

CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 18-12000049

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 a 45,496 square foot covered loading dock expansion, attached restroom facility, and shop building along with associated parking areas, loading bays, and landscaping. (Project). The Project encompasses the following property: 933 SW 12 Avenue; which are more specifically described as follows:

PARCEL I

A PARCEL OF LAND IN THE SE 1/4 OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4 OF SECTION 3, THENCE RUN WEST 1479.80 FEET ALONG THE NORTH LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING; THENCE RUN WEST ALONG SAID NORTH LINE OF THE SE 1/4 A DISTANCE OF 730.7 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD AND THE NORTH LINE OF THE SAID SE 1/4 OF SECTION 3, THENCE SOUTH 9°07'00" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 128.98 FEET; THENCE SOUTH 6°5'16" EAST A DISTANCE OF 84.94 FEET; THENCE

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SOUTH 25°36'51" EAST A DISTANCE OF 75.51 FEET; THENCE SOUTH 28°25'44" EAST A DISTANCE OF 64 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 283.62 FEET AND A CENTRAL ANGLE OF 37°25'18" AN ARC DISTANCE OF 185.24 FEET; THEN DUE EAST ALONG A LINE OF 460 FEET SOUTH OF

AND PARALLEL TO SAID NORTH LINE OF THE SE 1/4 OF SECTION 3, A DISTANCE OF 545.66 FEET; THENCE DUE NORTH A DISTANCE OF 460.00 FEET ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED REAL PROPERTY:

A PORTION OF THE SE 1/4 OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4 OF SECTION 3, THENCE RUN WEST 1479.80 FEET ALONG THE

NORTH LINE OF SAID SE 1/4, THENCE RUN SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF THE SE 1/4 A DISTANCE OF 10' TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID COURSE A DISTANCE OF 60'; THENCE WEST ALONG A LINE 70' SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SE 1/4 A DISTANCE OF 70'; THENCE NORTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 60'; THENCE EAST ALONG A LINE 10' SOUTH OF AND PARALLEL TO THE SAID NORTH LINE OF THE SE 1/4 A DISTANCE OF 70' TO THE POINT OF BEGINNING.

PARCEL II

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER PORTIONS OF SECTION 2 AND 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 2, THENCE NORTH 86°30'51" EAST ALONG THE NORTH LINE OF SAID SW 1/4 OF SECTION 2, A DISTANCE OF 329.37 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ANDREWS AVENUE; THENCE SOUTH 4°02'24" EAST ALONG THE SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF

40 FEET; THENCE SOUTH 86°30'51" WEST ALONG A LINE 40 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL TO THE SAID NORTH LINE OF THE SW 1/4 OF SECTION 2, A DISTANCE OF 330.95 FEET; THENCE DUE WEST ALONG A LINE 40 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 3, A DISTANCE OF 1480.99 FEET; THENCE DUE NORTH A DISTANCE OF 40 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 3; THENCE DUE EAST ALONG SAID NORTH LINE OF THE SE 1/4 OF SECTION 3, A DISTANCE OF 1479.80 FEET TO THE POINT OF BEGINNING. ALL OF SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

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PARCEL III

PARCELS "A" AND "B" OF LAMONT PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 132, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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 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 July 24, 2019.

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. Obtain the following final approvals:
 - a. Obtain approval from the Broward Sheriff's Office for the proposed CPTED plan.
 - b. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.
 - c. The portion of the property not owned by the applicant must be purchased and a unity of title for the two properties must be recorded.
 - d. All easements within the fenced area must be vacated.
 - e. The property must be platted before permits can be approved for the principal structure.

2. Make the following revisions on the plans:

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- a. Provide dimensional info for the loading berths that are part of Phase II. Dimensions are to be in accordance with 155.5102.M.2: Dimensional Standards for Loading Areas.
- b. Provide additional landscape islands so that there are no more than 10 parking spaces in a row. Each island must be as long as the adjacent spaces. This applies to all parking rows on site.


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

____ 24th ____ day of ____ July ____, 2019.

DocuSigned by:

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 Fred Stacer
 Chairman
 Planning and Zoning Board/Local Planning Agency

Filed with the Advisory Board Secretary this ____ 31st ____ day of ____ July ____, 2019.

DocuSigned by:

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 Pamela McCleod
 Assistant Planner