

July 30, 2025

Zoning Letter Number: 25-02000126

Joselyn Aldas, Planner
KEITH
301 E Atlantic Blvd
Pompano Beach, FL 33060
Sent via email only: jaldas@keithteam.com

Re: Development Order Extension for Site Plan PZ #23-12000016 | Blanche Ely Estates

Dear Ms. Aldas:

The Development Services Department received your letter requesting an extension of the expiration date for the above-referenced Development Order, pursuant to the emergency declarations issued by Governor DeSantis for Hurricane Ian (E.O. 22-218) and Hurricane Milton (E.O. 24-214).

Pursuant to Florida Statutes §252.363, a state of emergency declaration for a natural disaster tolls the remaining period to exercise rights under a permit or other authorization for the duration of the emergency. In addition, it provides an automatic 24-month extension beyond the tolling period (maximum of 48 months). This provision applies retroactively to September 28, 2022. As advised by the Pompano Beach City Attorney's Office, declarations issued prior to this date (such as for Hurricane Ian) may qualify for an additional 6-month extension. Please note that tolling periods cannot be double-counted where they overlap.

Following our review of your request, we confirm the following:

Site Plan Development Order #23-12000016

- Filed with PZB Board Secretary: September 11, 2023 (effective date)
- Original expiration date: September 11, 2025

Extensions Applied:

- **Hurricane Ian:** Tolling period of 700 days (September 11, 2023 – August 11, 2025) + 6-month extension
- **Hurricane Milton:** Tolling period of 45 days (August 12, 2025 – September 26, 2025) + 24-month extension

New expiration date: September 11, 2025 + 745 days + 30 months = **March 26, 2030**

Please note that any development approved under the prior regulations may proceed in accordance with the terms and conditions of its original approval, provided the approval remains valid and has not expired. Should you require further assistance, please feel free to contact my office at 954.786.4679.

Yours truly,

THE CITY OF POMPANO BEACH



David L. Recor, ICMA-CM
Development Services Director

DR/sr

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Exec Order Start End Total Days

Hurricane Ian

22-218	9/23/2022	9/24/2022		1
22-219	9/24/2022	11/21/2022		58
22-268	11/21/2022	1/19/2023		59
23-21	1/19/2023	3/17/2023		57
23-60	3/17/2023	5/15/2023		59
23-104	5/15/2023	7/13/2023		59
23-139	7/13/2023	9/8/2023		57
23-176	9/8/2023	11/6/2023		59
23-214	11/6/2023	1/4/2024		59
24-02	1/4/2024	3/1/2024		57
24-36	3/1/2024	4/29/2024		59
24-80	4/29/2024	6/27/2024		59
24-137	6/27/2024	8/23/2024		57
24-174	8/23/2024	10/21/2024		59
24-235	10/21/2024	12/18/2024		58
24-287	12/18/2024	2/14/2025		58
25-52	2/14/2025	4/14/2025		59
25-81	4/14/2025	6/12/2025		59
25-125	6/12/2025	8/11/2025		60

Hurricane Milton

24-214	10/5/2024	12/3/2024		59
24-264	12/3/2024	1/31/2025		59
25-26	1/31/2025	3/31/2025		59
25-68	3/31/2025	5/29/2025		59
25-119	5/29/2025	7/28/2025		60
25-150	7/28/2025	9/26/2025		60

David Recor, Director
City of Pompano Beach
Planning and Zoning Department
100 W Atlantic Boulevard
Pompano Beach, FL 33060

**RE: Extension of Development Order PZ 23-12000016
Blanche Ely Estates- Site Plan**

Dear Mr. Recor,

KEITH, on behalf of the Property Owner, would like to request an extension to the above-mentioned Development Orders with Code Section 155.2405.I and Code Section 155.2308.B.2.c.

Pursuant to Hurricane Ian – Emergency Management Act (Executive Order 22-218) and Hurricane Milton – Emergency Management Act (Executive Order 24-214), and Florida Statute 252.363, the applicant requests that a tolled 1003-day extension + 30-month extension be granted to allow adequate time to evaluate the economic impacts of the current State of Emergency from Hurricane Ian and Hurricane Milton.

Site Plan Development Order # PZ23-12000016

- Original expiration date for the Site Plan Review Development Order was August 23, 2025. (24 months from the date the Order was filed with the Advisory Board Secretary).

Extension Applied:

- **Hurricane Ian:** Tolling period of 763 days (EO 23-139-EO 25-81) + 6-month extension
- **Hurricane Milton:** Tolling period of 240 days (EO 24-214-EO 25-119) + 24-month extension
- Site Plan Development Order **PZ23-12000016** expiration 08/23/2025 + 1003 days + 30 months = 08/18/2029.
- **The new expiration date is November 22, 2030.**

Thank you for your assistance. If you require any additional information, please feel free to contact me.

Sincerely,



Joselyn Aldas
Planner, KEITH
301 E. Atlantic Blvd.
Pompano Beach, FL 33060

CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 23-12000016

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 THE HOUSING AUTHORITY OF POMPANO BEACH.

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 36 lot single family Subdivision. (Project). The Project encompasses the following property: 1600 Block of NW 6th Avenue; which are more specifically described as follows:

PARCEL A, BLANCHE ELY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 408, BROWARD COUNTY RECORDS.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, FLORIDA, CONTAINING 499219 SQUARE FEET (11.46ACRES), MORE OR LESS.

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 not in compliance with the applicable standards and minimum requirements of this Code, but the developer has agreed in

DEVELOPMENT ORDER

Planning and Zoning Board/Local Planning Agency

Planning and Zoning No. 23-12000016

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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 August 23, 2023.

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:

Obtain approval and revise affected plans to address the following issues prior to Zoning Compliance Permit approval:

1. On all elevation sheets, call- out all architectural features to demonstrate compliance with variability and required number of design features for each model. Repetitive "look-alike" multi-building developments shall be prohibited. Multi-building development subject to these standards shall ensure that each structure is distinguished from other through the use of two or more of the features found in 155.5601.C.4.
2. Provide HOA Documents that clearly state that the trees on property are protected, cannot be removed and must be pruned and maintained in accordance currently accepted ANSI A 300 Part 1 Industry Standards and Industry Best Management Practices.
3. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. Planting plans must correspond with the model elevation and floor plans.
 - b. The height measurement of the buildings shall be from "Average Finished Grade" of the property on the elevation sheets.
 - c. Provide a copy of the approved / recorded plat note amendment, prior to building permit approval.
 - d. Provide a final School Capacity Availability Determination (SCAD) Letter from the Broward County School Board, prior to building permit approval.
 - e. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - f. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
 - g. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - h. Substantial compliance with the plans, as submitted with this application.

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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

23rd day of August, 2023.

DocuSigned by:

Fred Stacer

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Fred Stacer

Chair

Planning and Zoning Board/Local Planning Agency

Filed with the Advisory Board Secretary this 11 day of September, 2023

DocuSigned by:

Bobby Adkins

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Bobby Adkins

Planning Aide