

CITY OF POMPANO BEACH  
BROWARD COUNTY  
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 12-12000013

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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 EXCLUSIVE AUTO IMPORTS, INC.

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 order construct a 3,486 square foot addition on to an existing 3,260 square foot building for auto sales and repair. The proposed site plan includes parking, landscaping and lighting on the subject property known as 1441 South Powerline Road; 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

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writing that no building permit will be issued until those conditions the Development Services

Director finds reasonably necessary to insure compliance are met; and

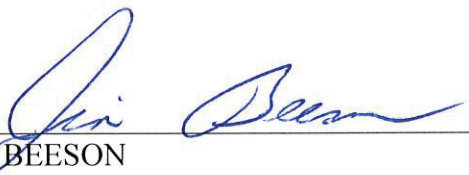
WHEREAS, copies of the survey and final site plan are on file with the Department of Development Services, stamped with the meeting date of September 26, 2012.

The Application for Development Permit is hereby approved by the Planning and Zoning Board (Local Planning Agency) subject to the following conditions:

1. Provide a cross access agreement with property to south or close access with curbing and landscaping.
2. Right-of-way of Powerline road along this property is 144' as per code section 155.141 (A) (22), and thereby a five foot right-of-way dedication is required.
3. Approval is subject to the applicant successfully obtaining a variance from code section 155.131(C)(1) for a five foot perimeter landscaped buffer around vehicular use area.

**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 24 months from the date of its issuance.**

Heard before the Planning and Zoning Board/Local Planning Agency and Ordered this  
26th day of September, 2012.

  
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JIM BEESON  
Chairman  
Planning and Zoning Board/Local Planning Agency


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Filed with the Department of Development Services this 9 day of October, 2012.

A handwritten signature in blue ink, reading "Elizabeth J. Eassa", written over a horizontal line.

Elizabeth J. Eassa  
Zoning Technician