

**DEVELOPMENT ORDER  
(21-12000014)**

**A DEVELOPMENT ORDER ISSUED BY THE CHAIRMAN OF THE DEVELOPMENT REVIEW COMMITTEE, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO SECTIONS 155.2407 AND 155.2408, CODE OF ORDINANCES; APPROVING THE APPLICATION FOR THE DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A NEW INSTITUTIONAL FACILITY ON THE PROPERTY LOCATED AT 2714 NW 4 COURT (FOLIO NUMBERS: 484233045300 AND 484233045310).**

**WHEREAS**, Sections 155.2407 and 155.2408, Code of Ordinances, defines the project referenced above as a Minor Review;

**WHEREAS**, Section 155.2207, Code of Ordinances, authorizes the Director of Development Services to conduct staff review for this project, which involves the construction of a 2,749 square foot building for use as a Broward Sheriff's Office (BSO) police substation.;

**WHEREAS**, the application for development permit is in general compliance with the applicable standards and minimum requirements of this code, and no permit will be issued until all conditions issued are met; and,

**WHEREAS**, copies of the site plan and landscape plan are on file with the Department of Development Services, and referenced herein as **Exhibit "A", and "B"** respectively.

The Application for Development Permit is hereby approved by the Development Services Director designee as Chairman of the Development Review Committee subject to following comments from the July 21, 2021 DRC meeting and the revised plan stamped with the date received of July 27, 2021.

1. The two subject folios shall be unified with Broward County before building permit approval.
2. Provide a survey that identifies all easements, in particular the 5-foot easement located on the plat, prior to building permit approval.
3. Plans submitted with the Zoning Compliance Permit are subject to compliance with all applicable Code requirements including but not limited to the DRC comments issued for this site plan.
4. Provide a copy of the CPTED Security Plan and Narrative approved by the Broward Sheriff's Office prior to building permit approval.
5. Landscape and irrigation plans are subject to approval by the City's Urban Forestry Division.

**EXPIRATION DATE IS 24 MONTHS FROM THE DATE OF SIGNING**



Daniel T. Keester-O'Mills, AICP, Principal Planner

9/7/2021

Date

# EXHIBIT "A"

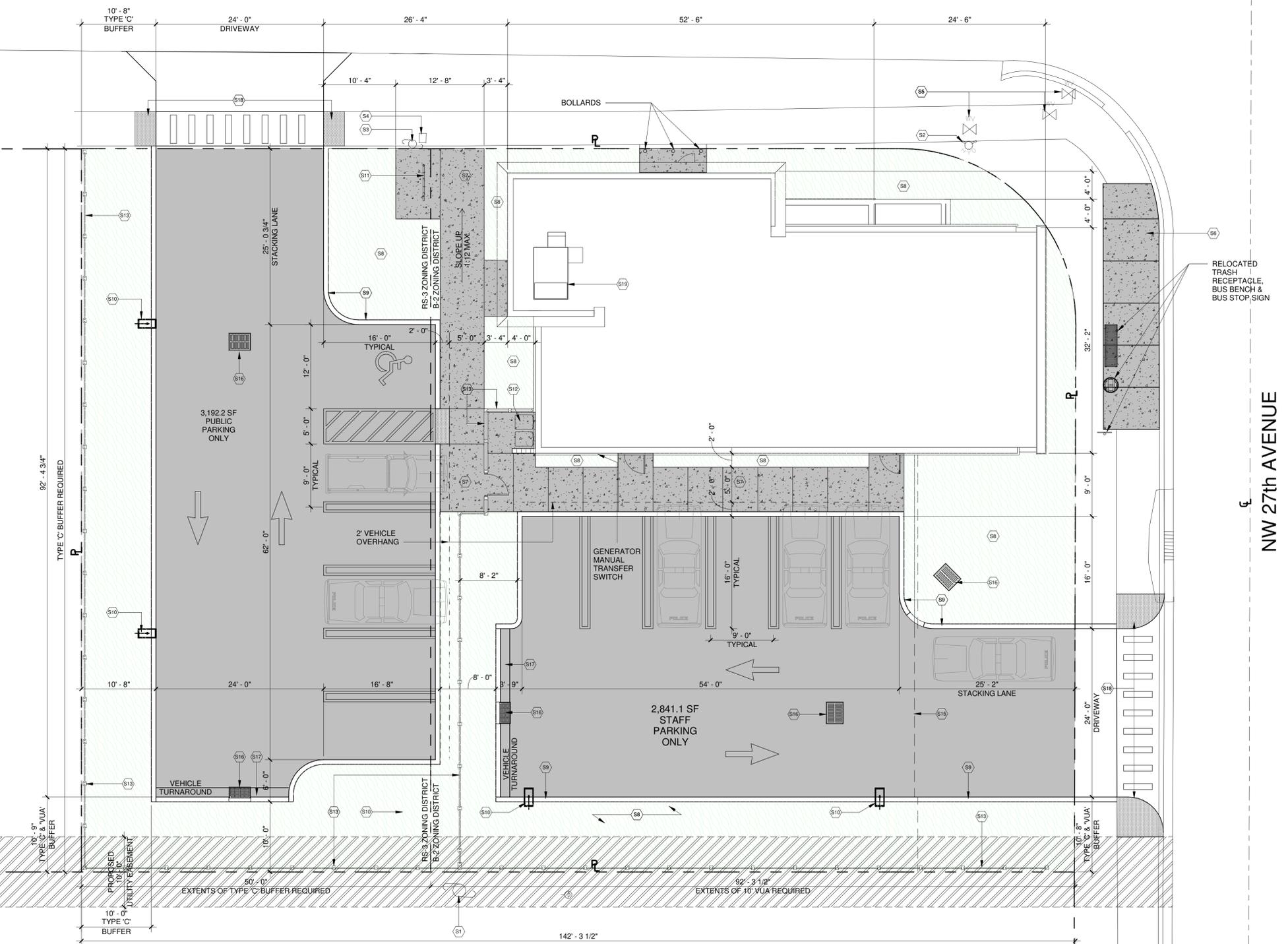
NW 4th COURT

SITE CODE INFORMATION			
PER ZONING CODE SECTION 155.3303. COMMUNITY BUSINESS (B-2)			
DIMENSIONAL STANDARDS:			
• MINIMUM LOT AREA	10,000 SF.		
• MINIMUM LOT WIDTH	100 FT.		
• MAXIMUM DENSITY	30 DWELLING UNITS PER ACRE MAX.		
• MAXIMUM LOT COVERAGE	45%		
• MINIMUM PAVEMENT AREA	20%		
• MAXIMUM HEIGHT	105 FT.		
• MINIMUM FRONT YARD SETBACK	0 FT.		
• MINIMUM STREET SIDE YARD SETBACK	0 FT.		
• MINIMUM INTERIOR YARD SETBACK	0 FT.		
• MINIMUM REAR YARD SETBACK	30 FT.		

SITE CALCULATIONS			
TOTAL LOT AREA	14,536.1 SF.		
PERVIOUS AREAS	REQUIRED/ALLOWED	PROVIDED	
	± SF. %	± SF. %	
	2,907.2 20	4,639.0 31.9	
IMPERVIOUS AREAS	REQUIRED/ALLOWED	PROVIDED	
	± SF. %	± SF. %	
• BUILDING AREA (LOT COVERAGE)	6,541.2 45	2,749.4	
• VEHICULAR USE AREA	N/A	6,033.3	
• PEDESTRIAN WALKWAYS	N/A	914.0	
• PERIMETER CMU WALL & CURBS	N/A	200.4	
SUBTOTAL		9,897.1	68.1

VEHICULAR PARKING CALCULATIONS:			
TOTAL SPACES REQUIRED (PER TABLE 155.5102D.1)	2,749.4 GSF. @ 1/500 SF.	6 SPACES	
TOTAL SPACES PROVIDED INCL. (1) ACCESSIBLE PARKING SPACE PER 2017 FLORIDA ACCESSIBILITY CODE TABLE 208.2			12 SPACES

BICYCLE PARKING REQUIREMENT:			
TOTAL SPACES REQUIRED: 4 FOR EACH (10) PARKING SPACES (PER 155.5102L.1)	12 / 10 = 1.2 1.2 X 4 = 4.8	5 SPACES	
TOTAL SPACES PROVIDED			7 SPACES



Site Data 03

Received after DRC Meeting to address DRC comments prior to the submission of a Building Permit Application. 7/27/2021

KEYNOTE LEGEND (#)	
S1	EXISTING WOODEN FPL UTILITY POLE W/ TRANSFORMER. OVERHEAD LINE FEED TO STREET LIGHT (NORTH PROPERTY LINE) TO BE REMOVED
S2	EXISTING FIRE HYDRANT
S3	EXISTING WOODEN UTILITY POLE WITH STREET LIGHT TO BE REMOVED ALONG WITH OVERHEAD LINE FEED
S4	EXISTING METER BOX. SEE CIVIL DWGS FOR POINT OF CONNECTION
S5	EXISTING WATER VALVE
S6	CONCRETE APRON. SEE CIVIL DWGS DWGS FOR ADDITIONAL INFO
S7	5'-0" WIDE X 4" THICK FIBER REINFORCED CONCRETE WALKWAY. THICKENED EDGE W/ (1) CONT. # BAR TO PROVIDED ADJACENT TO LANDSCAPE AREAS. SAW CUT CONTROL JOINTS TO AT 5'-0" O.C. MAX. WITHIN 24 HOURS OF CONCRETE PLACEMENT
S8	LANDSCAPE AREA. SEE LANDSCAPE PLANA FOR ADDITIONAL INFO
S9	TYPE D CURB (TYP.). SEE CIVIL DWGS DWGS FOR ADDITIONAL INFO
S10	15' LIGHT POLE AND LED LIGHT FIXTURE. SEE PHOTOMETRICS PLAN FOR ADDITIONAL INFO
S11	HUNTCO SITE FURNISHINGS - (7-BIKE) RACK INSTALLED IN GROUND
S12	TRASH AND RECYCLE RECEPTACLES. SEE LANDSCAPE DWGS FOR SCREENING MATERIAL
S13	8' PERIMETER PRECAST CONCRETE POST-AND-PANEL WALL BY WALL WAY USA. SEE STRUCTURAL DWGS FOR ADDITIONAL INFO
S15	DECORATIVE FENCE W/ ACCESS CONTROLLED PEDESTRIAN / VEHICULAR ACCESS GATE
S16	CATCH BASIN. SEE CIVIL DWGS FOR ADDITIONAL INFO
S17	TYPE F CURB (TYP.). SEE CIVIL DWGS DWGS FOR ADDITIONAL INFO
S18	TRUNCATED WARNING DOME MATS. SEE CIVIL DWGS FOR ADDITIONAL INFO
S19	ROOF TOP MOUNTED MECHANICAL UNIT SCREENED FROM VIEW W/ PARAPET WALLS

Site Plan Keynote Legend 02



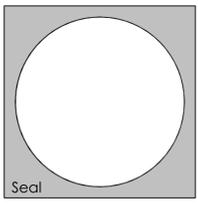
Location Plan 01

Architectural Site Plan SCALE: 1/8" = 1'-0" 04



License # AA26003131 • IB26001701  
4710 SW 163rd Avenue  
Miramar, Florida 33027  
Phone (954) 489-8245  
bennett.architecture@gmail.com

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ARCHITECT OF RECORD: KURT I-V BENNETT LICENSE NUMBER: AR97753

Digitally signed by Kurt I-V Bennett  
DN: cn=Kurt I-V Bennett, o=Bennett Architecture, Inc., ou=AR97753, email=bennett.architect@ure@gmail.com, c=US  
Date: 2021.07.26 22:44:21 -0400

Kurt I-V Bennett

City of Pompano Beach:  
BSO Substation (Collier City)

Project

Revisions # Description Date

Sheet Title  
Architectural Site Plan

Sheet No.  
AS-100

Project No: 191210  
Date Issued: 4/1/2021  
Drawn By: KI-VB  
Checked By: KI-VB

**GENERAL NOTES**

# EXHIBIT "B"

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. For City of Fort Lauderdale Utilities call 1-954-828-8000. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flare are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.

All landscape areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

No fertilizers are required.

All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4" diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

Please refer to the planting details for a graphic representation of the above notes.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Thomas White, ASLA-ISA, AKA Land Art Planning & Design, LLC.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days after final acceptance by the owner or owner's representative.

City of Pompano Beach Notes:

Pre-construction meeting is required with the City's Urban Forester before any plant material is installed on site.

As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

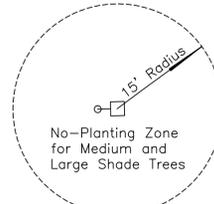
All hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VIA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

All tree work will require permitting by a registered Broward County Tree Trimmer. Provide a 24" Depth Root Barrier between all Shade Trees and Utilities, Hardscapes. See Detail this Sheet.

If trees are to be containerized, specify that the root ball will be shaved at the periphery, and radial slices to correct all circling roots and root ball deficiencies.

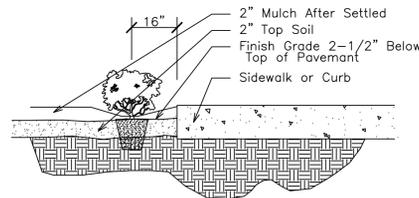
Plant spacing shall supersede plant quantity to fill the landscape bed.

All plant material utility equipment screening is to be maintained at least 6" above the equipment.



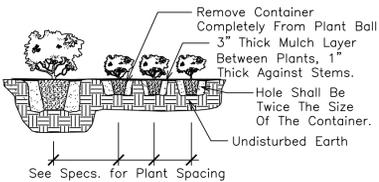
### SITE LIGHTING CLEAR ZONE

NTS



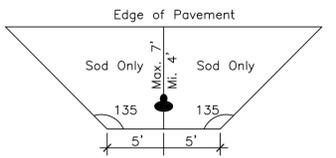
### SHRUB INSTALLATION DETAIL

NTS



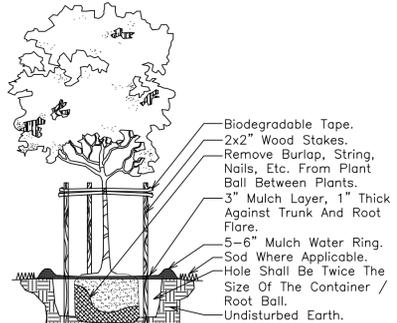
### SHRUB PLANTING DETAIL

NTS



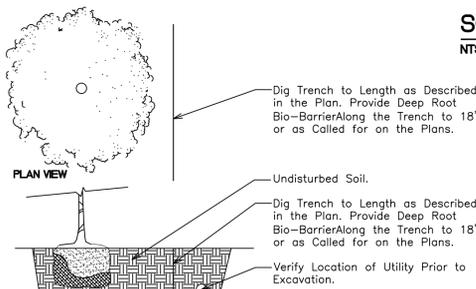
### FIRE HYDRANT CLEAR ZONE

NTS



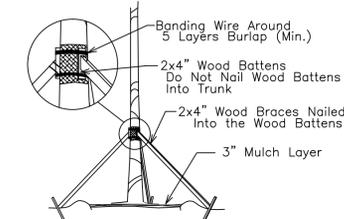
### SMALL TREE PLANTING DETAIL

NTS



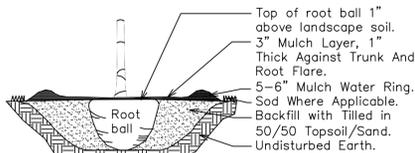
### ROOT BARRIER DETAIL

NTS



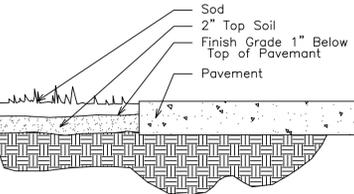
### TREE/PALM BRACING DETAIL

NTS



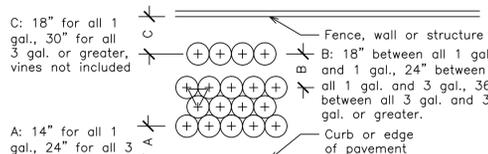
### TREE/PALM PLANTING DETAIL

NTS



### SOD INSTALLATION DETAIL

NTS



### TYPICAL PLANT SPACING DETAIL

NTS

### LANDSCAPE PLAN

1"=10'



CITY OF POMPANO BEACH PLANTING CALCULATIONS			
LANDSCAPE QUANTITY REQUIREMENTS			
Plot Tree Requirement: One Tree for every 3,000 square feet	Required	Provided	
14,536 Square Feet of Lot Area	5	12	
(Min. 50% shall be installed relating to the ht. of the main structure. = 12X6)			
Plot Shrub Requirement: 5 Shrubs per Tree	25	222	
Perimeter Tree Requirement: One Per 30' of Perimeter Linear Feet	Required	Provided	
245 Feet Total Perimeter	9	9	
103 Linear Feet West Property Line	4	4	
142 Linear Feet South Property Line	5	5	
Continuous hedge		Contd. Hedge	
Street Tree Requirement: One Per 40' of Street Frontage, 10x6, 2" DBH	Required	Provided	
118 Feet of NW 4th Court Street Frontage (Minus 24 Driveways)	3	3	
79 Feet of NW 27th Avenue Frontage (Minus 24 Driveways)	2	2	
20% Native Tree Requirement When 20 or more trees are required.		Provided	
Total Trees / Palms		26	
Total Native or Drought Tolerant Trees / Palms		24	
% Native or Drought Tolerant Trees / Palms		92%	

CITY OF POMPANO BEACH SITE PLAN INFORMATION			
Land Use Designation:	Community Business		
Zoning Designation:	B-2		
Net Site Area:	14,536 Sq. Feet	=	0.33 Acres
Building Area:	2,749 Sq. Feet	=	18.9%
VUA Asphalt Areas:	6,033 Sq. Feet	=	41.5%
Misc Conc. Walks:	914 Sq. Feet	=	6.3%
Perimeter Wall & Curbs:	200 Sq. Feet	=	1.4%
Total Impervious Areas:	9,896 Sq. Feet	=	68.1%
Landscape Area:	4,640 Sq. Feet	=	31.9%
Total Pervious Areas:	4,640 Sq. Feet		

PLANT LIST					
Code	Drought	Qty.	Botanical Name / Common Name	Specifications	
<b>TREES / PALMS</b>					
CR	(N)	V	3	Clusia rosea / Pitch Apple	12 Ht. x 5 Spr., 2' Cal.
CE	(N)	V	9	Conocarpus erectus sericeus / Silver Buttonwood	12 Ht. x 5 Spr., 2' Cal.
MC	(N)	V	8	Myrica cerifera / Wax Myrtle	12 Ht. x 5 Spr., 2' Cal.
QV	(N)	V	4	Quercus virginiana / Live Oak	12 Ht. x 5 Spr., 2' Cal.
VM	(N)	V	6	Volcania montgomeryana / Montgomery Palm	16 OA Ht., 4' Cal.
			26	<b>Total Trees / Palms (VM Counted 3:1)</b>	
			24	<b>Native Trees / Palms</b>	
			92%	<b>Native Trees / Palms</b>	
<b>SHRUBS</b>					
CFS	(N)	V	81	Clusia flava / Small Leaf Clusia	5 Ht. x 36' Spr., 36" OC
CFS	(N)	V	33	Clusia flava / Small Leaf Clusia	24 Ht. x 24' Spr., 24" OC
PMP	(N)	V	66	Podocarpus neriifolius / Podocarpus	24 Ht. x 24' Spr., 24" OC
SAT	(N)	V	5	Schefflera arboricola / Variegated Arboricola	24 Ht. x 24' Spr., 24" OC
TDF	(N)	V	28	Tripsacum dasytyloides / Falahatchee Grass	24 Ht. x 24' Spr., 42-48" OC
YAS	(N)	V	9	Yucca aloifolia / Spanish Bayonet	5 Ht. x 3 Spr., FTB
			222	<b>Total Shrubs</b>	
			151	<b>Native Shrubs</b>	
			68%	<b>Native Shrubs</b>	
<b>GROUND COVERS / SOD</b>					
FMG	(N)	V	36	Ficus microcarpa / Green Island Ficus	24' Spr., 24" OC
SOD	(M)	V	S.F.	Stenotaphrum secundatum / St. Augustine Palmetto	Solid application - no gaps between seams
	(N)	V		Florida Native Plant Species	
	(M)	V		Medium Drought Tolerant	
	(V)	V		Very Drought Tolerant	

THOMAS WHITE, ASLA-ISA  
LANDSCAPE ARCHITECT, LEED GREEN  
ASSOCIATE, CERTIFIED ARBORIST,  
2600 NE 27th Avenue  
FORT LAUDERDALE, FLORIDA 33306  
tcwhite@telsouth.net  
954-253-2265

REVISIONS	
6-21-2021	Per City Comments
4	TDF
28	CE

Landscape Permit Plan  
**City of Pompano Beach BSO Substation**  
441 NW 27th Terrace  
Pompano Beach, Florida



DRAWN: TW  
CHECKED: TW  
DATE: 4-1-2021  
SCALE: 1" = 10'

Sheet No.  
**L-2**  
Sheet 2 Of 3

Thomas White, ASLA-ISA  
Digitally signed by Thomas White, ASLA-ISA  
Date: 2021.06.21 10:53:25 -0400