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PZ22-12000027

07/02/2025

CITY OF POMPANO BEACH  
BROWARD COUNTY  
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 19-12000016

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 THE CITY OF POMPANO BEACH.

WHEREAS, Section 155.2407, of the Code of Ordinances, defines the specific application for Development referenced above as a Major Site Plan Review; and

WHEREAS, Section 155.2204, of the Code of Ordinances, authorizes the Planning and Zoning Board (Local Planning Agency) to review and issue a final development order with respect to the Applicant's request to construct 25,500 sq. ft. restaurant/retail building and a 5,411 sq. ft. RaceTrac gas station and convenience store (Project). The Project encompasses the following properties: 2900 W Sample Road; which are more specifically described as follows:

PARCEL 1: (FEE TITLE)

TRACTS A AND B, POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL OF VACATED NORTHWEST 29TH AVENUE AND A PORTION OF VACATED NORTHWEST 34TH

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PLACE ADJOINING SAID TRACTS A AND B, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE  
WEST BOUNDARY OF SAID TRACT A, NORTH 00 DEGREES 17' 02" EAST, 580.10 FEET;  
THENCE ALONG THE NORTHWEST BOUNDARY OF SAID TRACT A, NORTH 45  
DEGREES 46' 47" EAST, 136.71 FEET; THENCE ALONG THE NORTH BOUNDARY OF  
SAID TRACT A, NORTH 85 DEGREES 27' 59" EAST, 292.89 FEET; THENCE CONTINUING  
ALONG SAID NORTH BOUNDARY, THE NORTH BOUNDARY OF NORTHWEST 29TH  
AVENUE VACATED BY ORDINANCE NO. 85-11 OF THE CITY OF POMPANO BEACH,  
BROWARD COUNTY, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK  
12186, PAGE 68, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND  
THE NORTH BOUNDARY OF SAID TRACT B, NORTH 89 DEGREES 41' 47" EAST, 1285.19  
FEET; THENCE ALONG THE NORTHEAST BOUNDARY OF SAID TRACT B, SOUTH 44  
DEGREES 59' 28" EAST, 49.77 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID  
TRACT B AND THE EAST BOUNDARY OF NORTHWEST 34TH PLACE VACATED BY  
SAID ORDINANCE NO. 85-11 OF THE CITY OF POMPANO BEACH, BROWARD  
COUNTY, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 68,  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SOUTH 00 DEGREES  
19' 17" WEST 661.16 FEET; THENCE SOUTH 89 DEGREES 41' 47" WEST, ALONG THE  
SOUTHERLY RIGHT-OF-WAY LINE OF SAID VACATED NORTHWEST 34TH PLACE,  
AND ALONG THE SOUTH BOUNDARY OF SAID TRACT A, 1709.50 FEET TO THE POINT  
OF BEGINNING.

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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 in general compliance with the applicable standards and minimum requirements of this Code, and no building permit will be issued until the Development Services Director finds all conditions issued 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 October 28, 2020.

**IT IS THEREFORE ORDERED** by the Board that the requested Major Site Plan Application for the above Project is hereby **GRANTED**, with the following conditions to which the Applicant has agreed to comply with:

**Obtain approval and revise affected plans to address the following issues prior to Zoning Compliance Permit approval:**

1. Standard Conditions of Approval and/or Specifications required prior to Building Permit/ Zoning Compliance Permit issuance:
  - a. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
  - b. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
  - c. Substantial compliance with the plans, as submitted with this application.

**Be advised that pursuant to Section 155.2308(B)(1) of the Pompano Beach Code of Ordinances, this DEVELOPMENT ORDER shall expire if a Zoning Compliance Permit is not obtained within two years.**

Heard before the Planning and Zoning Board/Local Planning Agency and Ordered this

\_\_\_\_ 28<sup>th</sup> \_\_\_\_ day of \_\_\_\_ October \_\_\_\_, 2020.

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DocuSigned by:

*Fred Stacer*

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Fred Stacer

Chairman

Planning and Zoning Board/Local Planning Agency

Filed with the Advisory Board Secretary this \_\_\_\_ 16th \_\_\_\_ day of \_\_\_\_ November \_\_\_\_,  
2020.

DocuSigned by:

*Pamela McCleod*

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Pamela McCleod

Planner

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