



DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director

E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

DEVELOPMENT ORDER (21 – 12000004)

A DEVELOPMENT ORDER ISSUED BY THE DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO SECTIONS 155.2207, CODE OF ORDINANCES; APPROVING THE APPLICATION FOR THE DEVELOPMENT PERMIT FOR THE PARKING AND LANDSCAPE LAYOUT MODIFICATIONS TO AN EXISTING SITE FOR A GROCERY STORE ON THE PROPERTY LOCATED AT 3301 N FEDERAL HIGHWAY (FOLIO NUMBER: 484224190010).

WHEREAS, Sections 155.2407, Code of Ordinances, defines the project referenced above as a Minor Site Plan;

WHEREAS, Section 155.2207, Code of Ordinances, authorizes the Director of Development Services to conduct staff review for this project, which involves improvements.

WHEREAS, the project was reviewed by Development Review Committee (DRC) and issued comments for the meeting scheduled on July 7, 2021 and June 15, 2022. All plan review comments must be addressed with the respective discipline as part of the permit process.

WHEREAS, the application for development permit is in general compliance with the applicable standards and minimum requirements of this Code; 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 Exhibit “B”**,

The Application for Development Permit is hereby approved by the Development Services Director designee, and subject to the following conditions:

1. Provide a continuous curb with the vehicular overhang area shall be no more than 2½ feet wide.
2. Revise photometric plan to include details of the light poles in compliance with 155.5401.D., which illustrate the height of the poles do not exceed 20 feet, for those fixtures within 200 feet of the adjacent residential (RM-) zoning district.
3. Identify on the photometric plan those light fixtures that are “new” versus the “existing.” A new light pole shall be placed at least 15 ft. away from tree or palm trunks, pursuant to Section 155.5203.B.2.g.i.(C).
4. Zoning Compliance permit plans subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
5. A copy of the CPTED plan approved by the Broward Sheriff’s Office must be submitted for Zoning Compliance Permit approval.
6. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City’s Urban Forestry Division.

EXPIRATION DATE IS 24 MONTHS FROM THE DATE OF SIGNING

Daniel T. Keester-O’Mills, Principal Planner

10/19/2022

Date

SHEET TITLE:
OVERALL LANDSCAPE
PLAN
SHEET NUMBER:
E-2.0
12000004