

CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 18-12000047

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 PURE RESIDENCE RESORT POMPANO BEACH LLC/PURE RESIDENCE

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 construct a new 21-story extended stay hotel project consisting of 240 condo hotel units, ground floor retail, parking garage, loading area, and associated landscaping (Project). The Project encompasses the property located at 3300 SE 1 Street (494306060740) which is more specifically described as follows:

LOTS 5, 6, 7, 8, AND 9, LESS THE SOUTH 5.0 FEET THEREOF; ALSO LESS THE WEST 5.0 FEET OF LOT 9, TOGETHER WITH LOTS 10, 11, 12 AND 13, LESS THE NORTH 5.0 FEET THEREOF; ALSO LESS THE WEST 5.0 FEET OF LOT 10, ALL IN BLOCK 8 OF POMPANO BEACH BLOUNT BROS. REALTY CO.S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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

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WHEREAS, the Application for Development Permit is not in compliance with the applicable standards and minimum requirements of this Code, but the developer has agreed in writing that no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to insure compliance 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 March 27, 2019.

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. Provide the following final approvals:
 - a. Air Park Obstruction Permit approval required for building's proposed height.
 - b. Paving and drainage plans must be approved by Broward County EPD Surface Water Management.
 - c. Minor Administrative Adjustment approval required for the proposed reduction in the number of required parking spaces.
2. Make the following revisions on plans:
 - a. Revise CPTED narrative and drawing to address outstanding DRC comments from the Broward Sherriff's Office.
 - b. Demonstrate adequate access for garbage trucks to service the trash area in the garage, including all turning radii and a minimum of 21 feet of clearance for collection trucks.
3. Complete an Indoor Radio Propagation Signal Strength Model test, and provide a Bi-Directional Amplifier system, if computer generated heat map reveals insufficient signal strength to support the City's public safety radio communications network.
4. Lodging units shall not be occupied by their owner(s) for more than 30 consecutive days and no more than a total of 180 days in any consecutive 12 month period. The restriction on owner-occupation shall be included in the Declaration of Condominium. (§155.4225.A.3.a)

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- 5. Provide additional documentation to verify the techniques that are used to provide 12 sustainable development points as required by §155.5802, [Sustainable Development Point Requirement.]
- 6. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forester.
- 7. Provide one to two additional trees along the North half of the East elevation.

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 27th day of March, 2019.

DocuSigned by:

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 Fred Stacer
 Chairman
 Planning and Zoning Board/Local Planning Agency

Filed with the Advisory Board Secretary this 10th day of April, 2019.

DocuSigned by:

 BA9370D598DA410...

 Pamela McCleod
 Assistant Planner