

CITY OF POMPANO BEACH  
BROWARD COUNTY  
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 21-12000037

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A DEVELOPMENT ORDER ISSUED BY THE PLANNING AND ZONING BOARD (LOCAL PLANNING AGENCY) OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO CHAPTER 155 OF THE CODE OF ORDINANCES; APPROVING WITH CONDITIONS THE APPLICATION FOR DEVELOPMENT PERMIT FOR MOUNT VERNON PROPERTY HOLDINGS LLC.

WHEREAS, Section 155.2407, of the Code of Ordinances, defines the specific application for Development referenced above as a Major Site Plan Review; and

WHEREAS, Section 155.2204, of the Code of Ordinances, authorizes the Planning and Zoning Board (Local Planning Agency) to review and issue a final development order with respect to the Applicant's request to two 19-story mixed-use towers project with 28 luxury residential condominium dwelling units and 3,407 sq. ft. of commercial space (Project). The footprint of the proposed building is 2,430 sq. ft. on 27,049 sq. ft. (0.62 acre) site. The Project encompasses the following property: 1508 N Ocean Boulevard; which is more specifically described as follows:

THE WEST 300 FEET OF LOT 20, OF THE EAST COAST FINANCE CORPORATION'S SUBDIVISION OF GOVERNMENT LOT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 48 SOUTH, RANGE 43 EAST.

LESS THE FOLLOWING

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COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 29; THENCE ON AN ASSUMED BEARING, SOUTH 00°01'26" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 29, A DISTANCE OF 700.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°01'26" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 100.00 FEET THENCE NORTH 89°37' 56" EAST A DISTANCE OF 29.84 FEET; THENCE NORTH 00°20'27" WEST 99.99 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 20, SAID LINE ALSO BEING THE EXISTING SOUTH R/W LINE OF N.E. 16TH STREET; THENCE SOUTH 89°37'19" WEST A DISTANCE OF 29.20 TO THE POINT OF BEGINNING.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA.

WHEREAS, the Development Review Committee has met to review this Project and has provided the Applicant with written comments; and

WHEREAS, the Application for Development Permit is in general compliance with the applicable standards and minimum requirements of this Code, and no building permit will be issued until the Development Services Director finds all conditions issued are met; and

WHEREAS, copies of the survey and final site plan are on file with the Department of Development Services, stamped with the meeting date of April 27, 2022.

**IT IS THEREFORE ORDERED** by the Board that the requested Major Site Plan Application for the above Project is hereby **GRANTED**, with the following conditions to which the Applicant has agreed to comply with:

1. Successfully obtain the following final approval:
  - a. Applicant must obtain approval from the Florida Fish & Wildlife Conservation Commission.

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- b. Applicant must obtain Airpark Obstruction approval from Planning & Zoning Board.
- c. The developer must diligently submit plans for the Park Improvements described in the Development Agreement (Resolution No. 2019-247).


2. Standard conditions of approval and/or specifications required prior to Building

Permit/Zoning Compliance Permit issuance:

- a. Provide evidence that the development achieves at least 12 sustainable development points (TABLE 155.5802, Sustainable Development Options and Points).
- b. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
- c. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
- d. Substantial compliance with the plans, as submitted with this application.

**Be advised that pursuant to Section 155.2308(B)(1) of the Pompano Beach Code of Ordinances, this DEVELOPMENT ORDER shall expire if a Zoning Compliance Permit is not obtained within two years.**

Heard before the Planning and Zoning Board/Local Planning Agency and Ordered this  
27<sup>th</sup> day of April, 2022.

DocuSigned by:  
  
A7709CDFAFBC46B... May 26, 2022

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Fred Stacer  
Chairman  
Planning and Zoning Board/Local Planning Agency


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Filed with the Advisory Board Secretary this \_\_\_\_26<sup>th</sup>\_\_\_\_ day of \_\_\_\_May\_\_\_\_, 2022.

DocuSigned by:  
  
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Rafaela Thermidor  
Assistant Planner