

CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 17-12000028

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 TOP SELF STORAGE THREE, 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 nine self-storage buildings and associated site improvements on a currently vacant site. The project consists of one (1) three-story, 94,500 sq. ft., air-conditioned self-storage facility with approximately 2,000 sq. ft. of office space as well as eight (8) single-story, non-air-conditioned, drive up style self-storage buildings totaling 86,518 sq. ft. The project also consists of customer loading areas, parking and landscape improvements. The total building footprint is 118,018 sq. ft. on a 315,630 sq. ft. (7.25 acre) site (37.39% lot coverage). The property is located on the north side of Dr. Martin Luther King Jr. Blvd. between Blount Road and NW 27th Avenue; more specifically described in the legal description below:

ALL THAT PART OF THE EAST ONE-HALF (E 1/2), OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF THE SOUTHEAST ONE-QUARTER (SE 1/4), OF THE SOUTHWEST ONE-QUARTER (SW

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1/4), OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SAID EAST 1/2, OF THE SW 1/4, OF THE SE 1/4, OF THE SW 1/4; THENCE NORTH 89°59'26" EAST, ALONG THE NORTH LINE THEREOF, 172.68 FEET; THENCE SOUTH 00°13'16" EAST, 378.50 FEET; THENCE NORTH 89°53'28" EAST, 90.46 FEET; THENCE SOUTH 00°13'34" EAST, 250.00 FEET; THENCE SOUTH 89°53'28" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD, 193.24 FEET; THENCE NORTH 00°12'59" WEST, 100.00 FEET; THENCE SOUTH 89°53'28" WEST, 70.00 FEET; THENCE NORTH 00°12'59" WEST, ALONG THE WEST LINE OF THE SAID E 1/2, OF THE SW 1/4, OF THE SE 1/4, OF THE SW 1/4, 528.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE NORTH ONE-HALF (N 1/2), OF ALL THAT PART OF THE WEST ONE-HALF (W 1/2), OF THE SOUTHEAST ONE-QUARTER (SE 1/4), OF THE SOUTHEAST ONE-QUARTER (SE 1/4), OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING NORTH OF THE RIGHT-OF-WAY OF HAMMONDVILLE ROAD.

TOGETHER WITH:

A PORTION OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28; THENCE DUE EAST ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 672.90 FEET; THENCE NORTH 00°13'34" EAST ALONG THE EAST LINE OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 40.79 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD AND TO THE POINT OF BEGINNING; THENCE SOUTH 89°53'28" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 73.24 FEET; THENCE NORTH 00°13'34" WEST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 89°53'28" WEST, ALONG A LINE 250.00 FEET NORTH OF AND PARALLEL WITH THE SAID NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD, A DISTANCE OF 90.46 FEET; THENCE NORTH 00°13'16" WEST, A DISTANCE OF 378.50 FEET; THENCE NORTH 89°59'26" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 163.66 FEET; THENCE SOUTH 00°13'34" EAST, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) A DISTANCE OF 628.16 FEET TO THE POINT OF BEGINNING.

LESS THE SOUTH 3 FEET THEREOF FOR RIGHT-OF-WAY DEDICATION AS RECORDED IN OFFICIAL RECORDS BOOK 43686, PAGE 1034, BROWARD COUNTY RECORDS.

ALSO LESS:

A PORTION OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A", "WALTON SITE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°53'32" WEST ON THE NORTH LINE OF A 3 FOOT RIGHT-OF-WAY DEDICATION FOR HAMMONDVILLE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 43686, PAGE 1039 OF SAID PUBLIC RECORDS 106.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°53'32" WEST ON SAID RIGHT-OF-WAY DEDICATION LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID HAMMONDVILLE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 43686, PAGE 1034 OF SAID PUBLIC RECORDS FOR 40.00 FEET; THENCE NORTH 00°12'03" WEST 13.00 FEET; THENCE NORTH 89°53'32" EAST 40.00 FEET; THENCE SOUTH 00°12'03" EAST 13.00 FEET TO THE POINT OF BEGINNING.

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 November 15, 2017.

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. Be advised of the following items:
 - a. Future development on the site shall comply with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance.
 - b. Located at the front of the property, abutting Dr. Martin Luther King Jr. Blvd., is a twenty-foot wide Landscape Easement that includes a Declaration of Covenants.
 - i. Remove any proposed accessory structures from the easement.
 - ii. Be advised that the Declaration of Covenants includes a list of prohibited uses that includes "Truck and trailer rental and storage."
 - iii. The Declaration of Covenants states that the landscaping within the 20' easement shall be installed prior to the issuance of a Certificate of Occupancy for any building to be located on the subject property.
2. Make the following revisions on plans:
 - a. Provide a curb detail that complies with Code Section 155.5102.C.9.
 - b. Provide a minimum of fifteen (15) parking spaces in addition to the loading berths. (§155.5102.D.1, Note 1: When computation of the number of required parking spaces results in a fraction, the result shall be rounded upward to the next highest whole number)
3. Provide additional documentation to verify the techniques that were used to satisfy the requirement of 12 sustainable development points required by code section §155.5802.
4. For permit approval, obtain the following final approvals:
 - a. A Development Order for Major Building Design from the Architectural Appearance Committee. (§155.2408.B.1)

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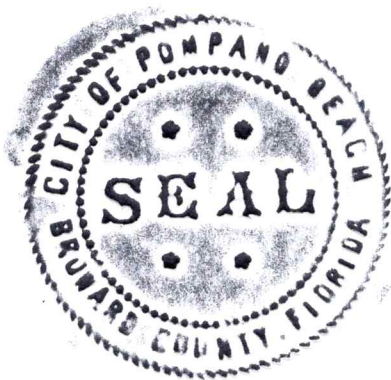
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- b. Plat approval and recordation in the Public Records of Broward County.
 - c. A Unity of Title Agreement from the City's Planning & Zoning Division which shall be recorded in the Public Records of Broward County. (§155.2401.C)
 - d. Shared driveway access agreement with the adjoining property owner easement shall be recorded with the Broward County Records Division. (§155.5101.G.3.d)
 - e. Joint written agreement with the abutting property owner defining maintenance responsibilities of property owners shall be recorded with the Broward County Records Division. (§155.5203.D.3.a.ii) Staff is specifically referring to the dedicated 10' wide perimeter landscape strip located on the east side of the shared access drive required by §155.5203.D.3.
 - f. Broward County EPD Surface Water Management permit for the proposed site work and paving and drainage plans.
 - g. Building permit plans subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
5. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

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

15th day of November, 2017.



FRED STACER
Chairman
Planning and Zoning Board/Local Planning Agency

11/30/17
DATE

Filed with the Advisory Board Secretary this 30 day of November, 2017.

Matthew R. Edge
Zoning Technician