

CITY OF POMPANO BEACH  
BROWARD COUNTY  
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 17-12000023

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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 155 OF THE CODE OF ORDINANCES; APPROVING WITH CONDITIONS THE APPLICATION FOR DEVELOPMENT PERMIT FOR COSTCO WHOLESALE CORPORATION.

WHEREAS, Section 155.2407, of the Code of Ordinances, defines the project referenced above as a Major Review; and

WHEREAS, Section 155.2204, of the Code of Ordinances, authorizes the Planning and Zoning Board (Local Planning Agency) to issue a final development order for the subject project to construct a new 6,192 sq. ft. gas station canopy, a 110 sq. ft. controller building, an expanded parking lot area, and associated landscaping. The site's existing gas station canopy will be demolished and replaced with parking. There are no changes proposed to the site's existing principal building, which is a Costco warehouse store. The total building footprint (existing and proposed structures) is 147,087 sq. ft. on a 639,384 sq. ft. (14.68 acre) site (23% lot coverage). The property is located on the south side of W Sample Road (NW 36th Street) between N Powerline Road and NW 14th Avenue; more specifically described in the legal description below:

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ALL OF PARCEL "A", TOGETHER WITH A PORTION OF PARCEL "B" OF "HASEY CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE NORTH 89°27'54" EAST ON THE NORTH LINE OF SAID PARCEL "B", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAMPLE ROAD (STATE ROAD NO. 834) FOR 199.17 FEET; THENCE SOUTH 00°32'06" EAST 577.93 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL "B"; THENCE SOUTH 89°31'29" WEST ON SAID SOUTH LINE 203.86 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B", ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°04'10" WEST ON THE WEST LINE OF SAID PARCEL "B", ALSO BEING THE EAST LINE OF SAID PARCEL "A", 577.74 FEET TO THE POINT OF BEGINNING.

LESS THE RIGHT-OF-WAY DEDICATION RECORDED IN OFFICIAL RECORDS BOOK 13646, PAGE 701 OF SAID PUBLIC RECORDS.

TOGETHER WITH:

THE NORTH 1/2 OF THE NORTH 1/2 OF TRACT 20 OF AN UNRECORDED SALES PLAT OF POMPANO FARMS, LEGALLY DESCRIBED AS:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 42 EAST, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THE SOUTH 1/2 OF THE NORTH 1/2 OF TRACT 20 OF AN UNRECORDED SALES PLAT OF POMPANO FARMS, LEGALLY DESCRIBED AS:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 42 EAST, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, 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 September 27, 2017.

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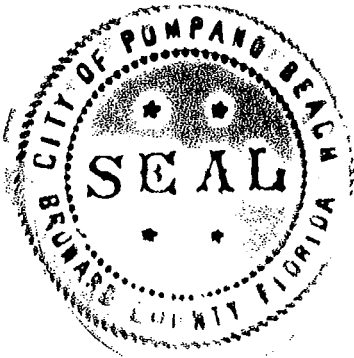
The Application for Development Permit is hereby approved by the Planning and Zoning Board (Local Planning Agency) subject to the following conditions and bases therefore:


1. Prior to permit approval, obtain the following final approvals:
  - a. A Development Order for Major Building Design from the Architectural Appearance Committee. (§155.2408.B.1)
  - b. A vacation/abandonment of that portion of the 12 foot utility where gas station canopy, fuel pumps, and controller building are proposed. (§155.4203.B.2.a)
  - c. A Plat Note Amendment to Hasey Center Plat in order to allow for the additional square footage of the expanded gas station canopy. (§155.2409.H)
  - d. A Unity of Title Agreement from the City's Planning & Zoning Division which shall be recorded in the Public Records of Broward County. (§155.2401.C)
  - e. CPTED plan approved by the Broward Sheriff's Office. (§155.2407.E.9)
  - f. Building permit plans subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  
2. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

**Be advised that pursuant to Section 155.2407 (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

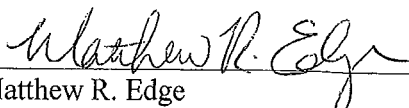
27th day of September, 2017.



  
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FRED STACER  
Chairman  
Planning and Zoning Board/Local Planning Agency

10/5/17  
\_\_\_\_\_  
DATE

Filed with the Advisory Board Secretary this 5 day of October, 2017.

  
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Matthew R. Edge  
Zoning Technician

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