

CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 18-12000041

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 new 30,250 sq. ft. warehouse building and a 4,423 sq. ft. canopy on the subject property. (Project). The Project encompasses the following property: 1505 SW 2 Place; which are more specifically described as follows:

PARCEL "A", THIEL PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH: PARCEL 2
PARCEL "A", POM PARK, INC., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH: PARCEL 3
A PORTION OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SE, CORNER OF THE SW 1/4 OF GOVERNMENT LOT 1, A DISTANCE OF 656.50 FEET; THENCE S89 40'52"W, A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINING OF THIS DESCRIPTION; THENCE N2 22'06"W PARALLEL WITH AND 10 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SW 1/4 OF GOVERNMENT LOT 1, A DISTANCE OF 225.14 FEET; THENCE S89 40'52"W A DISTANCE OF 350.23 FEET; THENCE S2 22' 06"E A DISTANCE OF 350.22 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH: PARCEL 4

A PORTION OF GOVERNMENT LOT 2, SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST, CORNER OF THE SAID THEIL PLAT NO. 1, THENCE SOUTH 11 09'47" WEST ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 279.78 FEET TO THE POINT OF BEGINING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 11 09'47" WEST ALONG THE SOUTHERLY EXTENSION OF SAID LINE, A DISTANCE OF 66.11 FEET; THENCE NORTH 89 40'52" EAST A DISTANCE OF 15.48 FEET TO THE POINT LYING ON THE EAST LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 02 22' 06" WEST ALONG SAID EAST LINE, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID THIEL PLAT NO. 1, A DISTANCE OF 64.85 FEET TO THE POINT OF BEGINNING.

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:

PM
7/31/19

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

1. The proposed development requires a Unity of Title for four subject properties, pursuant to §155.2401.C.
2. Obtain the following final approvals:
 - a. Vacate the existing six feet wide utility easement where the new silos are proposed, or relocate them.
 - b. Submit an executed easement agreement for the driveway, perimeter fence and wall proposed within the utility easement.
3. Make the following revisions on the plans:
 - a. Provide a photometric plan covering vehicular use areas applicable under this site plan, pursuant to §155.5401. General Exterior Lighting Standards.
 - b. Revise the overall height of lighting fixtures measured from the finished grade to the top of fixture not to exceed 30 feet in height, pursuant to §155.5401.D.
 - c. Provide a product cut sheet for the proposed lights, pursuant to §155.5401. I. Wall packs on the exterior of the building shall not be used to provide general site lighting and shall be fully shielded to direct the light vertically downward and have a light output of 900 lumens or less.
 - d. Adjust the existing flood lights or replace them with a full cut-off style fixture with an angle not exceeding 90 degrees to minimize glare and unnecessary light diffusion, pursuant to §155.5401.G.
 - e. Provide a note on plans that states no outdoor storage is permitted on the entire properties without the City's approval.
 - f. Provide 6 feet high opaque fence along north and west property lines in order to provide screening and enhance the property appearance for neighboring properties.
 - g. The modified type C buffer must be continued and provided along the entire east and south property lines.
4. Exterior mechanical equipment mounted on the ground or rooftop and the dumpsters shall be screened in accordance with the requirements per §155.5301. Screening.
5. Provide additional documentation to verify the techniques that were used to satisfy the requirement of 12 sustainable development points required by §155.5802. Sustainable Development Point Requirement.
6. Provide a copy of the CPTED plan approved by the Broward Sheriff's Office, pursuant to §155.2407.E.9.
7. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

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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:

Fred Stacer

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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:

Pamela McCleod

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Pamela McCleod

Assistant Planner