffic impacts to single family neighborhoods are minimized.

**Objective Inconsistent Land Uses**

- 01.03.00 Annually review and periodically update adopted land development regulations and established procedures that encourage the elimination or reduction of uses inconsistent with the City's character and Future Land Use Plan.

**Policies**

- 01.03.03 Encourage property owners to rezone the subject properties when initiating the development and/or redevelopment proposals to be consistent with the designations of the Land Use Plan Map.

- 01.03.07 Require the provision of decorative structural or vegetative buffers between different density residential land uses, and residential and non-residential land uses unless the applicant can demonstrate by evidence that the proper buffer is provided.

- 01.03.12 The following criteria may be used in evaluating rezoning requests:
1. Density;
  2. Design;
  3. Distance to similar development;
  4. Existing adjoining uses;
  5. Proposed adjoining uses;
  6. Readiness for redevelopment of surrounding uses; and.
  7. Proximity to mass transit.

**Objective Major Corridor Land Use**

- 01.04.00 Support and promote the intermix of residential and commercial uses along major traffic corridors.

**Policies**

- 01.04.02 The City of Pompano Beach shall amend its land development regulations to reduce parking requirements for residential and commercial uses along major corridors where it can be shown that pedestrian amenities are provided, shared parking is provided, or sufficient public parking is nearby.

**Objective Community Redevelopment**

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

**Policies**

- 01.08.01 Follow the recommendation of the Community Redevelopment Plans in all Land Use Plan amendments and rezonings.

**Policies**

- 01.12.03 Utilize the existing flexibility provisions to facilitate proposed mixed use developments in urban infill areas provided that the proposed developments are compatible with the community character.

**E. 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 rezoning request from PR/AOD and PR to PD-I/AOD and PR/AOD.

The rezoning is recommended for approval with the following conditions:

1. Consolidate the two narratives into one document and include an introduction paragraph that makes it clear the purpose for this rezoning and the separate zoning designations of the east and west parcels.
2. The proposed zoning on the East Parcel on page L-0.02 and L-1.01 is PD-1/AOD. Amend the Master Site Plan, to reflect the proposed zoning as PR/AOD.
3. Include on the Master Plan a list or reference to all the permitted uses for this PD-I; however, if a reference is made to Appendix A make a note that all those listed as prohibited uses in the AOD (155.3703.D.2.a.) are also prohibited in this PD-I.
4. Provide a series of plans, entitled "Phasing Plans" demonstrating how the site at large will appear during each stage of construction.
5. Remove the dumpster enclosure rendered on the SW portion of the parcel, as a central compaction facility will be provided for trash disposal.
6. A unified control document will be required prior to City Commission approval.
7. All of the buildings within the PD-I Master Plan and East Parcel must be designed using the same architectural substyle.
8. Indicate the permitted times for the loading zones in the right-of-way are subject to staff approval, the loading zone times shall be during off-peak hours and posted appropriately.
9. Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.
10. Trash container must rotate to be serviced from the north, due to limited roll-out space container must be placed onto service truck within building.
11. Unable to provide input regarding utilities without details as to how the project will connect to the existing water and wastewater systems.
12. In the deviation table:
  - a) Remove the request to use on-street parking spaces to satisfy private development.
  - b) Revise the table to include an exception from the build-to zone (155.3703.D.4.) requiring that a minimum of 50% of the building façade be within 5-15 feet front and street side yard setbacks.
  - c) Revise the table to include a deviation from the minimum 100 feet distance required from the entrance into the parking garage from N Ocean Blvd (155.5101.G.3.a.).
  - d) Revise the requested deviation from code section 155.5101.G.8.b. from a minimum of 10' stacking distance from the street right-of-way to a minimum of 18' from the street right-of-way to the first parking space.
  - e) An architectural substyle must be selected during site plan approval. Staff will determine if deviating from these design standards, per the deviations table, will still comply with the intent of the architectural substyle.
  - f) Refer any landscaping deviations to the landscaping plan (sheet L5.01).

### **Alternative Motion II**

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

### **Alternative Motion III**

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

- 01.02.02 Consider the preservation of established single-family and low-density neighborhoods in all re-zonings, land use plan amendments, and site approvals.
- 01.03.06 Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.
- 01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.



City of Pompano Beach  
 Department of Development Services  
 Planning & Zoning Division

PZ # 14. B000007

100 W. Atlantic Blvd Pompano Beach, FL 33060  
 Phone: 954.786.4634 Fax: 954.786.4666

**Request for Rezoning to Planned  
 Development**

JUL 2014  
 EST. 14. B000007

Request rezoning from PR to PD/PID		
<b>STREET ADDRESS</b>		
221 & 222 N. Pompano Beach Boulevard and 200 N. Ocean Dr, Pompano Beach, FL 33062	PCN 48-43-31-01-0200, 48-43-31-01-01-0210, 48-43-31-01-00-0521	See attached Legal Description
<b>Subdivision</b>	<b>Block</b>	<b>Lot</b>
<b>Representative or Agent's interest in property (Owner, Lessee, Etc)</b>	Lessee	
<b>Has any previous application(s) been filed?</b>	Yes _____ No <u>X</u>	
<b>If Yes, give date of hearing and finding</b>	n/a	

Agent or Representative	Landowner (Owner of Record)
Timothy L. Hernandez	City Of Pompano Beach
<b>Business Name (if applicable)</b>	<b>Business Name (if applicable)</b>
Pompano Pier Associates, LLC	
<b>Print Name and Title</b>	<b>Print Name and Title</b>
Timothy L. Hernandez, Vice President	
<b>Signature</b>	<b>Signature</b>
<b>Date</b>	<b>Date</b>
7/25/14	7/31/14
<b>Street Address</b>	<b>Street Address</b>
398 NE 6th Avenue	100 W. Atlantic Boulevard
<b>Mailing Address City/ State/ Zip</b>	<b>Mailing Address City/ State/ Zip</b>
Delray Beach, FL 33483	Pompano Beach, FL 33060
<b>Phone Number</b>	<b>Phone Number</b>
561-279-8706 x 201 (work) or 954-610-7400 (cell)	954-786-4632 (work)
<b>Email</b> thernandez@newurbancommunities.com	<b>Email</b> Robin.Bird@copbfl.com
Indicate your preferred medium to receive agendas and notifications: _____ Mail <u>X</u> E-Mail	Indicate your preferred medium to receive agendas and notifications: _____ Mail <u>X</u> E-Mail

**EAST PARCEL**

**LEGAL DESCRIPTION**

**Fishing Pier Parcel**

Lots 1 through 7, Block 7, POMPANO BEACH, according to the plat thereof, recorded in Plat Book 2, page 93, of the Public Records of Palm Beach County, Florida, and the easterly extension thereof to the Erosion Control Line, recorded in Miscellaneous Map Book 7, Page 6 of the Public Records of Broward County, Florida.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing a total net area of 1.957 acres (85,257 square feet), more or less.

**Pier Parking Lot**

Lots 1 through 10, Block 8 and all of Lots 6 through 10 and those portions of Lots 1 through 5 lying East of the East Right of Way line of State Road A-1-A, Block 9, POMPANO BEACH, according to the Plat thereof as recorded in Plat Book 2, Page 93 of the Public Records of Palm Beach County, Florida;

**TOGETHER WITH:**

That certain 50 foot Right of Way for Butler Street lying between said Blocks 8 and 9. Said Right of Way vacated by City of Pompano Beach Ordinance 65-10 and recorded in Official Records Book 2942, Page 380 of the Public Records of Broward County, Florida.

**TOGETHER WITH:**

A parcel of land lying in the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 31, Township 48 South, Range 43 East, bounded as follows:

Bounded on the North at the intersection of the East Right of Way line of State Road A-1-A with the West line of said Block 9, POMPANO BEACH, as recorded in Plat Book 2, Page 93 of the Public Records of Palm Beach County, Florida;

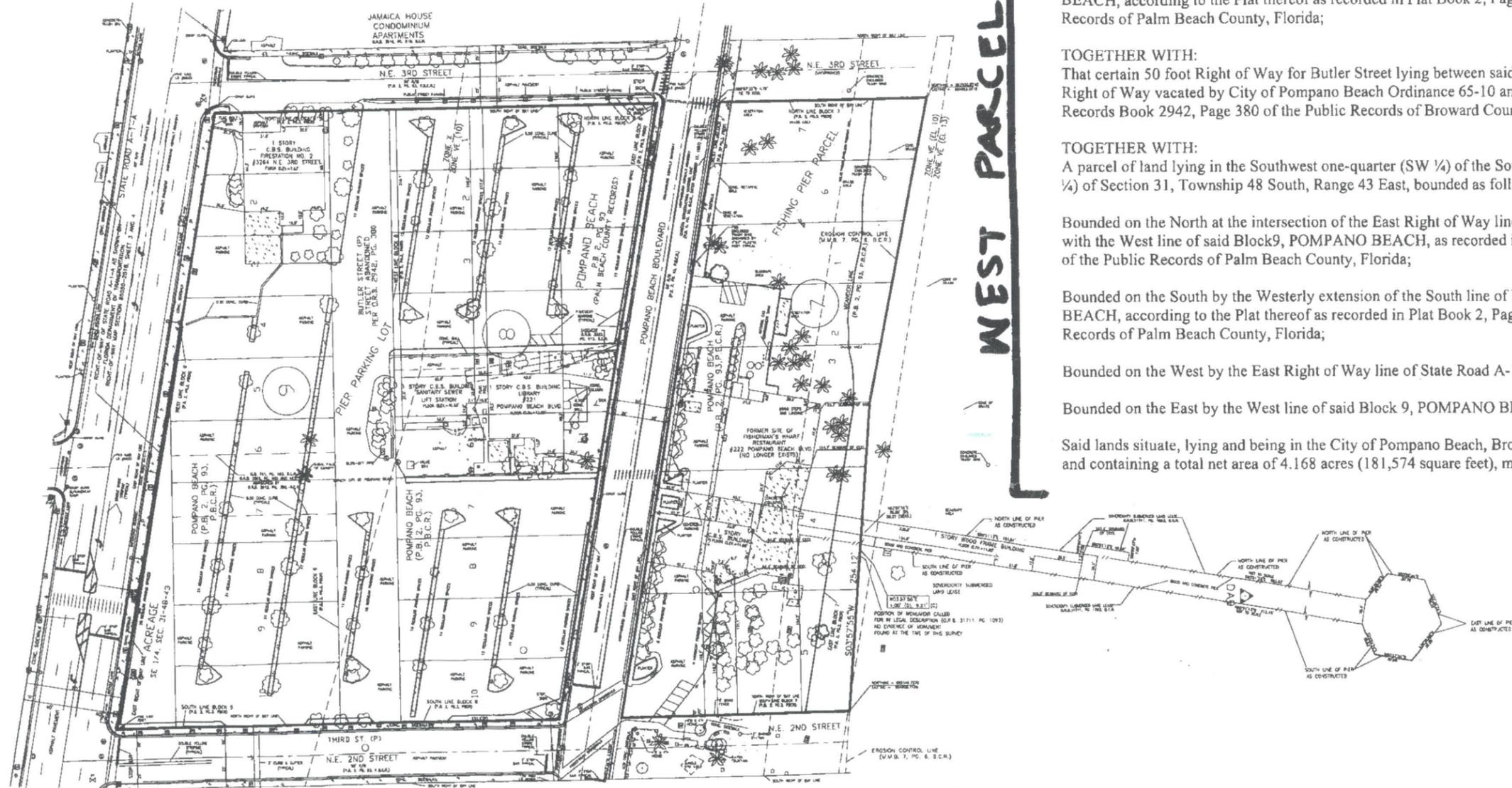
Bounded on the South by the Westerly extension of the South line of Block 9, POMPANO BEACH, according to the Plat thereof as recorded in Plat Book 2, Page 93 of the Public Records of Palm Beach County, Florida;

Bounded on the West by the East Right of Way line of State Road A-1-A;

Bounded on the East by the West line of said Block 9, POMPANO BEACH.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing a total net area of 4.168 acres (181,574 square feet), more or less.

**WEST PARCEL**



DATE 06/14/12  
SCALE 1"=100'  
FIELD BOOK  
DRAWN BY LP  
CHECKED BY

**KEITH ASSOCIATES, INC.**  
consulting engineers  
301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@keith-associates.com LB NO. 6860

**BOUNDARY EXHIBIT**

**A PORTION OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA**

SHEET 01 OF 01  
PROJECT NUMBER  
07470.05

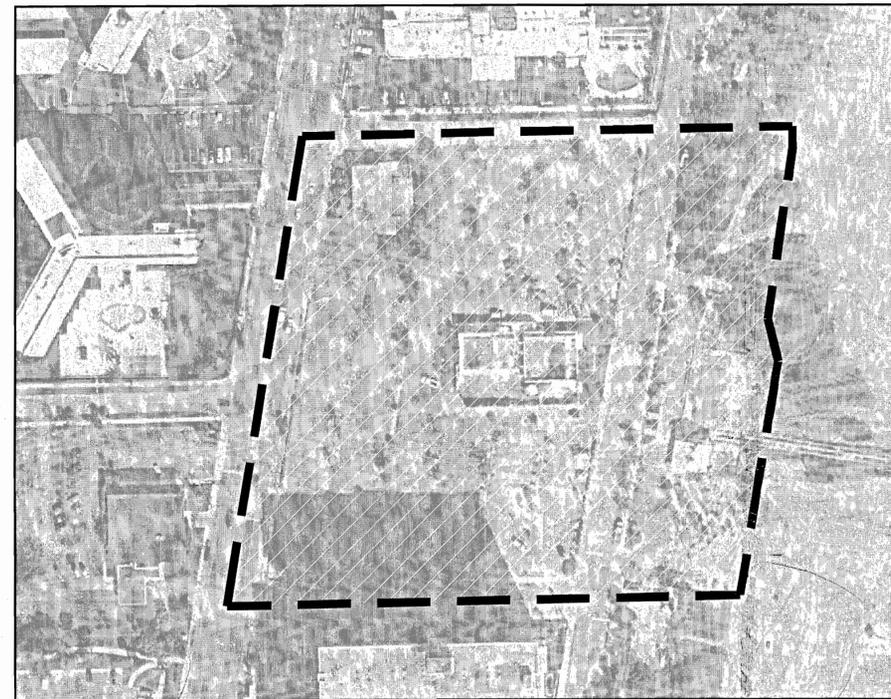


# MASTER SITE PLAN

POMPANO BEACH, FL  
OCTOBER 17, 2014



 PROJECT LOCATION - N.T.S.  
NORTH



 PROJECT LOCATION - N.T.S.  
NORTH

## INDEX OF DRAWINGS:

	SHEET
L - 0.00	COVER SHEET
L - 0.01	EXISTING ZONING MAP
L - 0.02	ICW TO PIER PLAN
L - 0.03	EXISTING CONDITIONS
L - 0.10	TREE DISPOSITION LIST
L - 0.11	TREE DISPOSITION PLAN
L - 1.01	MASTER SITE PLAN
L - 1.10	CIRCULATION PLAN
L - 2.01	LAYOUT AND DIMENSIONING
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L - 5.01	TREE PLAN
L - 6.01	SHRUB PLAN
C - 1.01	CONCEPTUAL ENGINEERING
F - 1.11	FIRE ACCESS EXHIBIT
F - 1.12	FIRE ACCESS EXHIBIT
F - 1.13	FIRE ACCESS EXHIBIT

EXHIBIT "B"



New Urban  Communities

CASTER  
developers



PETER WAYNE AQUART, PE  
CIVIL ENGINEER  
FL. P.E. No. 34176





AERIAL MAP



**LEGEND**

**ZONING DISTRICTS**

**RESIDENTIAL ZONING DISTRICTS**

- RS-1 - SINGLE-FAMILY RESIDENCE
- RS-2 - SINGLE-FAMILY RESIDENCE
- RS-3 - SINGLE-FAMILY RESIDENCE
- RS-4 - SINGLE-FAMILY RESIDENCE
- RS-5 - SPECIAL SINGLE-FAMILY RESIDENCE
- RD-1 - TWO-FAMILY RESIDENCE
- RD-2 - MULTIPLE-FAMILY RESIDENCE
- RD-3 - MULTIPLE-FAMILY RESIDENCE
- RD-4 - MULTIPLE-FAMILY RESIDENCE
- RD-5 - MULTIPLE-FAMILY RESIDENCE
- RD-6 - MULTIPLE-FAMILY RESIDENCE
- RD-7 - MULTIPLE-FAMILY RESIDENCE
- RD-8 - MULTIPLE-FAMILY RESIDENCE
- RD-9 - MULTIPLE-FAMILY RESIDENCE
- RD-10 - MULTIPLE-FAMILY RESIDENCE
- RD-11 - MULTIPLE-FAMILY RESIDENCE
- RD-12 - MULTIPLE-FAMILY RESIDENCE
- RD-13 - MULTIPLE-FAMILY RESIDENCE
- RD-14 - MULTIPLE-FAMILY RESIDENCE
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- RD-48 - MULTIPLE-FAMILY RESIDENCE
- RD-49 - MULTIPLE-FAMILY RESIDENCE
- RD-50 - MULTIPLE-FAMILY RESIDENCE

**COMMERCIAL ZONING DISTRICTS**

- CM-1 - COMMERCIAL
- CM-2 - COMMERCIAL
- CM-3 - COMMERCIAL
- CM-4 - COMMERCIAL
- CM-5 - COMMERCIAL
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**INDUSTRIAL ZONING DISTRICTS**

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- IN-50 - INDUSTRIAL

**SPECIAL ZONING DISTRICTS**

- SO-1 - SPECIAL ZONING DISTRICT
- SO-2 - SPECIAL ZONING DISTRICT
- SO-3 - SPECIAL ZONING DISTRICT
- SO-4 - SPECIAL ZONING DISTRICT
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- SO-49 - SPECIAL ZONING DISTRICT
- SO-50 - SPECIAL ZONING DISTRICT

**PLANNED DEVELOPMENT DISTRICTS**

- PD-1 - PLANNED DEVELOPMENT DISTRICT
- PD-2 - PLANNED DEVELOPMENT DISTRICT
- PD-3 - PLANNED DEVELOPMENT DISTRICT
- PD-4 - PLANNED DEVELOPMENT DISTRICT
- PD-5 - PLANNED DEVELOPMENT DISTRICT
- PD-6 - PLANNED DEVELOPMENT DISTRICT
- PD-7 - PLANNED DEVELOPMENT DISTRICT
- PD-8 - PLANNED DEVELOPMENT DISTRICT
- PD-9 - PLANNED DEVELOPMENT DISTRICT
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- PD-49 - PLANNED DEVELOPMENT DISTRICT
- PD-50 - PLANNED DEVELOPMENT DISTRICT

**ATLANTIC BOULEVARD OVERLAY DISTRICT**

- ABO - ATLANTIC BOULEVARD OVERLAY DISTRICT

**DOWNTOWN POMPAÑO BEACH OVERLAY DISTRICT**

- DPO - DOWNTOWN POMPAÑO BEACH OVERLAY DISTRICT

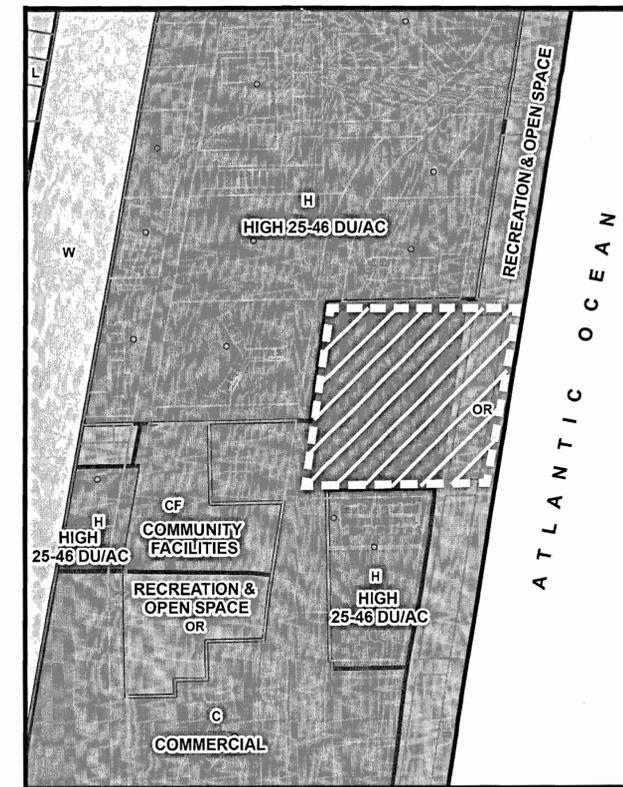
**CITY LIMITS**

ZONING LEGEND

ZONING MAP



LAND USE LEGEND



**LEGEND**

• OR Land Use less than one acre

**TYPE**

- Number
- L- LOW 1-5 DU/AC
- LM- LOW-MEDIUM 5-10 DU/AC
- M- MEDIUM 10-18 DU/AC
- MH- MEDIUM-HIGH 18-25 DU/AC
- H- HIGH 25-48 DU/AC
- 12- IRREGULAR DENSITY
- 38- IRREGULAR DENSITY
- C- COMMERCIAL
- CR- COMMERCIAL RECREATION
- I- INDUSTRIAL
- T- TRANSPORTATION
- U- UTILITIES
- CF- COMMUNITY FACILITIES
- DPTOC
- OR- RECREATION OPEN SPACE
- W- WATER
- RAC- REGIONAL ACTIVITY CENTER
- LAC- LOCAL ACTIVITY CENTER
- CITY LIMITS

LAND USE MAP



Prepared for:



Clients:

New Urban Communities



Consultants:



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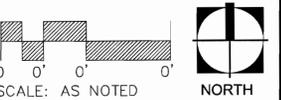
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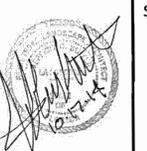
MASTER SITE PLAN

EXISTING ZONING MAP



Date: 17 OCT 2014  
Project No: 113037

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Drawn By: EDSA



Sheet Number:

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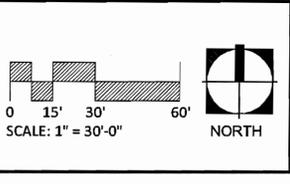
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Sheet Title:  
**MASTER SITE PLAN**  
  
**EXISTING CONDITIONS**



Date: 17 OCT 2014  
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 Designed By: EDSA  
 Drawn By: EDSA

Sheet Number:  
**L-0.03**



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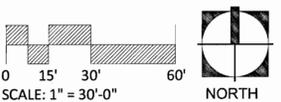
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Sheet Title:

MASTER SITE PLAN

TREE DISPOSITION LIST



Date: 17 OCT 2014	Designed By: EDSA
Project No: 113037	Drawn By: EDSA



Sheet Number:

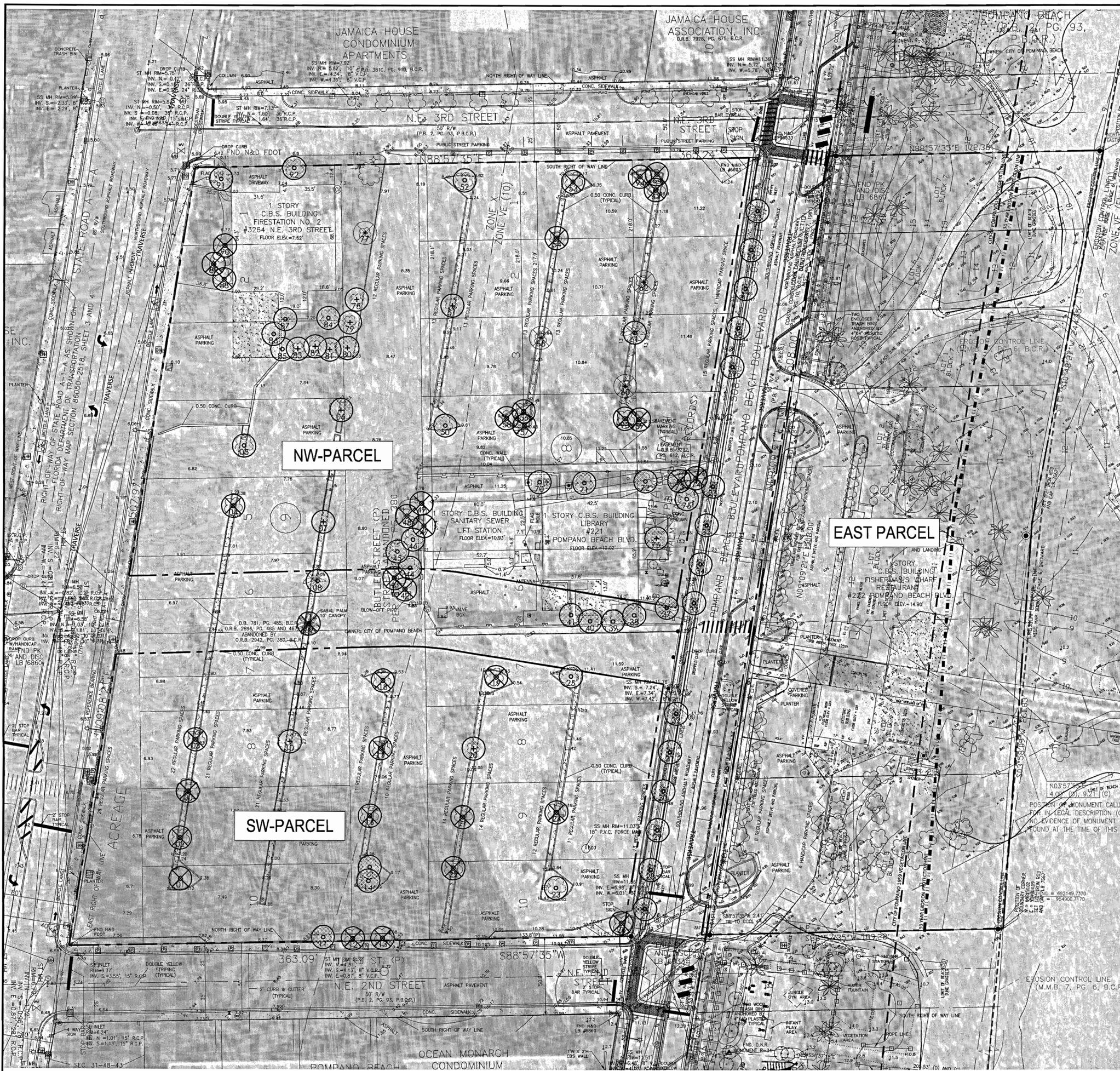
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Southwest Parcel

Tree ID	Common Name	Scientific Name	Caliper	Height	Canopy	Quality	Disposition	Mitigation Equivalent
1	Coconut Palm	Cocos nucifera		14'		Poor	Remove	
2	Coconut Palm	Cocos nucifera		14'		Poor	Remove	
3	Coconut Palm	Cocos nucifera		10'		Poor	Remove	
8	Cabbage Palm	Sabal palmetto		12'		Fair	Relocate	
9	Cabbage Palm	Sabal palmetto		10'		Poor	Remove	
10	Maria Tree	Calophyllum inophyllum	68"			Fair	Relocate	
11	Coconut Palm	Cocos nucifera		14'		Fair	Relocate	
12	Coconut Palm	Cocos nucifera		8'		Poor	Remove	
13	Coconut Palm	Cocos nucifera		12'		Poor	Remove	
14	Coconut Palm	Cocos nucifera		12'		Fair	Relocate	
15	Coconut Palm	Cocos nucifera		18'		Fair	Relocate	
16	Coconut Palm	Cocos nucifera		8'		Poor	Remove	
17	Coconut Palm	Cocos nucifera		12'		Poor	Remove	
18	Cabbage Palm	Sabal palmetto		12'		Poor	Remove	
19	Cabbage Palm	Sabal palmetto		20'		Poor	Remove	
20	Maria Tree	Calophyllum inophyllum	42"			Poor	Remove	
21	Coconut Palm	Cocos nucifera		10'		Poor	Remove	
22	Coconut Palm	Cocos nucifera		12'		Poor	Remove	
23	Cabbage Palm	Sabal palmetto		12'		Fair	Relocate	
24	Coconut Palm	Cocos nucifera		12'		Poor	Remove	
25	Cabbage Palm	Sabal palmetto		14'		Poor	Remove	
26	Cabbage Palm	Sabal palmetto		18'		Poor	Remove	
27	Coconut Palm	Cocos nucifera		14'		Good	Relocate	
28	Coconut Palm	Cocos nucifera		14'		Good	Relocate	
29	Coconut Palm	Cocos nucifera		14'		Good	Relocate	
30	Coconut Palm	Cocos nucifera		14'		Good	Relocate	
31	Coconut Palm	Cocos nucifera		14'		Good	Relocate	
32	Coconut Palm	Cocos nucifera		14'		Good	Relocate	
37	Coconut Palm	Cocos nucifera		30'		Good	Relocate	
38	Cabbage Palm	Sabal palmetto		6'		Good	Relocate	
39	Cabbage Palm	Sabal palmetto		6'		Good	Relocate	
40	Cabbage Palm	Sabal palmetto		6'		Good	Relocate	
41	Cabbage Palm	Sabal palmetto		6'		Good	Relocate	
42	Cabbage Palm	Sabal palmetto		16'		Poor	Remove	
43	Cabbage Palm	Sabal palmetto		16'		Poor	Remove	

Northwest Parcel

Tree ID	Common Name	Scientific Name	Caliper	Height	Canopy	Quality	Disposition	Mitigation Equivalent
4	Coconut Palm	Cocos nucifera		10'		Poor	Remove	
5	Coconut Palm	Cocos nucifera		20'		Fair	Relocate	
6	Maria Tree	Calophyllum inophyllum	56"			Fair	Relocate	
7	Maria Tree	Calophyllum inophyllum	64"			Fair	Relocate	
33	Coconut Palm	Cocos nucifera		14'		Good	Relocate	
34	Coconut Palm	Cocos nucifera		14'		Good	Relocate	
35	Coconut Palm	Cocos nucifera		14'		Good	Relocate	
36	Coconut Palm	Cocos nucifera		14'		Good	Relocate	
44	Cabbage Palm	Sabal palmetto		16'		Fair	Relocate	
45	Cabbage Palm	Sabal palmetto		12'		Fair	Relocate	
46	Cabbage Palm	Sabal palmetto		14'		Fair	Relocate	
47	Cabbage Palm	Sabal palmetto		16'		Poor	Remove	
48	Cabbage Palm	Sabal palmetto		16'		Poor	Remove	
49	Cabbage Palm	Sabal palmetto		16'		Poor	Remove	
50	Cabbage Palm	Sabal palmetto		18'		Fair	Relocate	
51	Maria Tree	Calophyllum inophyllum	57"			Fair	Relocate	
52	Cabbage Palm	Sabal palmetto		18'		Fair	Relocate	
53	Cabbage Palm	Sabal palmetto		18'		Poor	Remove	
54	Maria Tree	Calophyllum inophyllum	54"			Poor	Remove	
55	Maria Tree	Calophyllum inophyllum	42"			Poor	Remove	
56	Coconut Palm	Cocos nucifera		6'		Poor	Remove	
57	Coconut Palm	Cocos nucifera		8'		Poor	Remove	
58	Coconut Palm	Cocos nucifera		6'		Poor	Remove	
59	Coconut Palm	Cocos nucifera		10'		Poor	Remove	
60	Maria Tree	Calophyllum inophyllum	50"			Poor	Remove	
61	Coconut Palm	Cocos nucifera		12'		Fair	Relocate	
62	Maria Tree	Calophyllum inophyllum	58"			Poor	Remove	
63	Coconut Palm	Cocos nucifera		10'		Poor	Remove	
64	Coconut Palm	Cocos nucifera		10'		Poor	Remove	
65	Coconut Palm	Cocos nucifera		14'		Good	Relocate	
66	Coconut Palm	Cocos nucifera		14'		Good	Relocate	
67	Coconut Palm	Cocos nucifera		14'		Good	Relocate	
68	Coconut Palm	Cocos nucifera		14'		Good	Relocate	
69	Coconut Palm	Cocos nucifera		14'		Good	Relocate	
70	Coconut Palm	Cocos nucifera		30'		Fair	Relocate	
71	Coconut Palm	Cocos nucifera		25'		Fair	Relocate	
72	Coconut Palm	Cocos nucifera		30'		Fair	Relocate	
73	Coconut Palm	Cocos nucifera		25'		Poor	Remove	
74	Coconut Palm	Cocos nucifera		25'		Poor	Remove	
75	Cabbage Palm	Sabal palmetto		18'		Fair	Relocate	
76	Sea Grape	Coccoloba uvifera	Multiple		25' O.A.	Fair	Relocate	
77	Silver Buttonwood	Conocarpus erectus var. sericeus	4"			Poor	Remove	
78	Silver Buttonwood	Conocarpus erectus var. sericeus	29"			Fair	Relocate	
79	Silver Buttonwood	Conocarpus erectus var. sericeus	35"			Fair	Relocate	
80	Sea Grape	Coccoloba uvifera	46"			Fair	Relocate	
81	Silver Buttonwood	Conocarpus erectus var. sericeus	6"			Fair	Relocate	
82	Silver Buttonwood	Conocarpus erectus var. sericeus	25"			Fair	Relocate	
83	Silver Buttonwood	Conocarpus erectus var. sericeus	18"			Fair	Relocate	
84	Cabbage Palm	Sabal palmetto		10'		Good	Relocate	
85	Coconut Palm	Cocos nucifera		6'		Good	Relocate	
86	Coconut Palm	Cocos nucifera		8'		Good	Relocate	
87	Coconut Palm	Cocos nucifera		10'		Good	Relocate	
88	Cabbage Palm	Sabal palmetto		16'		Poor	Remove	
89	Cabbage Palm	Sabal palmetto		16'		Poor	Remove	
90	Cabbage Palm	Sabal palmetto		16'		Poor	Remove	
91	Cabbage Palm	Sabal palmetto		10'		Fair	Relocate	
92	Coconut Palm	Cocos nucifera		28'		Fair	Relocate	
93	Coconut Palm	Cocos nucifera		10'		Poor	Remove	
94	Coconut Palm	Cocos nucifera		12'		Poor	Remove	



**TREE DISPOSITION NOTES:**

- REFER TO THE TREE DISPOSITION TABLES ON L-0.10 FOR REFERENCE.
- THE CONTRACTOR SHALL CALL FOR AND ATTEND AN INSPECTION OF EXISTING CONDITIONS BY THE OWNER PRIOR TO COMMENCING WORK, INCLUDING BUT NOT LIMITED TO IDENTIFICATION OF TREES, AND POTENTIAL OBSTRUCTIONS TO THE RELOCATION WORK. THE CONTRACTOR WILL PREPARE A REPORT OF EXISTING CONDITIONS AS A MATTER OF RECORD, TO INCLUDE PHOTOGRAPHS. THE CONTRACTOR WILL ACCEPT THE EXISTING CONDITIONS AS A REFERENCE POINT FOR CONDITION OF TREES, AND CONDITION OF THE SITE. EXISTING CONDITIONS WILL THEN BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP INTACT.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN PROPOSED IMPROVEMENTS AND EXISTING TREES/PALMS.
- ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES PER DETAIL 3/19-1.05. TREE PROTECTION BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL TREES SUBJECT TO ENCRoACHMENT INTO THE ROOTZONE, DUE TO PROPOSED CONSTRUCTION, SHALL BE ROOT PRUNED 18" FROM THE PAVEMENT EDGE OR TRENCH AS INDICATED ON THE DRAWINGS AND HEREIN THESE SPECIFICATIONS.
- TREE PITS RESULTING FROM RELOCATED MATERIAL SHALL BE BACKFILLED WITH CLEAN, STABLE FILL AND BROUGHT FLUSH WITH SURROUNDING GRADE.
- CONTRACTOR SHALL FOLLOW THE AMERICAN STANDARD FOR TREE CARE OPERATIONS - TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES (TRANSPLANTING ANSI A300/PART 6-2005 MUST BE ADHERED TO IN ITS ENTIRETY FOR ALL RELOCATING/TRANSPLANTING OF TREES AND SHRUBS. ANSI A300 (PART 6-2005 INCLUDES THE FOLLOWING: 60-TRANSPLANTING STANDARDS, 61-NORMATIVE REFERENCES, 62-DEFINITIONS, 63-TRANSPLANTING PRACTICES.
- EXISTING TREES TO BE RELOCATED SHALL BE CROWN PRUNED, ROOT PRUNED, AND TREATED WITH SOIL AMENDMENTS PRIOR TO RELOCATION. ALL TREES ARE TO BE TRIMMED BY THINNING THE CROWN ONLY, AND NOT BY REDUCING CROWN DIMENSIONS. TRIM TO CONFORM TO NAA AND ISA STANDARDS, INCLUDING REMOVAL OF DEAD WOOD.
- WATERING:
  - ALL TREES TO BE RELOCATED ARE TO BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WHICH PROVIDES 3 BUBBLER HEADS FED BY PVC PIPE TO EACH TREE.
  - THE CONTRACTOR SHALL VERIFY A SOURCE OF MUNICIPAL OR WELL WATER AND PROVIDE FOR A TEMPORARY METER TO OPERATE THE IRRIGATION. WATER TO BE TREATED FOR SALT CONTENT, IF WELL WATER. IF LEVELS ARE NOT CONDUCTIVE TO PLANT MATERIAL GROWTH, AN ALTERNATE SOURCE OF WATER SHALL BE UTILIZED AT NO ADDITIONAL EXPENSE.
  - PROVIDE IRRIGATION TIMER, OR BATTERY POWERED VALVE TO WATER TREES TO BE RELOCATED. HAND WATERING IN LIEU OF AUTOMATIC SYSTEM SHALL NOT BE ALLOWED, HOWEVER HAND WATERING SHALL BE PERFORMED TO AVOID LAPSES SHOULD THE AUTOMATIC SYSTEM BE INOPERABLE FOR MORE THAN 24 HOURS.
- BARRICADES:
  - BARRICADES SHALL BE INSTALLED AT AN OFFSET DISTANCE OF 2' (TWO FEET) OUTSIDE THE TREE DRIP LINE/EDGE OF TREE CANOPY, PRIOR TO ANY CONSTRUCTION ACTIVITY.
  - BARRICADE ALL EXISTING TREES AND PALMS WITH SIX FOOT (6') CHAIN LINK FENCE OR OTHER BARRICADE APPROVED BY OWNER.
- ROOT PRUNING TECHNIQUE:
  - ALL TREES SHALL BE EXCAVATED BY DIGGING A TRENCH A MINIMUM OF 48" DEEP BY 6" WIDE, EITHER BY HAND OR WITH A TRENCHING MACHINE DESIGNED FOR THIS PURPOSE. HAND CUT BROADLEAF TREE ROOTS AFTER TRENCHING TO PRODUCE CLEAN CUTS WITH NO SPLITS OR TEARS.
  - TREES TO BE ROOT PRUNED SHALL HAVE A MINIMUM ROOT BALL SIZE OF 10" PER 1" OF CALIPER MEASURED AT DBH FOR BROAD LEAF TREES. ROOT BALLS ARE TO BE FORMED SQUARE, ALL TRENCHES BEING EQUAL DISTANCE FROM THE TRUNK.
- TIMING:
  - ALL BROADLEAF TREES ARE TO BE RELOCATED SHALL BE MAINTAINED FOR A MINIMUM OF TWELVE (12) WEEKS AFTER ROOT PRUNING PRIOR TO RELOCATION.

**LEGEND**

- EXISTING PALM/TREE - PROTECT IN PLACE
- EXISTING PALM/TREE - RELOCATE
- EXISTING PALM/TREE - REMOVE



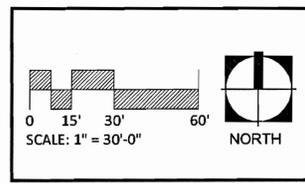
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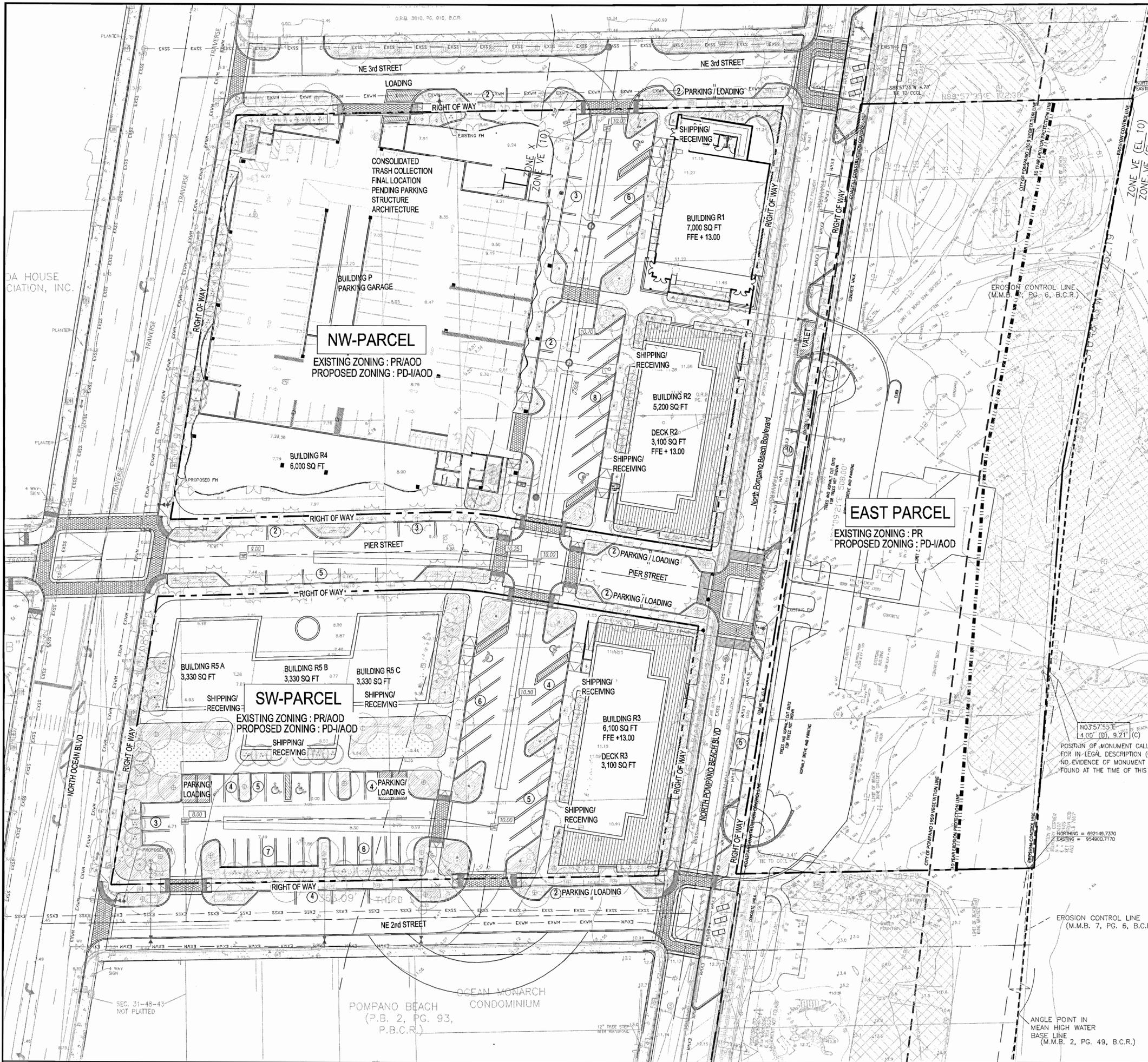
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Sheet Title:  
**MASTER SITE PLAN**  
**TREE DISPOSITION PLAN**



Date: 17 OCT 2014  
 Project No: 113037  
 Designed By: EDSA  
 Drawn By: EDSA

Sheet Number:  
**L-0.11**



**NOTES:**  
ALL PERMITTED PRINCIPAL COMMERCIAL USES, ACCESSORY USES AND STRUCTURES, AND TEMPORARY USES AND STRUCTURES AS PROVIDED FOR WITHIN THE CITY'S LAND USE PLAN AND THE PD-I CATEGORY IN APPENDIX A: CONSOLIDATED USE TABLE OF THE ZONING ORDINANCE. ALL USES PROHIBITED IN THE AOD (155.3703.D.2.A) SHALL ALSO BE PROHIBITED IN THIS PD-I. IN ADDITION, OUTDOOR ENTERTAINMENT SHALL BE PERMITTED PROVIDED UNTIL 11 PM WEST OF POMPANO BEACH BOULEVARD AND 1 AM EAST OF POMPANO BEACH BOULEVARD, AND SALE OF FOOD AND DRINK SHALL BE PERMITTED ON THE BEACH IN THE BEACHFRONT AREA AS DESCRIBED IN ATTACHMENT 2 OF THE PD-I PLAN AND AGREEMENT AND AOD EXPANSION NARRATIVE.

**LIGHTING NOTES:**  
1. EXTERIOR LIGHTING WILL FULLY COMPLY WITH THE CITY OF POMPANO BEACH REVISED ZONING CODE DATED JULY 23, 2013 AND ENSURE THE SAFETY OF MOTORISTS, AND PEDESTRIANS AND MINIMIZE ADVERSE IMPACTS ON ADJACENT PROPERTIES. (ARTICLE 5, PART 4, CODE 155.5401)  
2. EXTERIOR LIGHTING WILL FULLY COMPLY WITH THE CITY OF POMPANO BEACH REVISED ZONING CODE DATED JULY 23, 2013 AND REDUCE IMPACTS OF COASTAL LIGHTING ON THE NESTING AND HATCHING OF THREATENED AND ENDANGERED SEA TURTLES THROUGH RESTRICTIONS, CONSTRAINTS AND REQUIREMENTS TO PRESERVE AND PROTECT SEA TURTLE INHABITANTS. TO HELP DO SO, IT IS THE POLICY OF THE CITY THAT NO ARTIFICIAL LIGHT SHALL DIRECTLY ILLUMINATE ANY AREA OF THE INCORPORATED BEACHES OF THE CITY. (ARTICLE 5, PART 4, CODE 155.5402)  
3. EXTERIOR LIGHTING WILL FULLY COMPLY WITH FDEP AND FWG SEA TURTLE LIGHTING REQUIREMENTS.

**DIMENSIONAL AND DEVELOPMENT STANDARDS**

STANDARD	REQUIREMENT
MAXIMUM PARCEL COVERAGE	95%
MAXIMUM FAR	3.0
MAXIMUM IMPERVIOUS AREA	95%
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	100'
MAXIMUM BUILDING HEIGHT	55'
MAXIMUM BUILDING SIZE	250,000
ROW SETBACK	1'
INTERIOR SIDE SETBACK	0'
REAR SETBACK	0'



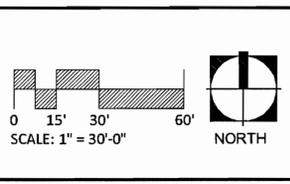
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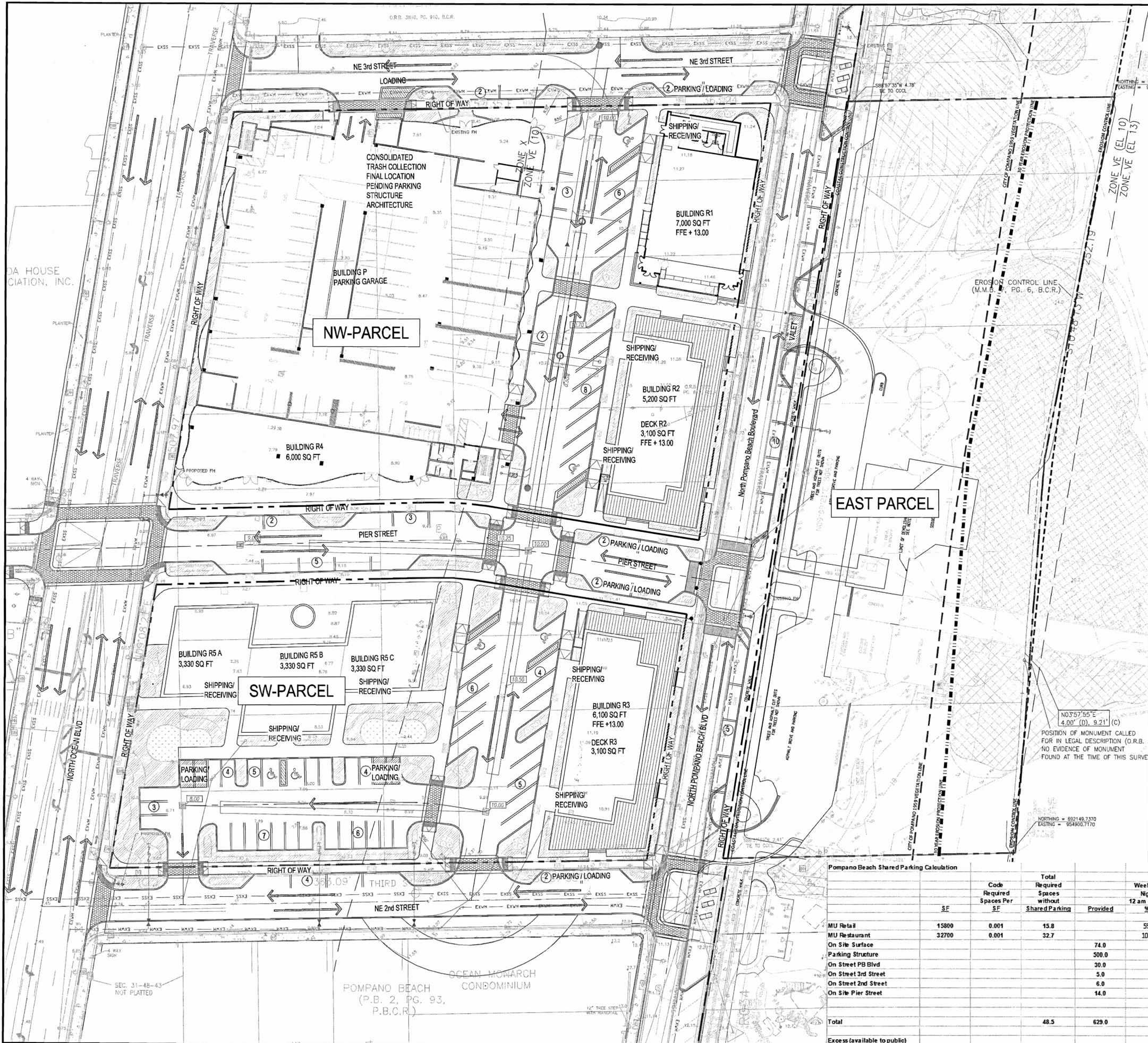
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**MASTER SITE PLAN**  
**SITE PLAN**



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Designed By: EDSA  
Drawn By: EDSA

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**L-1.01**



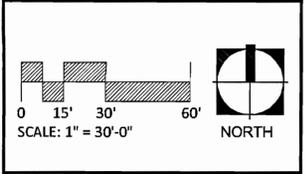
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Sheet Title:  
**MASTER SITE PLAN**  
  
**CIRCULATION PLAN**



Pompano Beach Shared Parking Calculation

Code	Required Spaces Per SF	Total Required Spaces without Shared Parking	Weekday Night 12 am - 6 am		Weekday Day 9 am - 4 pm		Weekday Evening 6 pm - midnight	
			Required	%	Required	Required	Required	%
MU Retail	15800	0.001	15.8	5%	0.8	70%	11.1	90%
MU Restaurant	32700	0.001	32.7	10%	3.3	50%	16.4	100%
On Site Surface								
Parking Structure								
On Street PB Blvd								
On Street 3rd Street								
On Street 2nd Street								
On Site Pier Street								
<b>Total</b>			<b>48.5</b>		<b>4.1</b>		<b>27.4</b>	
Excess (available to public)							<b>624.9</b>	<b>601.5</b>

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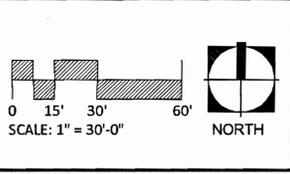
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 Florida's Warmest Welcome

Clients:  
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**CASTER**  
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**MASTER SITE PLAN**  
  
**LAYOUT PLAN**



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**EXISTING SITE CALCULATIONS - NW PARCEL**

TOTAL BUILDING COVERAGE	8,764 SF	9.2%
TOTAL PAVED AREA	72,206 SF	75.4%
TOTAL IMPERVIOUS AREA	80,970 SF	84.6%
TOTAL LANDSCAPE/PERVIOUS AREA	14,770 SF	15.4%
TOTAL NW PARCEL AREA	95,740 SF	100.0%

**EXISTING SITE CALCULATIONS - SW PARCEL**

TOTAL BUILDING COVERAGE	0.00 SF	0.0%
TOTAL PAVED AREA	62,359 SF	95.5%
TOTAL IMPERVIOUS AREA	62,359 SF	95.5%
TOTAL LANDSCAPE/PERVIOUS AREA	2,947 SF	4.5%
TOTAL SW PARCEL AREA	65,306 SF	100.0%

**TOTAL EXISTING CONDITIONS**

TOTAL BUILDING COVERAGE	8,764 SF	5.4%
TOTAL PAVED AREA	134,565 SF	83.6%
TOTAL IMPERVIOUS AREA	143,329 SF	89.0%
TOTAL LANDSCAPE/PERVIOUS AREA	17,717 SF	11.0%
TOTAL PROJECT AREA	161,046 SF	100.0%



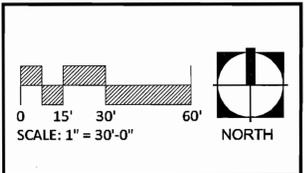
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**MASTER SITE PLAN**  
**EXISTING COVERAGE**



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**PROPOSED SITE CALCULATIONS - NW PARCEL**

TOTAL BUILDING COVERAGE	63,130 SF	65.9%
TOTAL PAVED AREA	22,660 SF	23.7%
TOTAL DECK AREA	3,100 SF	3.2%
TOTAL IMPERVIOUS AREA	888,90 SF	92.8%
TOTAL LANDSCAPE/PERVIOUS AREA	6,850 SF	7.2%
TOTAL NW PARCEL AREA	95,740 SF	100.0%

**PROPOSED SITE CALCULATIONS - SW PARCEL**

TOTAL BUILDING COVERAGE	16,090 SF	24.6%
TOTAL PAVED AREA	32,324 SF	49.5%
TOTAL DECK AREA	3,100 SF	4.7%
TOTAL IMPERVIOUS AREA	51,514 SF	78.9%
TOTAL LANDSCAPE/PERVIOUS AREA	13,792 SF	21.2%
TOTAL SW PARCEL AREA	65,306 SF	100.0%

**TOTAL PROPOSED**

TOTAL BUILDING COVERAGE	79,220 SF	49.19%
TOTAL PAVED AREA	54,984 SF	34.14%
TOTAL DECK AREA	6,200 SF	3.85%
TOTAL IMPERVIOUS AREA	140,404 SF	87.18%
TOTAL LANDSCAPE/PERVIOUS AREA	20,642 SF	12.82%
TOTAL PROJECT AREA	161,046 SF	100.00%

**EXISTING / PROPOSED COMPARISON**

	EXISTING	PROPOSED	DIFFERENCE
TOTAL BUILDING COVERAGE	8,764 SF	79,220 SF	+70,456 SF
TOTAL PAVED AREA	134,565 SF	54,984 SF	-79,581 SF
TOTAL DECK AREA	N/A	6,200 SF	+6,200 SF
TOTAL IMPERVIOUS AREA	143,329 SF	140,404 SF	-2,925 SF
TOTAL LANDSCAPE/PERVIOUS AREA	17,717 SF	20,642 SF	+2,925 SF
TOTAL PROJECT AREA	161,046 SF	161,046 SF	0 SF



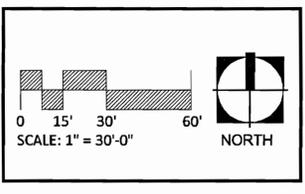
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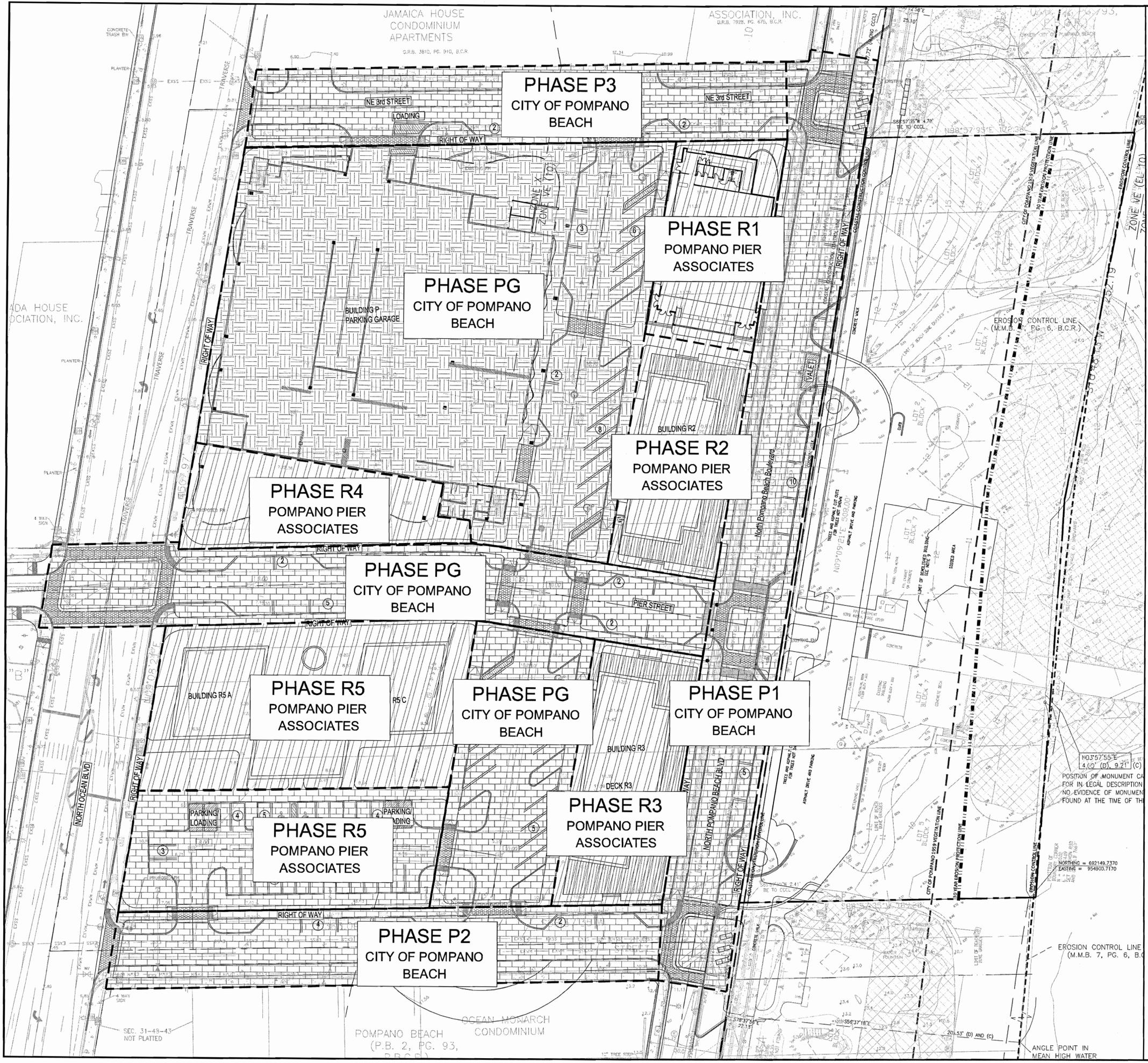
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**MASTER SITE PLAN**  
**PROPOSED COVERAGE**



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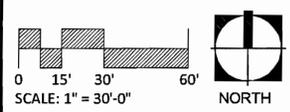
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MASTER SITE PLAN

PHASING PLAN



Date: 17 OCT 2014  
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L-4.01

## PLANTING NOTES

1. ALL PLANTS SHOULD BE HEALTHY, OF STRONG MATERIAL, FREE OF PLAGUE AND SICKNESS. ALL PLANTS MUST BE IN COMPLETE AND STRICT ACCORDANCE WITH ARTICLE NO. 1 OF FLORIDA'S "QUALITY STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE DEPARTMENT OF AGRICULTURE AND SERVICES FOR CONSUMERS. IN SOME INSTANCES THE PLANTS MUST BE OF SUPERIOR QUALITY THAN NO. 1 TO BE ABLE TO ACHIEVE THE MINIMAL REQUIREMENT FOR THIS PROJECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PLANTS MEETING THE SPECIFICATIONS AS NOTED PRIOR TO THEIR INSTALLATION. THE CONTRACTOR MUST IMMEDIATELY REMOVE ANY PLANT THAT DOES NOT MEET THE SPECIFICATIONS.
3. ALL ROOT BALLS MUST BE IN ACCORDANCE TO THE SIZE STANDARDS ESTABLISHED IN "AMERICAN STANDARDS FOR NURSERY PLANTS".
4. THE CONTRACTOR MUST PRESENT TO THE LANDSCAPE ARCHITECT THE INSPECTION CERTIFICATE FROM THE NURSERY AND/OR THE STATE OF ALL PLANTS TWO (2) WEEKS PRIOR TO COMMENCEMENT OF WORK.
5. ALL PLANTS MUST BE PROTECTED DURING THEIR TRANSPORT AND TAKEN TO THE SITE COVERED WITH A CLOTH FOR SHADE OR OTHER PREVENTIVE FORM TO PROTECT THE PLANTS AGAINST WIND BURN.
6. THE CONTRACTOR MUST VERIFY ALL INFORMATION ON SITE BEFORE INSTALLATION BEGINS. ALL EXISTING PLANTS MUST REMAIN INTACT AND UNDISTURBED UNLESS IT IS SPECIFIED IN THE PLANS.
7. ANY SUBSTITUTION OF SIZE AND/OR PLANT TYPE MUST BE PRE-APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE THEY ARE PLANTED.
8. THE LANDSCAPE CONTRACTOR MUST PLACE STAKES ON THE PLANT LOCATION BEFORE THE PLANTING BEGINS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
9. ALL TREES MUST HAVE STRAIGHT, LEAFY TRUNKS, AND MUST MEET ALL THE SPECIFIED REQUIREMENTS.
10. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND MUST AVOID DAMAGING ANY SERVICES DURING CONSTRUCTION. IF ANY DAMAGE OCCURS BY FAULT OF THE CONTRACTOR, THE NECESSARY REPAIR MUST TAKE PLACE AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.
11. INSTALLATION - ALL PLANTS MUST BE INSTALLED PROFESSIONALLY AND WITH GREAT CARE AND OF THE QUALITY PREVIOUSLY DESCRIBED. ALL LANDSCAPE ELEMENTS MUST BE INSTALLED IN A WAY TO MEET ALL REQUIRED CODES AND ORDINANCES.
12. TYPICALLY, THE PLANTING OF SHRUBS AND GROUND COVER ARE SHOWN AS PLANTING BED LAYERS. THE PLANTS MUST BE PLACED IN A TRIANGULAR SPACING CONFIGURATION (IRREGULAR SPACING) AS SHOWN IN THE PLANTING DETAILS. THE DIMENSIONS FROM CENTER TO CENTER (O.C.) OF THE PLANTS CAN BE FOUND IN THE PLANT LIST.
13. THE CONTRACTOR MUST SECURE THE DRAINAGE AND PERCOLATION OF ALL PLANTING WELLS PRIOR TO THE PLANT INSTALLATION. THE CONTRACTOR MUST FILL ALL WELLS WITH WATER BEFORE PLANTING TO MAKE SURE THAT DRAINAGE AND PERCOLATION ARE FEASIBLE AND FIX WHATEVER IS NECESSARY TO ACCOMPLISH THIS. THE CONTRACTOR IS RESPONSIBLE TO REPLACE ANY PLANT LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
14. ANY TREE THAT HAS BEEN PLANTED IN A GROW BAG OR SIMILAR MATERIAL MUST HAVE THE BAG COMPLETELY REMOVED PRIOR TO ITS PLANTING.
15. THE TOP HALF PART OF THE BURLAP HAS TO BE CUT OR REMOVED SURROUNDING THE TRUNK FROM THOSE PLANTS THAT HAVE BURLAP OR ARE INSIDE BAGS. IT SHOULDN'T BE TOTALLY REMOVED. WIRE CAGES, STRAPS, ETC. SHOULD BE CUT AND REMOVED BEFORE INSTALLATION.
16. THE CONTRACTOR SHOULD REPLACE ANY PLANT THAT IS NOT APPROVED WITHIN A WEEK OF BEING NOTIFIED.
17. THE CONTRACTOR SHOULD REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, NOTES AND PLANTING SPECIFICATIONS FOR COMPLETE INSTRUCTIONS ON THE LANDSCAPE PLANTING.
18. **FERTILIZATION**  
PALMS 13-3-13 PLUS LOWER ELEMENTS - SLOW DISCHARGE 0.2 KG FERTILIZER BY 1CM REGULATOR  
  
SHRUBS AND GROUND COVER 8-10-10 PLUS LOWER ELEMENTS - SLOW DISCHARGE 0.5KG FERTILIZER BY 10 M2  
  
TREES 8-6-6 PLUS LOWER ELEMENTS - SLOW DISCHARGE 0.2 KG FERTILIZER BY 1 CM REGULATOR  
  
GRASS 16-4-8 PLUS LOWER ELEMENTS - SLOW DISCHARGE 0.5 KG FERTILIZER BY 100 M2  
  
  - THE COST OF THE LANDSCAPE FERTILIZER PREVIOUSLY DESCRIBED SHOULD BE INCLUDED IN THE PRICE OF THE PLANT.

### 19. PREPARATION AND MIXTURE OF THE PLANT SOIL.

- A. APPLY "ROUNDUP" (MANUFACTURED BY MONSANTO CORP) OR SIMILAR PESTICIDE APPROVED ACCORDING TO THE PORCENTAGE AND SPECIFICATIONS BY THE MANUFACTURER WITHIN THE LIMITS OF ALL THE AREAS THAT WILL BE PLANTED. PROTECT ALL PLANTS FROM OVER-WATERING OR WATER WITHIN THE ROOT ZONE. THE CONTRACTOR MUST MAKE SURE TO ERRADICATE ALL WEEDS.
- B. BEFORE REPLACING THE SUPERIOR PLANT SOIL, THE SURFACE MUST BE RAKED TO REMOVE ALL ROCKS (25 MM IN DIAMETER OR GREATER), DEBRIS, GARBAGE AND REMAINS FROM PLANTS THAT WERE REMOVED.
- C. RAKE THE SUBSOIL TO A DEPTH OF 75 MM.
- D. THE CONTRACTOR MUST APPLY PRE-EMERGENT PESTICIDE APPROVED ACCORDING TO THE PORCENTAGES AND SPECIFICATIONS OF THE MANUFACTURER.
- E. THE PLANT SOIL MIX FOR TREES, SHRUBS AND GROUND COVER SHOULD BE THOROUGHLY PREPARED CONSISTING OF:
  1. ROYAL PALMS  
60% CLEAN SAND D.O.T.  
40% SUPERFICIAL LAYER OF SOIL/COMPOSED OF APPROVED SOLID WASTE
  2. ALL OTHER PALMS  
90% CLEAN SAND D.O.T.  
10% SUPERFICIAL LAYER OF SOIL/COMPOSED OF APPROVED SOLID WASTE
  3. SHRUBS AND GROUND COVER  
70% CLEAN SAND D.O.T.  
30% SUPERFICIAL LAYER OF SOIL/COMPOSED OF APPROVED SOLID WASTE

THE CONTRACTOR MUST PRESENT SAMPLES OF THE PLANT SOIL MIX PREPARED IN THE LABORATORY TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

- F. THE MIX COMPOSED OF WASTE SHOULD BE FREE OF NEMATODES THAT COULD BE PERJUDICIAL TO PLANT GROWTH, MUST BE OF UNIFORM QUALITY AND SHOULD HAVE A PH VALUE BETWEEN 5.3 AND 6.5 (AS DETERMINED ACCORDING TO ASTM E70) FLORIDA MOSS MUST BE STERILIZED TO BE FREE OF ALL VIABLE NUT GRASS AND OTHER UNDESIRABLE WEEDS.

- G. SUPERFICIAL LAYER OF PLANT SOIL SHOULD BE NATURAL, FERTILE, AND CAPABLE TO SUSTAIN THE VIGOROUS GROWTH OF PLANTS. IT MUST HAVE A UNIFORM COMPOSITION MIXED WITH SUBSOIL. IT MUST BE FREE OF ROCKS, LUMPS, LIVE PLANTS AND ROOTS, BRANCHES AND OTHER FOREIGN MATERIAL. EXTEND THE SUPERFICIAL LAYER OF SOIL MIX TO A MINIMUM DEPTH OF 75 MM ACROSS ALL AREAS AND 150 MM IN ALL THE PLANTING BEDS FOR SHRUBS AND GROUND COVER. REMOVE ALL ROCKS AND OTHER OBJECTS WITH MORE THAN 25MM IN DIAMETER.

- H. SMOOTH THE SUPERFICIAL LAYER OF PLANT SOIL TO 100MM BELOW THE EDGES OF THE ADJACENT PAVEMENT.

- I. THE FINAL GRADING OF THE PREPARED SUPERFICIAL LAYER OF PLANT SOIL SHOULD BE A SMOOTH AND EVEN SURFACE TO MAKE SURE THAN THERE IS POSITIVE DRAINAGE AWAY FROM ANY STRUCTURES AND ELIMINATE ANY LOW AREAS THAT CAN COLLECT WATER.

- J. SMOOTH THE SUPERFICIAL LAYER OF PLANT SOIL MIX TO 150 MM BELOW THE FINAL LEVEL IN THE GRASS AREAS.

- K. THE SUPERFICIAL LAYER OF PLANT SOIL SHOULD NOT HAVE HIGH LEVELS OF ACID OR ALKALINE NOR CONTAIN ANY TOXIC SUBSTANCES THAT COULD BE HAZARDOUS TO PLANT GROWTH. THE PH LEVEL SHOULD BE BETWEEN THE RANGE OF 5.5 TO 6.5. IF NECESSARY, THE CONTRACTOR SHOULD MAKE THE APPROPRIATE CORRECTIONS TO THE PH LEVEL OF THE TOP LAYER ADJUSTING THE PH TO BE BETWEEN 5.5 A 6.5.

20. THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES OR PALMS. THE TREES OR PALMS THAT ARE REJECTED DUE TO THIS PRACTICE SHOULD BE REPLACED IN THE PRESENCE OF AN INSPECTOR.

21. THE CONTRACTOR MUST LAY FERTILIZER MIXED WITH MALALEUCA MULCH FREE OF ANY WEEDS THROUGHOUT ALL PLANTING AREAS AT A MINIMUM DEPTH OF 75 MM.

22. THE CONTRACTOR IS RESPONSIBLE OF COMPLETELY MAINTAINING THE PLANTING AREAS (INCLUDING WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED COMPLETELY UNTIL THE END OF THE PERIOD.

23. ESTABLISHED BY THE ENGINEER AND LANDSCAPE ARCHITECT FOR THE PROJECT.

24. THE CONTRACTOR MUST GUARANTEE ALL THE PLANTS FOR A 90 DAY SETTLING PERIOD AFTER THE COMPLETION DATE.

25. THE CONTRACTOR MUST REQUEST INSPECTION OF THE PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER AND THE LANDSCAPE ARCHITECT MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE GUARANTEE PERIOD.

26. DURING THE REMOVAL OF THE STAKES OR STRAPS FOR THE TREES AND PALMS AFTER THE INSTALLATION PERIOD WILL BE THE RESPONSIBILITY OF THE OWNER.

27. ALL PLANTS MUST BE OF FLORIDA QUALITY NO. 1 OR BETTER IN THE MOMENT OF INSTALLATION AND SHOULD BE MAINTAINED IN THE SAME CONDITION UNTIL THE PROJECT HAS BEEN ACCEPTED. IF THE PLANTS FALL BELOW QUALITY DURING THE MAINTENANCE PERIOD THEY WILL BE REJECTED AND MUST BE REPLACED.



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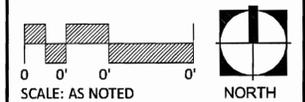
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Sheet Title:

**MASTER SITE PLAN**

**LANDSCAPE  
DETAILS**



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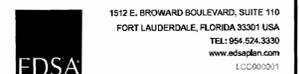


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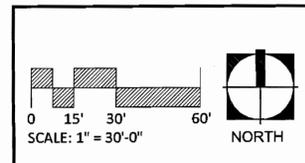
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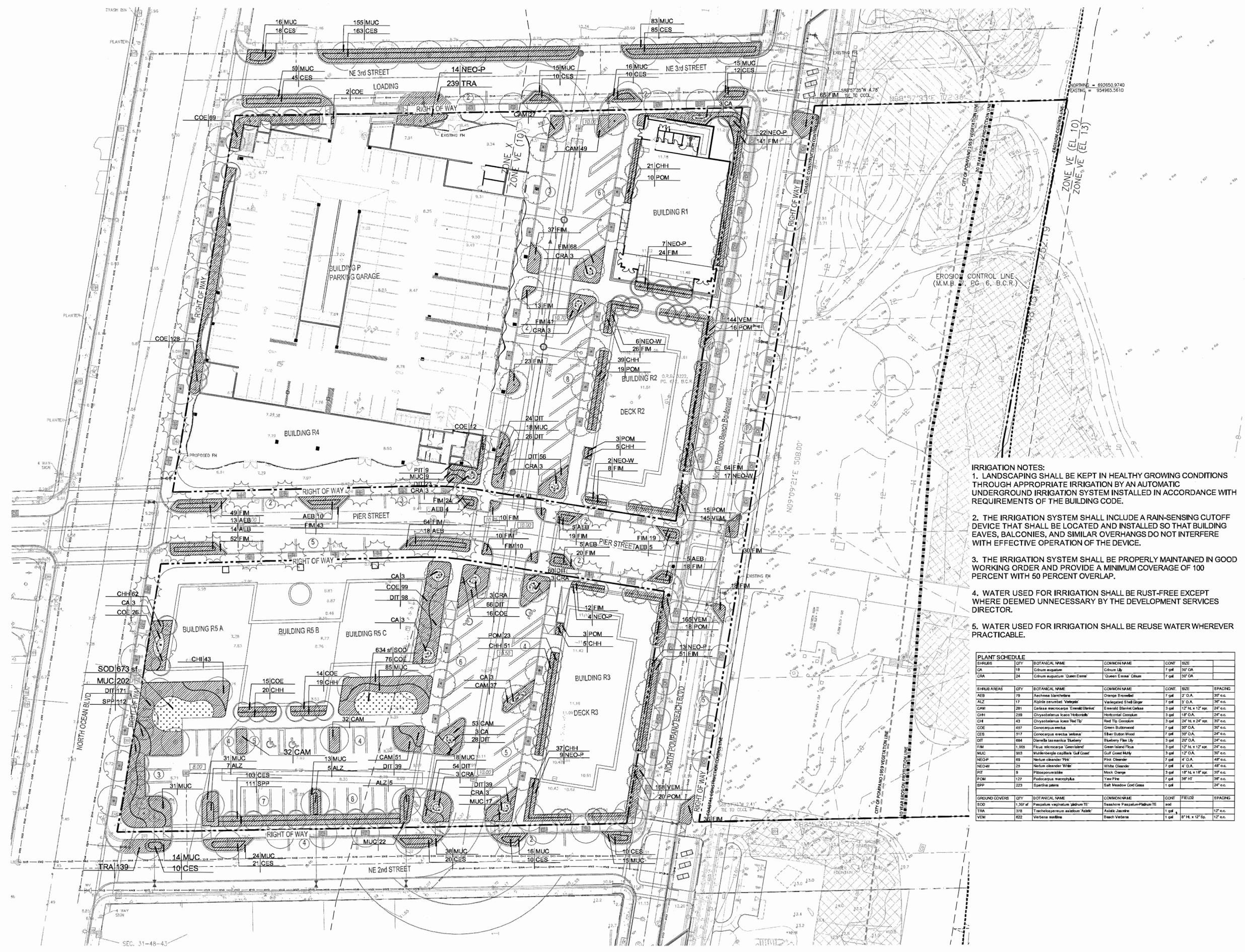
### MASTER SITE PLAN

### SHRUB PLAN



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- IRRIGATION NOTES:**
1. LANDSCAPING SHALL BE KEPT IN HEALTHY GROWING CONDITIONS THROUGH APPROPRIATE IRRIGATION BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF THE BUILDING CODE.
  2. THE IRRIGATION SYSTEM SHALL INCLUDE A RAIN-SENSING CUTOFF DEVICE THAT SHALL BE LOCATED AND INSTALLED SO THAT BUILDING EAVES, BALCONIES, AND SIMILAR OVERHANGS DO NOT INTERFERE WITH EFFECTIVE OPERATION OF THE DEVICE.
  3. THE IRRIGATION SYSTEM SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER AND PROVIDE A MINIMUM COVERAGE OF 100 PERCENT WITH 50 PERCENT OVERLAP.
  4. WATER USED FOR IRRIGATION SHALL BE RUST-FREE EXCEPT WHERE DEEMED UNNECESSARY BY THE DEVELOPMENT SERVICES DIRECTOR.
  5. WATER USED FOR IRRIGATION SHALL BE REUSE WATER WHEREVER PRACTICABLE.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
CA	18	Citrus aurantium	Citrus Lily	7 gal	30" O.A.
CRA	24	Citrus aurantium 'Queen Emma'	'Queen Emma' Citrus	7 gal	30" O.A.

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING
AEB	79	Aechmea blanchetiana	Orange Bromeliad	7 gal	2' O.A.	30" o.c.
ALZ	17	Alpinia zerumbet 'Vantage'	Variiegated Shell Ginger	7 gal	3' O.A.	30" o.c.
CAM	281	Codiaea variegata 'Emerald Blonk'	Emerald Blonk Codiae	3 gal	12" H. x 12" W.	24" o.c.
CHH	239	Chrysanthemum 'Queen Victoria'	Horizontal Chrysanthemum	3 gal	18" O.A.	24" o.c.
CHI	43	Chrysanthemum 'Red Tip Goodson'	Red Tip Goodson	3 gal	24" H. x 24" W.	30" o.c.
COE	457	Conocarpus erectus	Green Buttonwood	7 gal	30" O.A.	30" o.c.
CEB	517	Conocarpus erectus 'selena'	Silver Button Wood	7 gal	30" O.A.	24" o.c.
DIT	684	Dianella lasiocarpa 'Blakely'	Blakely Flax Lily	3 gal	20" O.A.	24" o.c.
FIM	650	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gal	12" H. x 12" W.	24" o.c.
MUC	303	Muhlenbergia capillaris 'Golf Coast'	Golf Coast Mully	3 gal	12" O.A.	30" o.c.
NEOP	89	Neelum glauder 'Pink'	Pink Oleander	7 gal	4' O.A.	48" o.c.
NEOW	23	Neelum glauder 'White'	White Oleander	7 gal	4' O.A.	48" o.c.
PIT	9	Pithecolobium	Mock Orange	3 gal	18" H. x 18" W.	30" o.c.
PFL	127	Pithecolobium 'New York'	New York	7 gal	30" H.	30" o.c.
RPP	223	Spartina patens	Salt Meadow Cord Grass	1 gal		24" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	FIELDZ	SPACING
SOD	1,367	Paspalum vaginatum 'Jadeum TE'	Sensation Paspalum/Jadeum TE	400		12" o.c.
TRV	318	Trichostema axillare 'Aloha'	Aloha Jasmine	1 gal		12" o.c.
VEV	822	Verbena naevia	Beach Verbena	1 gal	8" H. x 12" Sp.	12" o.c.

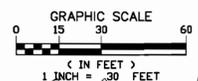
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 Plotted on: Oct 15, 2014 - 3:53pm  
 Plotted by: pawant



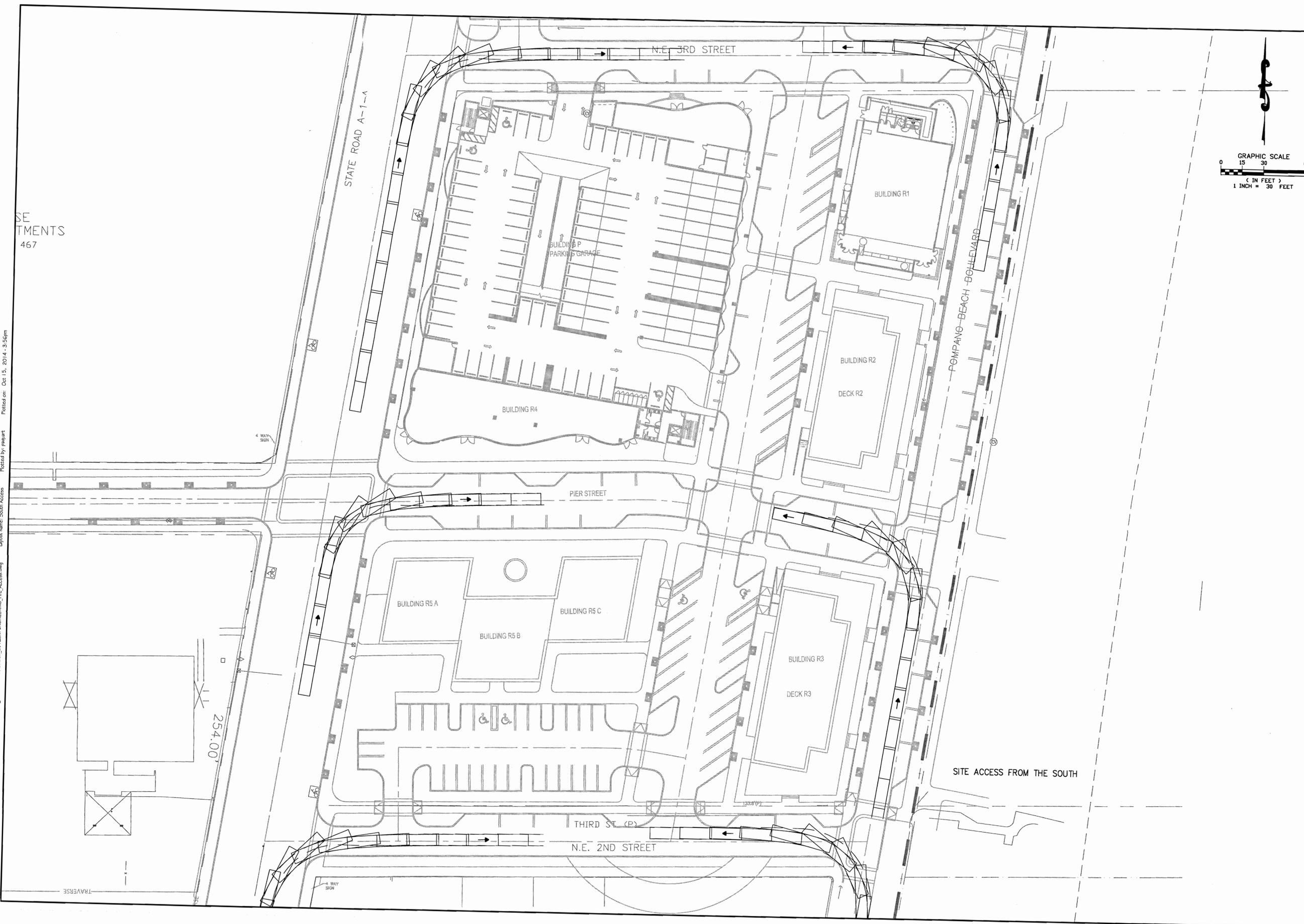
**LEGEND**

- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED FINISHED FLOOR ELEVATION
- EXISTING SANITARY SEWER MAIN
- EXISTING WATER MAIN
- EXISTING DRAINAGE
- PROPOSED DIRECTION OF SURFACE WATER FLOW
- PROPOSED CATCH BASIN & STORM SEWER PIPE WITH INFILTRATION TRENCH
- PROPOSED MANHOLE & SANITARY SEWER PIPE
- PROPOSED WATER MAIN, VALVE & FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE AND CLEAN-OUTS



DATE DRAWN:	24JUL14
SCALE:	1"=30'
DESIGN BY:	PWA
DRAWN BY:	PWA
CHECKED BY:	PWA
APPROVED BY:	PWA
DATE:	
DESCRIPTION:	
<p><b>PETER WAYNE AQUART, P.E.</b>          CONSULTING CIVIL ENGINEER          1030 U.S. HIGHWAY 1, #312, NORTH PALM BEACH, FL 33408          TEL: (813) 379-2878 E-MAIL: PAQUART@GMAIL.COM          FLORIDA LICENSED PROFESSIONAL ENGINEER NO. 34178</p>	
<p><b>POMPAÑO BEACH FISHING VILLAGE</b>          CONCEPTUAL ENGINEERING          CITY OF POMPAÑO BEACH          FLORIDA</p>	
<p>PREPARED FOR:          NEW URBAN COMMUNITIES CORPORATION</p>	
<p>PAVING, GRADING, DRAINAGE, WATER &amp; SEWER PLAN</p>	
<p>October 15, 2014          Peter Wayne Aquart          Florida P.E. No. 34178</p>	
<p>PROJECT NO.          034</p>	
<p>C-1          SHEET 1 OF 1</p>	

Drawing name: C:\Users\pawar\Documents\PROJECTS\NWC Pompano Beach\PRELIMINARY\ENGINEERING\Revision\_2\PRELIM-ENGINEERING\_Fire\_Access.dwg  
 Layout Name: South Access  
 Plotted by: pawar  
 Plotted on: Oct 15, 2014 - 3:56pm



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 467

DATE DRAWN:	28SEP14
SCALE:	1"=30'
DESIGN BY:	PWA
DRAWN BY:	PWA
CHECKED BY:	PWA
APPROVED BY:	PWA

**PETER WAYNE AQUART, P.E.**  
 CONSULTING CIVIL ENGINEER  
 1030 U.S. HIGHWAY 1, #312 NORTH PALM BEACH, FL 33408  
 TEL: (561) 979-8979 E-MAIL: PAQUART@GMAIL.COM  
 FLORIDA LICENSED PROFESSIONAL ENGINEER No. 34176

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POMPANO BEACH FISHING VILLAGE  
 CONCEPTUAL ENGINEERING  
 CITY OF POMPANO BEACH  
 FLORIDA

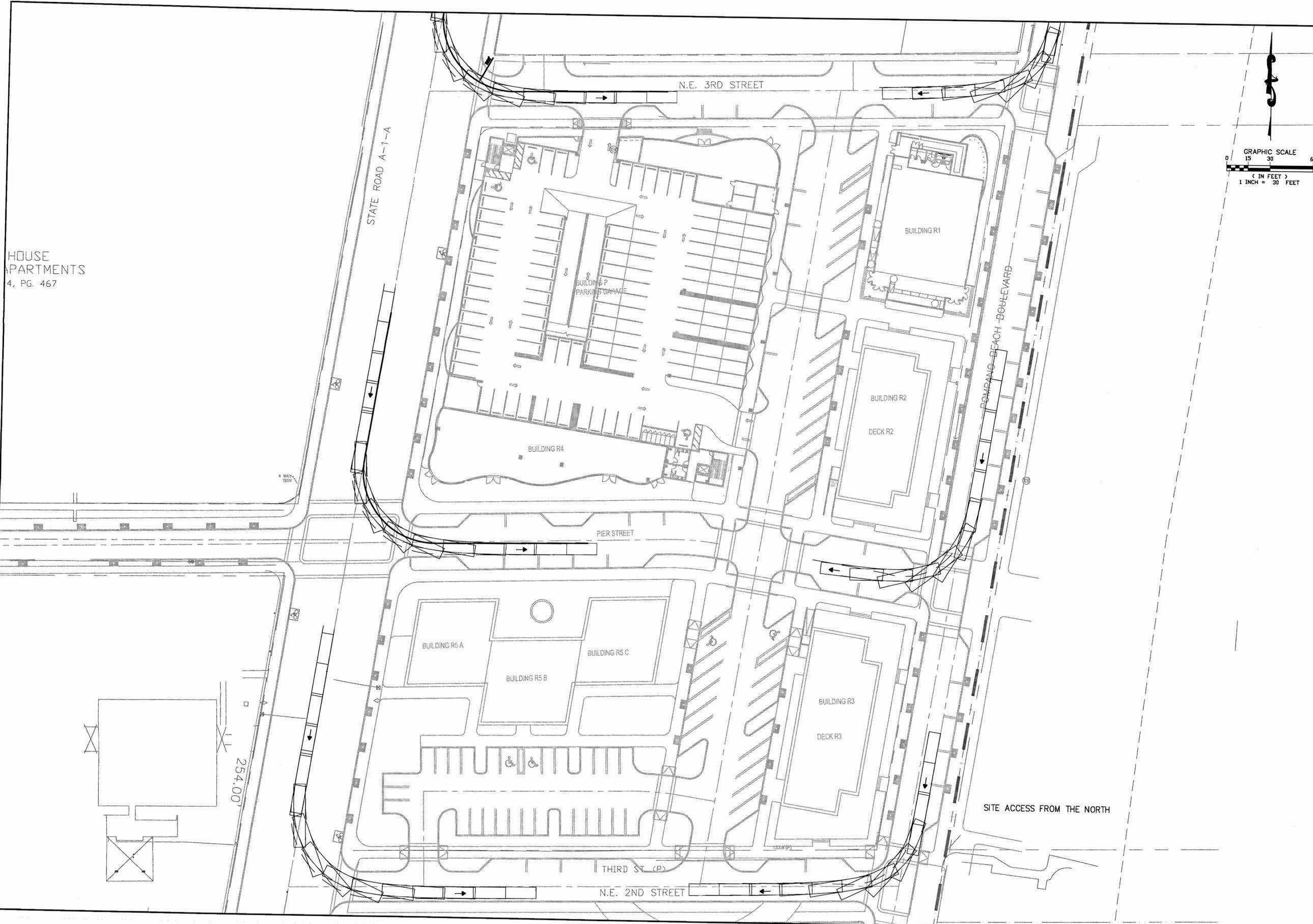
PREPARED FOR:  
 NEW URBAN COMMUNITIES CORPORATION  
 FIRE ACCESS EXHIBIT

October 15, 2014  
 Peter Wayne Aquart  
 Florida P.E. No. 34176

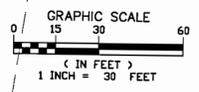
PROJECT NO.  
 034

F-1  
 SHEET 1 OF 3

Drawing name: C:\Users\pawar\Documents\PROJECTS\NUE\Pompano Beach\PRELIMINARY\_ENGINEERING\Kovoson\_2\PRELIM\ENGINEERING\_Fire\_Access.dwg  
 Layout Name: North Access  
 Plotted on: Oct 15, 2014, 3:56pm  
 Plotted by: pagant



HOUSE  
APARTMENTS  
4, PG. 467



DATE DRAWN:	26SEP14
SCALE:	1"=30'
DESIGN BY:	PWA
DRAWN BY:	PWA
CHECKED BY:	PWA
APPROVED BY:	PWA

**PETER WAYNE AQUART, P.E.**  
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POMPAÑO BEACH FISHING VILLAGE  
 CONCEPTUAL ENGINEERING  
 CITY OF POMPAÑO BEACH  
 FLORIDA

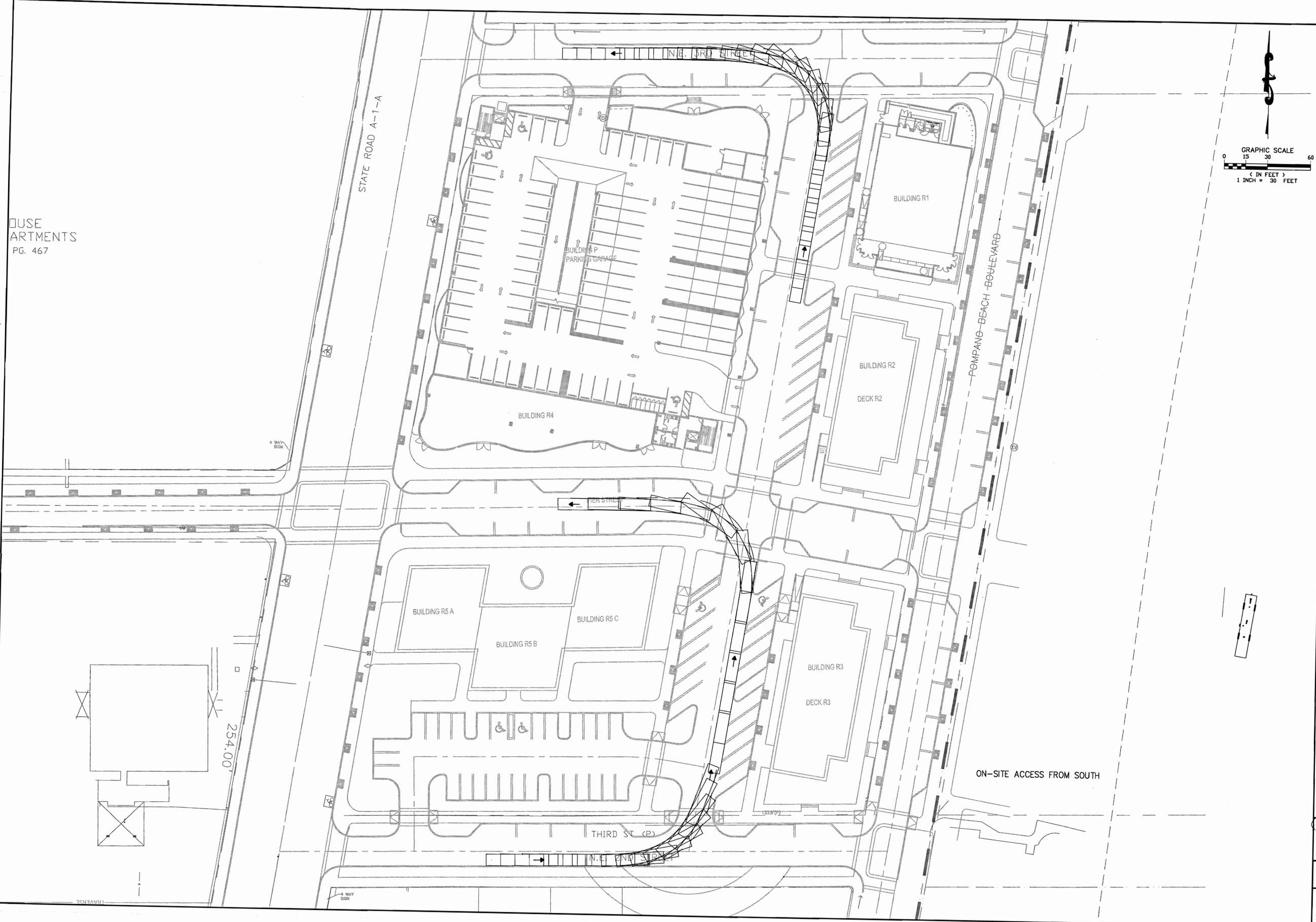
PREPARED FOR:  
 NEW URBAN COMMUNITIES CORPORATION  
 FIRE ACCESS EXHIBIT

NOT VALID UNLESS IT BEARS AN ORIGINAL PROFESSIONAL SEAL  
 October 2014  
 Peter Wayne Aquart  
 Florida P.E. No. 34176

PROJECT NO.  
 034

F-1  
 SHEET 2 OF 3

Drawing name: C:\Users\pawq\Documents\PROJECTS\BNC Pompano Beach\PRELIMINARY\_ENGINEERING\Revision\_2\PRELIM-ENGINEERING\_Fire\_Access.dwg  
 Plotted by: pawq  
 Plotted on: Oct 15, 2014 - 3:57pm  
 Layout Name: On-plot Access 9



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DATE DRAWN: 20SEP14		SCALE: 1"=30'		DESIGN BY: PWA		DRAWN BY: PWA		CHECKED BY: PWA		APPROVED BY: PWA	
DATE:		BY:		DATE:		BY:		DATE:		BY:	
DESCRIPTION:											
POMPAÑO BEACH FISHING VILLAGE CONCEPTUAL ENGINEERING CITY OF POMPAÑO BEACH FLORIDA						<b>PETER WAYNE AQUART, P.E.</b> CONSULTING CIVIL ENGINEER 1030 U.S. HIGHWAY 1, SUITE 201, NORTH PALM BEACH, FL 33408 TEL: (561) 378-2878 E-MAIL: PAQUART@GMAIL.COM FLORIDA LICENSED PROFESSIONAL ENGINEER No. 34178 <small>MATERIAL FROM HEREON IS THE PROPERTY OF PETER WAYNE AQUART, P.E. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF PETER WAYNE AQUART, P.E.          PETER WAYNE AQUART, P.E. COPYRIGHT ©2011</small>					
PREPARED FOR: NEW URBAN COMMUNITIES CORPORATION FIRE ACCESS EXHIBIT						PREPARED FOR: NEW URBAN COMMUNITIES CORPORATION FIRE ACCESS EXHIBIT					
NOT VALID FOR CONSTRUCTION UNLESS THE ORIGINAL DRAWING IS PRESENT AND THE ORIGINAL DRAWING IS SIGNED AND SEALED. October 15, 2014 Peter Wayne Aquart Florida P.E. No. 34178						PROJECT NO. 034					
F-1						SHEET 3 OF 3					

## Pompano Beach Fishing Village PD-I Plan and Agreement

**Attachment 1**  
**DEVIATION TABLE**

The following table depicts areas that deviate from the proposed PD-I District and other applicable standards.

Deviations				
Type	Code Section	Description	Deviation	Justification
Design Standards	155.3703.F.7.e	Façade Materials	Wood, Metal Panel, Brick, Concrete, Coral stone, Cast Stone, Stucco and Cement board shall be Allowed Primary Façade Materials for any of the three permitted Architectural Substyles. Code does not allow the use of these materials.	To provide design flexibility and a more interesting streetscape.
Design Standards	155.3703.F.7.h	Glass curtain walls	Glass curtain wall windows will be allowed in any of the three permitted architectural substyles. Code does not allow the use of these windows.	To provide design flexibility and a more interesting streetscape.
Design Standards	155.3703.F.7.h.	Window Trim	Metal window trim shall be Allowed in any of the three permitted architectural substyles. Code does not allow the use of metal window frames.	To provide for better durability and weather resistance.
Design Standards	155.3703.F.7.i.	Railing	Extruded metal railing shall be Allowed in any of the three permitted architectural substyles. Code does not allow metal railing.	To provide for better durability and weather resistance.
Access and Circulation	155.5101.G.7.a.ii	Driveway Width	Minimum two-way driveway width shall be reduced to 20' when parallel or diagonal parking is provided on the driveway. Code requires 24'.	Reduce impervious surface, calm traffic.

Pompano Beach Fishing Village PD-I Plan and Agreement

Deviations				
Type	Code Section	Description	Deviation	Justification
Access and Circulation	155.5101.G.8.b	Stacking	Entrance drives into the surface parking areas must provide a minimum of 18' in stacking from the street right of way to the first parking space. Entrance drives into parking structures must provide a minimum of 20' of stacking from the street right of way to the first driveway.	Reduce impervious surface, calm traffic.
Yard Setbacks and Building Façade Placement	155.3703.D.4	Build To zone	Elimination of the Build to zone requirement of 5' to 15' from the front and street side yards.	To allow for the creation of decks, larger al fresco dining and private sidewalk areas, internal courtyards and additional landscaping.
Parking and Loading	155.5102.M.2.a.	Loading spaces	Parallel parking spaces may be designated as loading zones during certain hours of the day, as shown on the Master Site Plan. The minimum dimension of these loading zones shall be 48' in length by 9' in width. Code Requires loading spaces to be 55' long.	Increase convenient parking during times of high demand
Vehicular Access Management	155.5101.G.3.a	Access along Arterial and Collector Streets	Reduce minimum distance from N. Ocean Boulevard to the parking garage entrance on NE 3rd Street from 100' to 50'.	Improve functionality of the Parking Garage.
Landscaping	155.5203.D.3.c. ii	Landscape Strips	Perimeter landscape strips shall average at least 5' in width. Code requires 10'. See Alternative Tree and Shrub Plans.	Perimeter landscape strips not necessary as ROWs surround the property on all four sides and the site is urban in character.
Landscaping	155.5203.D.5.a	Landscape areas	The minimum width of the landscaped area between vehicular use areas and buildings shall be 5', regardless of building height. Code requires 8' per story up to 24'. See alternative Tree and Shrub Plans.	Allows more efficient, compact design and better pedestrian and vehicular circulation.
Setbacks	155.3703.D.4.)	Building Setback	The front of all buildings constructed within the PD-I shall be set back a minimum of 1' from the adjacent public right of way.	Allows more design flexibility and greater staggering in building facades.

Pompano Beach Fishing Village PD-I Plan and Agreement

Deviations				
Type	Code Section	Description	Deviation	Justification
Landscaping	155.5203.F.3	Buffers	<p>Perimeter buffers shall average at least 5' in width. No fences or walls are required in Perimeter buffers.</p> <p>Code requires Type B buffer of 10' in width with a wall of fence or a 20' wide buffer.</p>	Buffers not necessary as ROWs surround the property on all four sides and the site is urban in character.