

CITY OF POMPANO BEACH  
BROWARD COUNTY  
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 16-12000001

---

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 **POMPANO STATION, LLC**.

WHEREAS, Section 155.2407, of the Code of Ordinances, defines the project referenced above as a Major Review; and

WHEREAS, Section 155.2204, of the Code of Ordinances, authorizes the Planning and Zoning Board (Local Planning Agency) to issue a final development order for the subject project to construct a 4 story parking garage with a 7 story liner building that includes ground level commercial and 116 senior housing dwelling units. The property is located on the east side of N. Flagler Avenue, between NE 4<sup>th</sup> Street and NE 5<sup>th</sup> Street; more specifically described in the legal description below:

ALL OF BLOCK 6, CORRECTED PLAT OF PERRY AND WELLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE ABANDONED ALLEY LYING BETWEEN LOTS 1 THROUGH 15, AND LOTS 16 THROUGH 32:

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 10.00 FEET OF LOT 16:  
THE WEST 10.00 FEET OF LOT 15:  
THE NORTH 10.00 FEET OF LOTS 1 THROUGH 15, BLOCK 6:  
THE EAST 10.00 FEET OF LOT 1:  
THE EAST 10.00 FEET OF LOT 32:  
THE EAST 10.00 FEET OF THAT CERTAIN 10.00 FOOT ALLEY LYING BETWEEN LOTS 1 AND 32:  
THE SOUTH 10.00 FEET OF LOTS 16 THROUGH 32:  
THE WEST 10.00 FEET OF THAT CERTAIN 10.00 FOOT ALLEY LYING BETWEEN LOTS 15 AND 16:

ALSO LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 02°01'12" EAST, ALONG THE EAST LINE OF SAID BLOCK 6, A DISTANCE OF 10.00 FEET; THENCE SOUTH 88°25'45" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°01'12" EAST, ALONG THE WEST LINE OF THE 10.00 FOOT WIDE RIGHT-OF-WAY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 42046, PAGE 165 OF SAID PUBLIC RECORDS, A DISTANCE OF 265.43 FEET; THENCE SOUTH 88°23'46" WEST, ALONG A NORTH LINE OF THE 10.00 FOOT WIDE RIGHT-OF-WAY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 42046, PAGE 165 OF SAID PUBLIC RECORDS, A DISTANCE OF 147.05 FEET; THENCE NORTH 01°36'15" WEST, A DISTANCE OF 265.51 FEET; THENCE NORTH 88°25'45" EAST, ALONG A SOUTH LINE OF THE 10.00 FOOT WIDE RIGHT-OF-WAY PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 42046, PAGE 165

DEVELOPMENT ORDER

Planning and Zoning Board/Local Planning Agency

Planning and Zoning No. 16-1200001 Pompano Station, LLC / Heritage at Pompano Station

Page 2

OF SAID PUBLIC RECORDS, A DISTANCE OF 145.12 FEET TO THE POINT OF BEGINNING.

ALL LYING IN BLOCK 6, CORRECTED PLAT OF PERRY AND WELLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINS 64,886 SQUARE FEET OR 1.490 ACRES 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 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 May 25, 2016.

The Application for Development Permit is hereby approved by the Planning and Zoning Board (Local Planning Agency) subject to the following conditions and bases therefore:

1. Revise the plans indicating that the sidewalks will remain at a constant level at all instances (driveway must rise to the sidewalk level) and provide a construction detail on the civil drawings for the configuration of the driveway at sidewalk, pursuant to 155.3501.F.1.e.ii.
2. The applicant must provide elements and amenities to comply with 155.3501.F.1.f, where street intersections must be improved with curb extensions sufficient to provide fully accessible landings and pedestrian rest area furnished with wayfinding/directional signage, sufficient wheelchair clearance and pedestrian amenities such as benches and bike racks.
3. Provide an Open Space Diagram and calculations indicating compliance with the Open Space Standards for a Liner Building Type in the Core/Center Sub-District of the Downtown Pompano Overlay District, where all mixed-use developments with residential dwellings must reserve a minimum of 10% of the site for common, private open space. Pursuant to 155.3708.I.4.i, private open spaces shall be provided in the form of colonnades, courtyards, terraces, and lawns. Corridors, walkways, pedestrian passages, lobbies, parking courts, lakes, golf courses, and parking lot buffers shall not count towards the open space requirement. Private open spaces shall be shaded, and their ground surface shall be a combination of paving materials, lawn, or ground cover.
4. All ground level plan sheets must be consistent, where the current plan submittal includes inconsistencies between site, civil, landscape, site lighting plans and other ground level plans.
5. The following additional minor conditions must also be addressed:
  - a. Any existing easements or recorded encumbrances must be formally released or dissolved, including but not limited to the easement on warranty deed (ORB 3015, pg. 54).
  - b. A recorded Unity of Title is required for the four lots involved, for lot unification purposes.
  - c. Provide documentation from FPL indicating acceptance for the transformer vault location, size, layout and door location as indicated on the ground floor and site plans.

DEVELOPMENT ORDER

Planning and Zoning Board/Local Planning Agency

Planning and Zoning No. 16-12000001 Pompano Station, LLC / Heritage at Pompano Station

Page 3

- d. All DDCV and similar equipment must be screened from public view and must be addressed on architectural and civil plans, pursuant to 155.3501.H.1.a and b.
- e. All utility connections and service boxes must be placed on secondary walls and away from corners. Show all locations on civil plans, and provide a detail of the wall-mounted equipment, pursuant to 155.3501.H.1.e.
- f. Provide documentation indicating approval/acceptance from all pertinent and applicable agencies and owners of property within which the roadway and/or other improvements are proposed (City, FEC, etc.).
- g. Provide documentation of implementation to achieve LEED Silver certification equivalent, approved and accepted by the City.
- h. Provide a treatment to the west-facing windows with glass specified as "GLASS COLOR STARPHIRE," to reduce solar heat gain for the dwelling units.
- i. Revise lighting plan to alleviate conflicts between proposed site lighting and proposed trees.

**Be advised that pursuant to Section 155.2407 (G) of the Pompano Beach Code of Ordinances, a DEVELOPMENT ORDER for a site plan application shall remain in effect for a period of 24 months from the date of its issuance.**

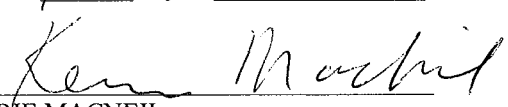
Heard before the Planning and Zoning Board/Local Planning Agency and Ordered this 25<sup>th</sup> day of May, 2016.



  
Fred Stacer  
Chairman  
Planning and Zoning Board/Local Planning Agency

6/10/16  
Date

Filed with the Advisory Board Secretary this 10<sup>th</sup> day of June, 2016.

  
KERRIE MACNEIL  
Zoning Technician