

December 1, 2017

Zoning Letter Number: 17-02000174

Angela Downey Soto  
Downey Glass Industries, LLC  
1100 NW 15th Avenue  
Pompano Beach, Florida 33069  
Via Email Only: [angeladowneysoto@gmail.com](mailto:angeladowneysoto@gmail.com)

**Re: 1100 NW 15 Avenue (BCPA Folio: 4842 34 00 0121)**  
**Development Order #14-12000009**  
**Extension Request per Hurricane Irma Emergency Declaration**

Dear Ms. Soto:

The Development Services Department is in receipt of your email dated October 31, 2017, which requests an extension to the expiration time period for the above referenced Development Order pursuant to the State of Emergency declared for Hurricane Irma. In response to your request staff has determined the following:

**Development Order #14-12000009**

- The original expiration date for this Development Order was November 7, 2016.
- On November 10, 2016, per Zoning Letter 16-02000202, the expiration was extended until November 7, 2017, based on a Six Month extension for the emergency declaration for Zika Virus and a Six Month extension for the emergency declaration for Hurricane Matthew.
- Executive Order 17-287 (Emergency Order for Hurricane Irma) is set to expire on December 2, 2017 unless renewed by the Governor. Until such time that Executive Order 17-287 expires (or is subsequently renewed), the tolled period cannot be accurately determined.
  - Your request for a Six Month extension per Executive Order 17-287 (Emergency Order for Hurricane Irma) is **Approved**.
  - Your request for the applicable tolled period per Executive Order 17-287 (Emergency Order for Hurricane Irma) is **Not Approved**. *A new request for the tolled period should be submitted within 90 days after the termination of the emergency declaration.*
- **The new expiration date is May 7, 2018.**

Should you need additional assistance in this matter, please contact my office at 954.786.4634.

Yours truly,

**THE CITY OF POMPANO BEACH**



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

## Scott Reale

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**From:** Daniel Keester  
**Sent:** Tuesday, October 31, 2017 3:55 PM  
**To:** Angela Soto  
**Cc:** oscar@sotolawgroup.com; Scott Reale  
**Subject:** RE: Downey Properties Redevelopment Order Extension  
**Attachments:** 1602000202.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Angela,

Thanks for your email, and I'm sorry to hear about the damage that you endured during Hurricane Irma. I've copied on this email one of our Planners, to draft a Zoning Letter based on the Declared State of Emergency for Hurricane Irma. Based on the State Statutes, the Development Services Director should have the authority to grant an additional 6 months or so. The Planner will research to see how much additional time can be added onto the Development Order; however, I wanted to alert you to the fact that we may not be able to extend it 2 years... Last year, when the extension was written, it was only granted for 1 year (see attached).

Should you have any questions, please let us know.

Scott,

Please research the request and prepare a Zoning Letter for the review/signature of the Development Services Director for a development order extension request pursuant to the State of Emergency declared for Hurricane Irma.

Daniel Keester-O'Mills  
P | 954.786.5541  
W | pompanobeachfl.gov

-----Original Message-----

**From:** Angela Soto [mailto:angeladowneysoto@gmail.com]  
**Sent:** Tuesday, October 31, 2017 3:09 PM  
**To:** Daniel Keester <Daniel.Keester@copbfl.com>  
**Cc:** oscar@sotolawgroup.com  
**Subject:** Downey Properties Redevelopment Order Extension

Good afternoon Daniel. We are in need of an extension for the redevelopment order scope of work that is in place for 1100 NW. 15th Ave., Pompano Beach, FL. The hurricane wreaked havoc on our business as well as on our property and there is no way that we will be able to begin work on the project this year. Please advise if there is any questions or concerns that you may have. thank you Angela Soto

Thank you. Angela





# DEVELOPMENT SERVICES

Robin M. Bird, Development Services Director

E: robin.bird@copbfl.com | P: 954.786.4629 | F: 954.786.4044

November 10, 2016

Zoning Letter Number: 16-02000202

Angela Downey Soto  
Downey Glass Industries, LLC  
1100 NW 15th Avenue  
Pompano Beach, Florida 33069  
Via Email Only: [angeladowneysoto@gmail.com](mailto:angeladowneysoto@gmail.com)

Re: 1100 NW 15 Avenue (BCPA Folio: 4842 34 00 0121)  
Development Order #14-12000009  
Extension Request per Executive Orders 16-233 and 16-230

Dear Ms. Soto:

The Development Services Department is in receipt of your email dated November 4, 2016, which requests an extension to the expiration time period for the above referenced Development Order pursuant to Executive Orders 16-233 (which extended 16-29, 16-149, and 16-193) and 16-230. In response to your request staff has determined the following:

## Development Order #14-12000009

- The original expiration date for this Development Order was November 7, 2016.
- Executive Order 16-233 (Emergency Order for Zika Virus) is set to expire on December 16, 2016 unless renewed by the Governor. Until such time that Executive Order 16-233 expires (or is subsequently renewed), the tolled period cannot be accurately determined.
  - Your request for a Six Month extension per Executive Order 16-233 (Emergency Order for Zika Virus) is **Approved**.
  - Your request for the applicable tolled period per Executive Order 16-233 (Emergency Order for Zika Virus) is **Not Approved**. A new request for the tolled period should be submitted within 90 days after the termination of the emergency declaration.
- Executive Order 16-230 (Emergency Management – Hurricane Mathew) is set to expire on December 2, 2016. Until such time that Executive Order 16-230 expires (or is subsequently renewed), the tolled period cannot be accurately determined.
  - Your request for a Six Month extension per Executive Order 16-230 (Emergency Management – Hurricane Mathew) is **Approved**.
  - Your request for the applicable tolled period per Executive Order Executive Order 16-230 (Emergency Management – Hurricane Mathew) is **Not Approved**. A new request for the tolled period should be submitted within 90 days after the termination of the emergency declaration.
- The new expiration date is November 7, 2017.

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Should you need additional assistance in this matter, please contact my office at (954) 786-4634.

Yours truly,

**THE CITY OF POMPANO BEACH**

A handwritten signature in black ink, appearing to read "Robin M. Bird", written in a cursive style.

Robin M. Bird  
Development Services Director

Enc: Extension Request email dated November 4, 2016

**Karen Friedman**

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**From:** Angela Soto <angeladowneysoto@gmail.com>  
**Sent:** Friday, November 4, 2016 5:12 PM  
**To:** Daniel Keester; Oscar Soto  
**Subject:** Development Order 14-120000009  
**Attachments:** Redevelopment Order Extension.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Daniel: Good Morning. I am applying for a two year extension to complete the work represented in the above referenced Development Order pursuant to Code section 155.2308, Part 2(iv) (C). The business owner, Mr. Daniel Downey passed away on October 28, 2016. Although he would have loved to make the improvements over the last two years, the market conditions have remained poor since the Development Order was entered in 2014. As his daughter and legal representative, I respectfully request a two year extension to give me time to determine the best way forward. Thank you. Angela

Angela Downey Soto  
Downey Glass Industries, LLC  
1100 NW 15th Avenue  
Pompano Beach, Florida 33069  
954-972-0026  
954-240-2091 (cell)  
[www.downeyglass.com](http://www.downeyglass.com)



**DEVELOPMENT ORDER**  
**( 14 -120000009 )**

**A DEVELOPMENT ORDER ISSUED BY THE CHAIRMAN OF THE DEVELOPMENT REVIEW COMMITTEE, CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, PURSANT TO SECTION 155.2407, CODE OF ORDINANCES; APPROVING THE APPLICATION FOR THE DEVELOPMENT PERMIT FOR LANDSCAPING AND SITE IMPROVEMENTS ON THE PROPERTY LOCATED AT 1100 N.W. 15<sup>TH</sup> AVENUE.**

**WHEREAS**, Section 155.2407, 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 review plans for this project that consists of site work resulting in the change in parking layout and associated landscaping;

**WHEREAS**, the application for development permit complies with the applicable standards and minimum requirements of this code;

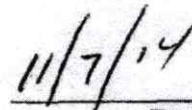
**WHEREAS**, copies of the survey and final site plan are on file with the Department of Development Services, and stamped with the date November 3, 2014.

The Application for Development Permit is hereby approved by the Development Services Director as Chairman of the Development Review Committee subject to the following DRC comments from the meeting of September 17, 2014:

1. Provide cross access agreement for connection to property to the south, prior to building permit approval.
2. Submit a Minor Administrative Adjustment application to reduce the minimum stacking distance, prior to building permit approval.
3. The Erosion Control permit application will be needed at time of permit application, as per City Code of Ordinances §53.14.
4. Landscape and irrigation plan must comply with all zoning requirements.

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

  
Robin M. Bird, Development Services Director

  
Date