



DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director
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DEVELOPMENT ORDER (22 – 12000047)

A DEVELOPMENT ORDER ISSUED BY THE DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO SECTIONS 155.2207, CODE OF ORDINANCES; APPROVING THE APPLICATION FOR THE DEVELOPMENT PERMIT FOR 2,011 SQ FT ADDITION TO THE EXISTING HERB SKOLNICK CENTER AND ASSOCIATED SITE IMPROVEMENTS ON THE PROPERTY LOCATED AT 800 SW 36TH AVENUE

WHEREAS, Sections 155.2407, Code of Ordinances, defines the project referenced above as a Minor Site Plan;

WHEREAS, Section 155.2207, Code of Ordinances, authorizes the Director of Development Services to conduct staff review for this project, which involves improvements.

WHEREAS, the project was reviewed by Development Review Committee (DRC) and issued comments for the meeting scheduled March 1 and June 7th, 2023. All plan review comments must be addressed with the respective discipline as part of the permit process.

WHEREAS, the application for development permit is in general compliance with the applicable standards and minimum requirements of this Code; and

WHEREAS, copies of the site plan, dimensional control plan and landscape plan are on file with the Department of Development Services, and referenced herein as **Exhibit “A”**.

The Application for Development Permit is hereby approved by the Development Services Director designee, and subject to the following conditions:

1. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC Comments issued for this site plan.
2. Provide a photometric plan illustrating compliance with all applicable Exterior Lighting Standards for Residential developments.
3. Required pedestrian walkways shall be at least five (5) feet wide in residential zoning districts.
4. A copy of the CPTED plan approved by the Broward Sheriff’s Office must be submitted for Zoning Compliance Permit approval.
5. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City’s Urban Forestry Division.

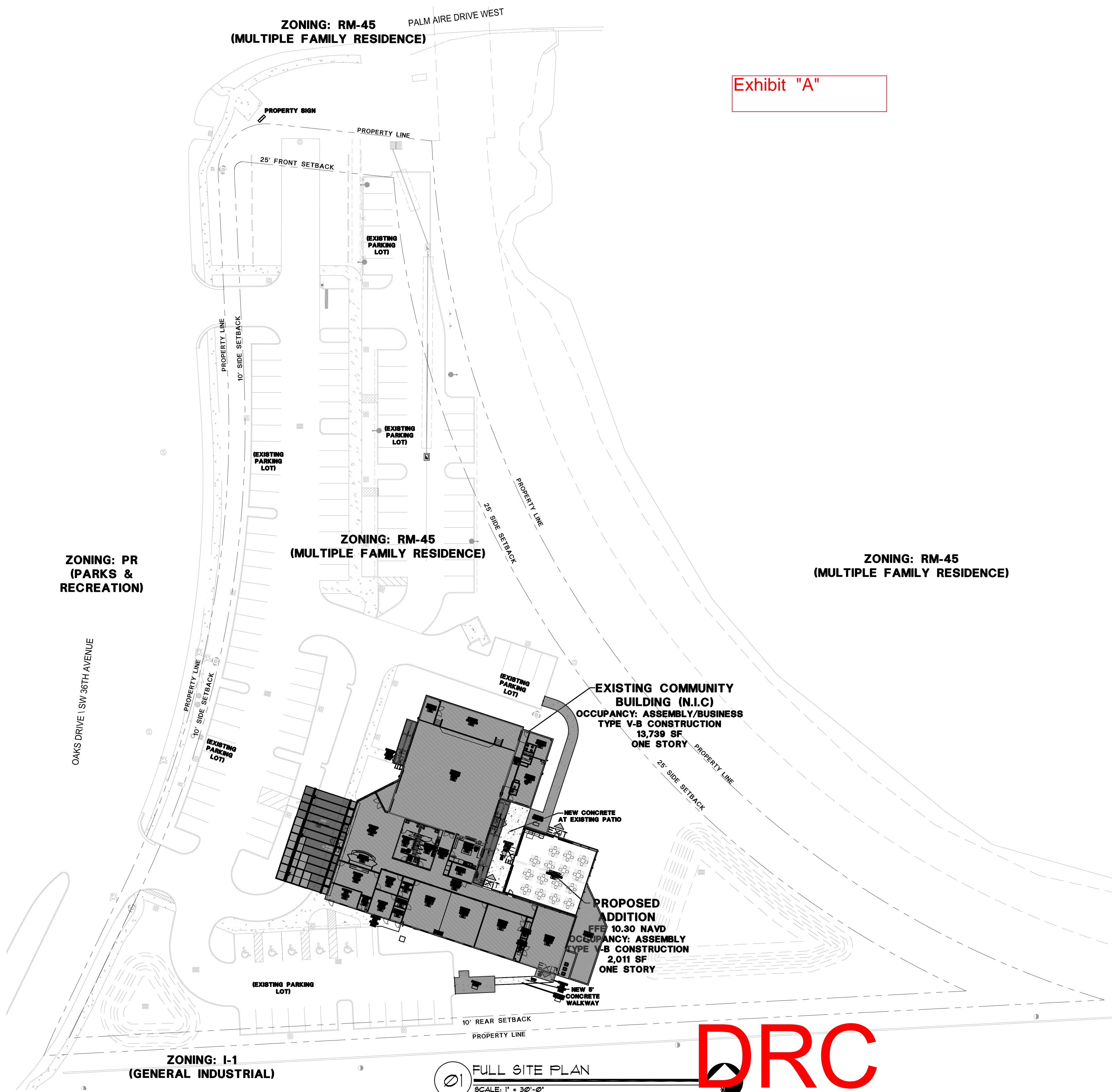
EXPIRATION DATE IS 24 MONTHS FROM THE DATE OF SIGNING

Daniel T. Keester-O’Mills, AICP, Principal Planner

5/31/2023

Date

Exhibit "A"



SITE DESCRIPTION	
PALM AIRE RECREATION CENTER 112-8B PARCEL A	

BUILDING DATA	
LIFE SAFETY AND OCCUPANCY	
OCCUPANCY CLASSIFICATION	FBC 303.11/NFPA 6.1.2.1
ASSEMBLY - A2	
OFFICES - B	
OCCUPANT LOAD - 500	

CONSTRUCTION TYPE	
TYPE VB - SPRINKERED	FBC 602.1
BUILDING AREAS	
COMMUNITY CENTER	15,750 SF

SITE DATA		
	ACRE	SQUARE FOOTAGE
NET SITE AREA	3.473	15,310 SF
ZONING	MULTI-FAMILY RESIDENCE (RM-45)	
LAND USE DESIGNATION	COMMUNITY CENTER	
EXISTING USE	COMMUNITY CENTER	
PROPOSED USE	COMMUNITY CENTER	
ABUTTING PROPERTIES	USE	ZONING
NORTH - PALM AIRE DRIVE W	--	--
SOUTH - 3545-3589 SW 10TH STREET	BUSINESS	I-1
EAST - CANAL	--	--
WEST - SW 36TH AVENUE	--	--

SETBACKS		
	REQUIRED	PROVIDED
FRONT (NORTH)	25'-0"	342'-3"
SIDE - SW 36TH AVENUE (WEST)	10'-0"	114'-6"
SIDE - ABUTTING CANAL (EAST)	25'-0"	86'-5"
REAR (SOUTH)	10'-0"	32'-11"

LOT COVERAGE		
	SQUARE FOOTAGE	% OF LOT
EXISTING BUILDING AREA	13,739 SF.	9.08%
ADDITION AREA	2,011 SF.	1.33%
TOTAL BUILDING AREA	15,750 SF.	10.41%
ALLOWABLE LOT COVERAGE	90,786 SF.	60%

LANDSCAPE		
	SQUARE FOOTAGE	% OF LOT
PROPOSED PERVIOUS AREA	87,018 SF.	57.5%
REQUIRED PERVIOUS AREA	37,028 SF.	25%

PARKING CALCULATION				
REQUIRED PARKING	SQUARE FOOTAGE	FACTOR (T 155.51/22.D.1)	CALCULATION	REQ'D SPACES
COMMUNITY CENTER	15,750	52.5 MAX.OCC.	15,750 / 300 = 52.5	53
SUBTOTAL MINIMUM REQUIRED PARKING SPACES				53
EXISTING 9' x 18' PARKING SPACES PROVIDED				113
EXISTING 12' x 18' PARKING SPACES PROVIDED				5
TOTAL EXISTING PARKING SPACES PROVIDED				118

PARKING CALCULATION (CIVIC)				
REQUIRED PARKING	SQUARE FOOTAGE	FACTOR (T 155.51/22.D.1)	CALCULATION	REQ'D SPACES
CIVIC CENTER	15,750	1 PER 5 OF MAX. ASSEMBLY	3045/5 = 60.9	61
SUBTOTAL MINIMUM REQUIRED PARKING SPACES				61
EXISTING 9' x 18' PARKING SPACES PROVIDED				113
EXISTING 12' x 18' PARKING SPACES PROVIDED				5
TOTAL EXISTING PARKING SPACES PROVIDED				118

ALL LEGALS, CONDITIONS, AMENDMENTS AND PLANS INDICATED OR REFERENCED BY THIS PLAN ARE ASSUMED TO BE IN FULL FORCE AND EFFECT. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL LEGALS, CONDITIONS, AMENDMENTS AND PLANS INDICATED OR REFERENCED BY THIS PLAN. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF STRUCTURES OR TO THE CONSTRUCTION OF SUCH STRUCTURES. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF STRUCTURES OR TO THE CONSTRUCTION OF SUCH STRUCTURES. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF STRUCTURES OR TO THE CONSTRUCTION OF SUCH STRUCTURES.

PH: (954) 941-3329 FAX: (954) 943-1108

design collaborative
architects / planners, inc.
MEMBER: AMERICAN INSTITUTE OF ARCHITECTS - AA 0002954

61 NE 15TH STREET, SUITE 2, POMPANO BEACH, FL 33060

Blaise E. McGinley
2023-05-04 11:36:02

BLAISE MCGINLEY
ARCHITECT

ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

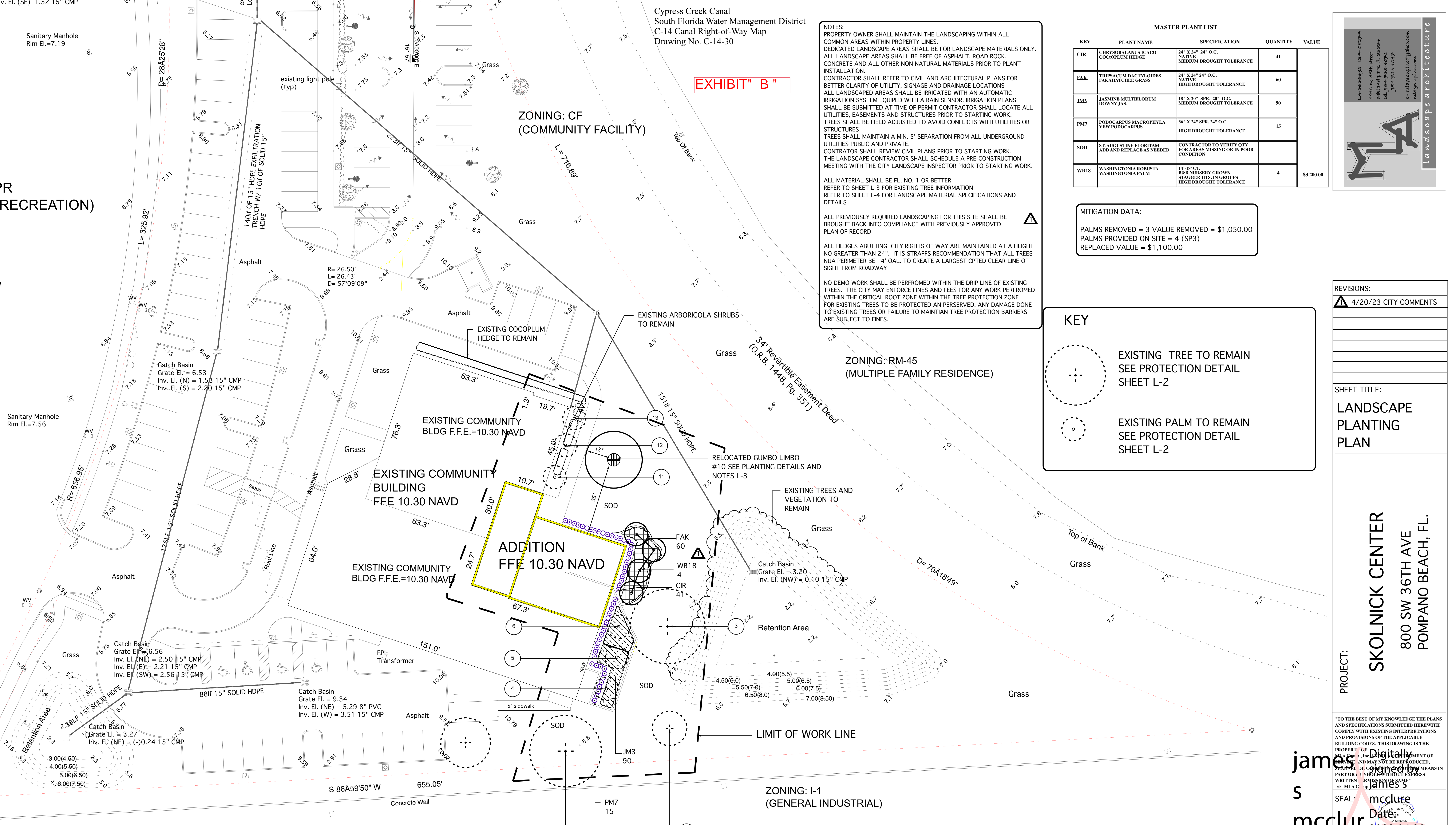
DATE	08/15/2022	
PERMIT CONSTR	00/00/00 00/00/00	
PROJECT NO.	22011	
BY	REVISIONS	DATE

SHEET NO.
SP101

PRINTED: 5/4/2023 11:35 AM

01 FULL SITE PLAN
SCALE: 1" = 30'-0"

DRC
P 222-1200047
06/07/2023



Cypress Creek Canal
 South Florida Water Management District
 C-14 Canal Right-of-Way Map
 Drawing No. C-14-30

EXHIBIT " B "

NOTES:
 PROPERTY OWNER SHALL MAINTAIN THE LANDSCAPING WITHIN ALL COMMON AREAS WITHIN PROPERTY LINES.
 DEDICATED LANDSCAPE AREAS SHALL BE FOR LANDSCAPE MATERIALS ONLY. ALL LANDSCAPE AREAS SHALL BE FREE OF ASPHALT, ROAD ROCK, CONCRETE AND ALL OTHER NON NATURAL MATERIALS PRIOR TO PLANT INSTALLATION.
 CONTRACTOR SHALL REFER TO CIVIL AND ARCHITECTURAL PLANS FOR BETTER CLARITY OF UTILITY, SIGNAGE AND DRAINAGE LOCATIONS. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR. IRRIGATION PLANS SHALL BE SUBMITTED AT TIME OF PERMIT. CONTRACTOR SHALL LOCATE ALL UTILITIES, EASEMENTS AND STRUCTURES PRIOR TO STARTING WORK. TREES SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES OR STRUCTURES.
 TREES SHALL MAINTAIN A MIN. 5' SEPARATION FROM ALL UNDERGROUND UTILITIES PUBLIC AND PRIVATE.
 CONTRACTOR SHALL REVIEW CIVIL PLANS PRIOR TO STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY LANDSCAPE INSPECTOR PRIOR TO STARTING WORK.
 ALL MATERIAL SHALL BE FL. NO. 1 OR BETTER. REFER TO SHEET L-3 FOR EXISTING TREE INFORMATION. REFER TO SHEET L-4 FOR LANDSCAPE MATERIAL SPECIFICATIONS AND DETAILS.
 ALL PREVIOUSLY REQUIRED LANDSCAPING FOR THIS SITE SHALL BE BROUGHT BACK INTO COMPLIANCE WITH PREVIOUSLY APPROVED PLAN OF RECORD.
 ALL HEDGES ABUTTING CITY RIGHTS OF WAY ARE MAINTAINED AT A HEIGHT NO GREATER THAN 24". IT IS STRAFFS RECOMMENDATION THAT ALL TREES NUA PERIMETER BE 14" OAL. TO CREATE A LARGEST CPTED CLEAR LINE OF SIGHT FROM ROADWAY.
 NO DEMO WORK SHALL BE PERFORMED WITHIN THE DRIP LINE OF EXISTING TREES. THE CITY MAY ENFORCE FINES AND FEES FOR ANY WORK PERFORMED WITHIN THE CRITICAL ROOT ZONE WITHIN THE TREE PROTECTION ZONE FOR EXISTING TREES TO BE PROTECTED AN PERSERVED. ANY DAMAGE DONE TO EXISTING TREES OR FAILURE TO MAINTIAN TREE PROTECTION BARRIERS ARE SUBJECT TO FINES.

MASTER PLANT LIST				
KEY	PLANT NAME	SPECIFICATION	QUANTITY	VALUE
CIR	CHRYSOBALANUS ICACO COCOPLUM HEDGE	24" X 24" 24" O.C. NATIVE MEDIUM DROUGHT TOLERANCE	41	
EAK	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	24" X 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	60	
JM3	JASMINE MULTIFLORUM DOWNY JAS.	18" X 20" SPR. 20" O.C. MEDIUM DROUGHT TOLERANCE	90	
PM7	PODOCARPUS MACROPHYLLA YEW PODOCARPUS	36" X 24" SPR. 24" O.C. HIGH DROUGHT TOLERANCE	15	
SOD	ST. AUGUSTINE FLORITAM ADD AND REPLACE AS NEEDED	CONTRACTOR TO VERIFY QTY FOR AREAS MISSING OR IN POOR CONDITION		
WR18	WASHINGTONIA ROBUSTA WASHINGTONIA PALM	14" 18" CT. B&B NURSERY GROWN STAGGER HTS. IN GROUPS HIGH DROUGHT TOLERANCE	4	\$3,200.00

MITIGATION DATA:
 PALMS REMOVED = 3 VALUE REMOVED = \$1,050.00
 PALMS PROVIDED ON SITE = 4 (SP3)
 REPLACED VALUE = \$1,100.00

KEY

- EXISTING TREE TO REMAIN
SEE PROTECTION DETAIL SHEET L-2
- EXISTING PALM TO REMAIN
SEE PROTECTION DETAIL SHEET L-2

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James Mclure
 Landscape Architecture

REVISIONS:
 4/20/23 CITY COMMENTS

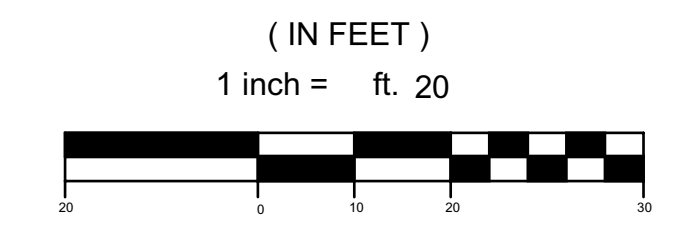
SHEET TITLE:
**LANDSCAPE
 PLANTING
 PLAN**

PROJECT:
SKOLNICK CENTER
 800 SW 36TH AVE
 POMPANO BEACH, FL.

TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HERewith COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF JAMES MCLURE AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS TO BE KEPT IN THE OFFICE OF JAMES MCLURE AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF JAMES MCLURE.

SEAL: James Mclure
 Date: 2023.04.28
 09:49:45
 SCALE: 1" = 20'
 DATE DRAWN: 10/27/22
 SHEET NO.

DRC
 PZ22-12000047
 06/07/2023



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