

CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 07-12000029

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 157 OF THE CODE OF ORDINANCES;
APPROVING WITH CONDITIONS THE APPLICATION
FOR DEVELOPMENT PERMIT FOR URBAN EQUITIES, LLC.

WHEREAS, Section 157.05, of the Code of Ordinances, defines the project referenced
above as a Major Review; and

WHEREAS, Section 157.32, of the Code of Ordinances, authorizes the Planning
and Zoning Board (Local Planning Agency) to issue a final development order for the
subject project which is the construction of a 16,415 square foot material recycling building with
1,272 square feet of covered dock area and a 1,188 square foot office building, plus landscaping
and parking on the property known as 1601 S.W. 3rd Street; and

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
Planning and Growth Management Director finds reasonably necessary to insure

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compliance are met; and

WHEREAS, copies of the survey and final site plan are attached hereto as Exhibits “A” and “B” respectively and are incorporated herein by reference as if set forth in full.

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) Provide a copy of the recorded plat prior to zoning approval for any building permit.
- 2) Compliance with Fire Department requirements and standards.
- 3) Compliance with the Engineering Department requirements and standards.
- 4) Landscape and Irrigation Plans are subject to Code provisions and Urban Forestry approval.

ADJUSTMENT OF DEVELOPMENT STANDARDS

In accordance with the authority granted to the Board pursuant to Section 157.45 of Chapter 157 of the Code of Ordinances, the Planning and Zoning Board/Local Planning Agency hereby grants an ADJUSTMENT OF DEVELOPMENT STANDARDS for this project to allow for 16 parking spaces, rather than 32 parking spaces, as required by Section 155.113 (B) of Chapter 155 of the Code of Ordinances.

This ADJUSTMENT is granted subject to the condition this approval is strictly limited to the indoor recycling facility and associated outdoor processing.

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In granting this action it is the finding of the Planning and Zoning Board/Local Planning Agency that this ADJUSTMENT does not diminish the application of the affected regulation, and results in superior design of the building and site layout.

Be advised that pursuant to Section 157.45 (G) of the Pompano Beach Code of Ordinances, a DEVELOPMENT ORDER for a site plan application shall remain in effect for a period of 18 month from the date of its issuance.

DONE AND ORDERED this 10th day of June, 2008.

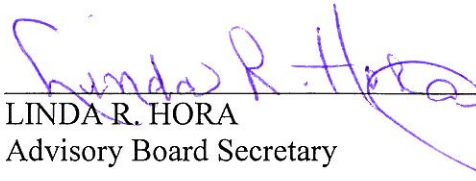


BENJAMIN F. MILLER

Chairman Pro Tem

Planning and Zoning Board/Local Planning Agency

Filed with the Advisory Board Secretary this 10TH day of June, 2008.



LINDA R. HORA

Advisory Board Secretary

lrh

5.31.08