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PREPARED BY
Daniel Keester
City of Pompano Beach
Development Services Department
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

RECORD AND RETURN TO:

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RECORDING COVER SHEET

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NAME OF DOCUMENT: ORDER

EXECUTED BY: ROBIN BIRD, Development Services Director
City of Pompano Beach

TO: Chrome Group, Inc

FOLIO NUMBER: 494205050014

PROPERTY ADDRESS: 700 Cypress Grove Drive
POMPANO BEACH, FL 33069

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DRC

PZ21-12000003
8/18/2021



Development Services Department
Robin M. Bird, Director
Planning and Zoning Division
City of Pompano Beach, Florida

Pompano Beach, Florida 33060 | p: 954.786.4629 | f: 954.786.4044

MINOR ADMINISTRATIVE ADJUSTMENT

This is a request for a Minor Administrative Adjustment pertaining to Section 155.2421 of the Zoning Code, in order to allow for construction of a portion of a townhouse building to encroach into a rear yard 2 feet at the southeast corner of the property rather than the required 10 feet (20%), as per Code Section 155.3212.C. Intensity and Dimensional Standards.

Property Owner: Chrome Group, Inc
Property Location: 700 Cypress Grove Drive
POMPAÑO BEACH 33069
P&Z# 15- 16000011
Legal Description: PORTION OF PARCEL NO. 1, PALM AIRE CYPRESS COURSE
ESTATES 3RD SECTION, PLAT BOOK 108, PAGE 48 OF
BROWARD COUNTY, FLORIDA

The request for a Minor Administrative Adjustment includes the application, narrative, the owner's certificate, survey, and site plan.

The requested Administrative Adjustment would allow for the north east portion of Building "D," as indicated on the site plan submitted with the application, to encroach no more than 2 feet into the required 10 feet rear yard setback (20%). After review of the above mentioned submittal items, staff has determined that the request is the minimum amount necessary to develop the site plan proposed and is not inconsistent with the character of the development.

Furthermore it is determined this request would be consistent with all applicable goal of the Comprehensive Plan as required under Section 155.2421(E)(2)(e):

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

In conjunction with this approval of the requests for a Minor Administrative Adjustment, the following conditions must be fully met prior to issuance of the building permit:

1. Obtain all proper government approvals.
2. When submitting for a building permit, provide a recorded copy of this Minor Administrative Adjustment.
3. A 10 foot wide FPL easement is located on the property, but not indicated on the site plan. This easement must be abandoned, fully executed and approved by the City Commission, prior to building permit approval.

It is found that this application meets the general and specific Standards required to be met under Section 155.2421, Administrative Adjustments. This request is **APPROVED** subject to the conditions stated above on this 4th day of June 2015.

Robin M. Bird
Development Services Director

Date 6/4/15

RB/ dtk
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Order.docx 6/3/2015

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