

DEVELOPMENT ORDER
(23 – 12000041)

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 A 32,241 SQ FT PASSIVE PARK ANCILLORY TO THE EXISTING CHARLOTTE BURRIE CIVIC CENTER AND ASSOCIATED SITE IMPROVEMENTS ON THE PROPERTY LOCATED AT 2669 N FEDERAL HIGHWAY.

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

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

WHEREAS, the project is unified with and incorporated into the Site Plan for the completed Charlotte Burrie Civic Center (Development Order PZ#15-12000060) which authorized the construction of an 8,712 square foot multi-use Civic Center with associated parking and landscaping; and

WHEREAS, the project was reviewed by Development Review Committee (DRC) and with comments provided most recently at the meeting scheduled December 12th, 2023. All plan review comments must be addressed with the respective discipline as part of the building permit review process; and

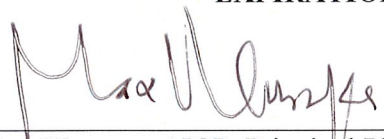
WHEREAS, the application for development permit is in general compliance with the applicable standards and minimum requirements of this Code; and

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. Successfully obtain Major Building Design approval by the Architectural Appearance Community.
3. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
4. 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



Max Wemyss, AICP, Principal Planner

1/18/2024
Date
AAC

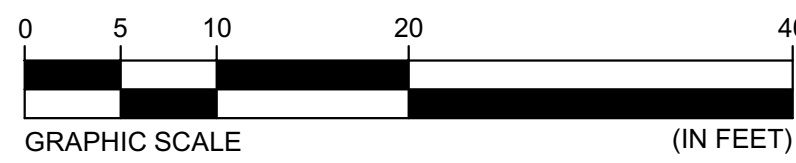
EXHIBIT A

Abbas H
Zackria
Digitally signed by
Abbas H Zackria
Date: 2023.12.28
06:27:20 -05'00'

**WALTERS
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Abbas H. Zackria, FL AR 91520
CORPORATE NAME: WALTERS ZACKRIA ASSOCIATES, PLLC REGISTERED IN THE STATE OF FLORIDA. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. THESE DRAWINGS ARE THE PROPERTY OF WALTERS ZACKRIA ASSOCIATES, PLLC, AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM A PRINCIPAL OF THE FIRM OR BE LIABLE FOR THE FULLEST LEGAL RECOURSE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO EXECUTION OF WORK.

CITY OF POMPANO BEACH
CHARLOTTE BURRIE COMM. CENTER
PLAZA AND PASSIVE PARK
2669 N FEDERAL HWY,
POMPANO BEACH, FL 33064



NE 16TH AVE
(PB 35, PG 28)
50' R/W

NE 26TH ST
(PB 35, PG 28)
50' R/W

KEYNOTES FOR EXISTING FEATURES

- EXISTING LIGHT POLE TO REMAIN. PROTECT DURING CONSTRUCTION.
- EXISTING CURB TO REMAIN. PROTECT DURING CONSTRUCTION.
- EXISTING PARKING LOT STRIPING TO REMAIN. PROTECT DURING CONSTRUCTION.
- EXISTING PICKET FENCE ON ADJOINING PARCEL TO REMAIN. PROTECT DURING CONSTRUCTION.
- EXISTING ASPHALT SURFACING IN PARKING LOT TO REMAIN. PROTECT DURING CONSTRUCTION.
- EXISTING DUMPSTER AND RECYCLE BIN ENCLOSURE TO REMAIN. PROTECT DURING CONSTRUCTION.
- EXISTING LIGHT POLE RELOCATED TO THIS LOCATION
- EXISTING 'FIRE DEPARTMENT ACCESS' SIGN TO REMAIN.
- EXISTING POWER POLE TO REMAIN. PROTECT DURING CONSTRUCTION.

KEYNOTES FOR PROPOSED FEATURES

- NEW 25 FEET HIGH LIGHT POLE TO MATCH WITH CIVIC CENTER LIGHT POLE. SEE ELECTRICAL SHEETS FOR DETAIL.
- NEW CONTINUOUS CONCRETE CURB
- NEW ASPHALT SURFACING IN PARKING LOT. SEE CIVIL DRAWINGS FOR STRIPING DETAILS.
- NEW 6-FEET HIGH 'CLEAR' ANNODIZED ALUM. PICKET FENCE TO MATCH WITH FENCE USED AT CIVIC CENTER. SEE SHEET A0.40 FOR DETAIL.
- NEW 24-FEET WIDE, 6-FEET HIGH 'CLEAR' ANNODIZED ALUM. PICKET FENCE GATE WITH POST. SEE SHEET A0.40 FOR DETAIL.
- NEW CONCRETE SIDEWALK. SEE DIMENSIONS ON PLAN FOR WIDTH INFORMATION.
- NEW PANEL. SEE ELECTRICAL SHEETS FOR DETAIL.
- NEW 16 FEET HIGH PEDESTRIAN LIGHT POLE. SEE ELECTRICAL SHEETS FOR DETAIL.
- NEW SURFACE FINISH. SEE SHEET A0.20 FOR FINISH INFORMATION.
- NEW BIKE RACK. SEE A0.30 FOR INFORMATION.
- NEW DRINKING WATER FOUNTAIN. SEE A0.30 FOR INFORMATION.
- NEW CONCRETE SEAT ON BLOCK WALL. SEE DETAIL 1/A0.41 FOR INFORMATION.
- NEW DECORATIVE LANDSCAPE LIGHT FIXTURE. SEE ELECTRICAL SHEETS FOR DETAIL.
- NEW METAL CANOPY. SEE SHEET A4.10 FOR INFORMATION.
- BENCHES - TYPICAL OF 3. SEE SHEET A0.30 FOR INFORMATION.
- NEW TRASH / RECYCLING CAN - TYPICAL OF 2. SEE SHEET A0.30 FOR INFORMATION.
- NEW SHELTER. SEE SHEET A3.10 FOR SYSTEM INFORMATION.
- NEW 6-FT WIDE, 6-FEET HIGH 'CLEAR' ANNODIZED ALUM. PICKET FENCE GATE WITH POST. SEE SHEET A0.40 FOR DETAIL.
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- MODIFIED RETENTION AREA. SEE CIVIL SHEETS FOR DETAIL.
- NEW CONCRETE SIDEWALK WITH CONCRETE STRUCTURAL WALL AT RETENTION AREA.
- NEW PARK ENTRY SIGNAGE. SEE SHEET A0.11 FOR DETAIL.

SITE PARKING INFORMATION

PER PARKING STANDARDS PROVIDED BY AMERICAN PLANNING ASSOCIATION, PARKS HAVING AN AREA OF 50 ACRES OR LESS TO HAVE 1 PARKING SPACE FOR EACH ONE-HALF ACRE OF DEVELOPED PARK AREA UP TO 15 ACRES, PLUS 1 PARKING SPACE FOR EACH 400 SQ. FEET OF FLOOR AREA IN THE REMAINING AREA OF EACH BUILDING IN THE PARK.

DEVELOPED AREA OF PARK = 0.75 ACRES = 2 PARKING SPACES REQUIRED

STAGE = 480 SQ. FEET = 2 PARKING SPACES REQUIRED

PARKING PROVIDED: 14 STANDARD SPACES (9' X 20')
01 ADA SPACE (12' X 20')

15 TOTAL SPACES

PER THE 2020 FLORIDA ACCESSIBILITY CODE TABLE 202.2, A MINIMUM OF (1) OF THE PROVIDED (17) PARKING SPACES SHALL BE ACCESSIBLE SPACES.

LEGEND

- LIGHT POLE WITH WI-FI & MULTISENSOR CCTV
- LIGHT POLE WITH SINGLE HEAD
- PARKING STALL COUNT
- TRASH / RECYCLE CAN
- RELOCATED / NEW FENCE
- EXISTING FENCE TO REMAIN



PROPOSED SITE PLAN & KEYNOTES

SCALE: 1" = 10'-0"

DRAWN BY: JA
CHECKED BY: AZ
DATE: 08-21-2023

REVISIONS:
10-23-23 PERMIT CO-ORD
12-22-23 PERMIT CO-ORD

2203

A0.10A

SITE PLAN - PROPOSED

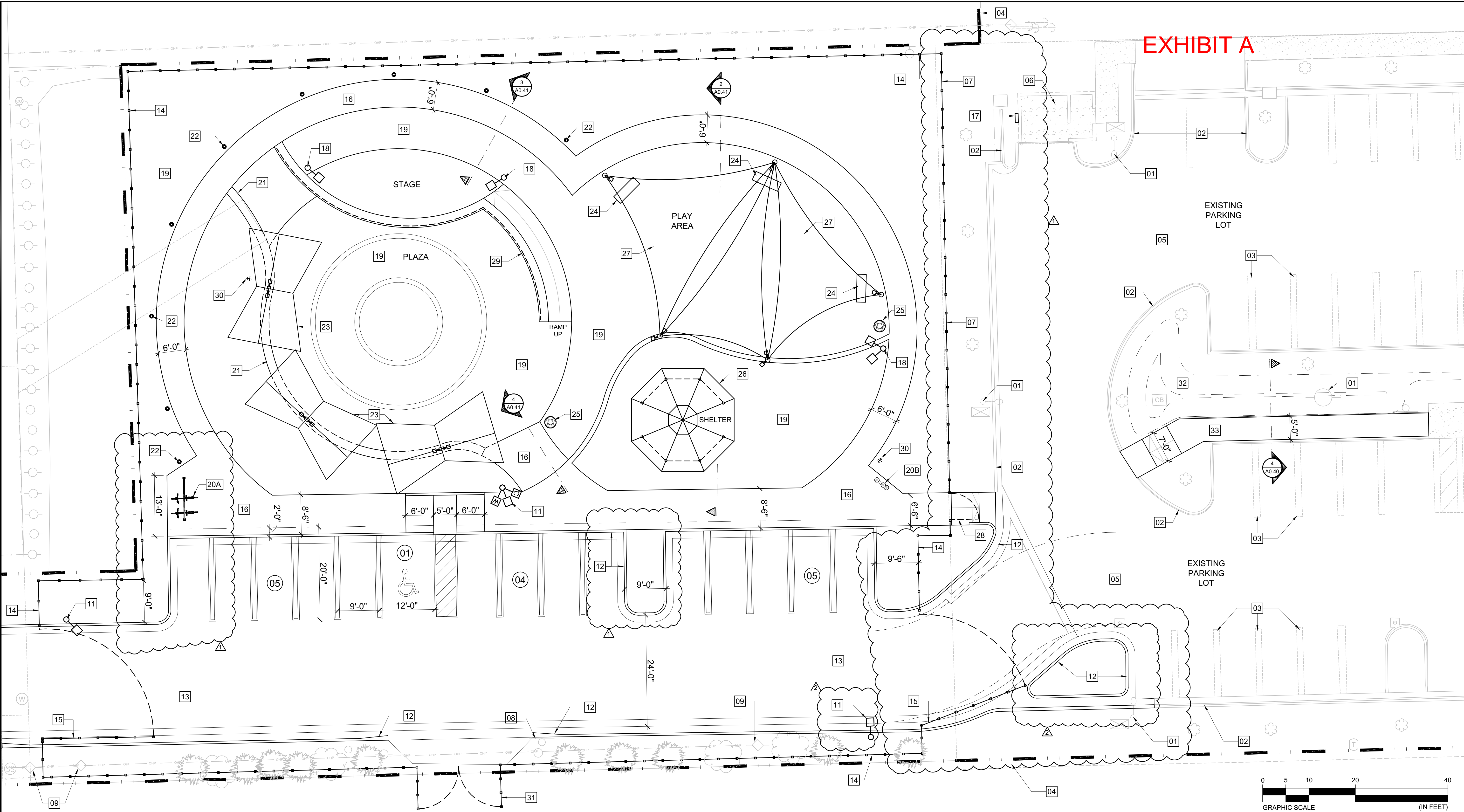


EXHIBIT A

Abbas H. Zackria
Digitally signed by Abbas H. Zackria
Date: 2023.12.28 06:27:51 -05'00'

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- 05 EXISTING ASPHALT SURFACING IN PARKING LOT TO REMAIN. PROTECT DURING CONSTRUCTION.
- 06 EXISTING DUMPSTER AND RECYCLE BIN ENCLOSURE TO REMAIN. PROTECT DURING CONSTRUCTION.
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- 08 EXISTING 'FIRE DEPARTMENT ACCESS' SIGN TO REMAIN.
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- 25 NEW TRASH / RECYCLING CAN - TYPICAL OF 2. SEE SHEET A0.30 FOR INFORMATION.
- 26 NEW SHELTER. SEE SHEET A3.10 FOR SYSTEM INFORMATION.
- 27 NEW SHADE STRUCTURE. SEE SHEET A2.10 FOR SYSTEM INFORMATION.
- 28 NEW 6-FT WIDE, 6-FEET HIGH 'CLEAR' ANNOIDIZED ALUM. PICKET FENCE GATE WITH POST. SEE SHEET A0.40 FOR DETAIL.
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- 30 NEW LOCKABLE HOSE BIBB. SEE CIVIL SHEETS.
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- 32 MODIFIED RETENTION AREA. SEE CIVIL SHEETS FOR DETAIL.
- 33 NEW CONCRETE SIDEWALK WITH CONCRETE STRUCTURAL WALL & RETENTION AREA
- 34 NEW PARK ENTRY SIGNAGE. SEE SHEET A0.11 FOR DETAIL.

SITE PARKING INFORMATION

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PER THE 2020 FLORIDA ACCESSIBILITY CODE TABLE 1102.2, A MINIMUM OF (1) OF THE PROVIDED (15) PARKING SPACES SHALL BE ACCESSIBLE SPACES.

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- LIGHT POLE WITH SINGLE HEAD
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PROPOSED SITE PLAN & KEYNOTES

SCALE: 1" = 10'-0"

AAC
PZ23-12000041
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A0.10B

SITE PLAN - PROPOSED

PLANT SCHEDULE

CODE COMMON NAME

TREES

BS Gumbo Limbo
BSR Gumbo Limbo
CB Silver Buttonwood
PE Alexander Palm
QV Southern Live Oak
TR Tipuana Tipu

SHRUBS

AL Lemon Bromeliad
CM Mommy Groton
3PPP MIN.
CR Red Tip Coco Plum
DG Golden Dewdrops
HF Fiesta Tropical Hibiscus
ZI Coontie

SHRUB AREAS

FG Green Island Ficus
JJ Wax Jasmine
TF Fakahatchee Grass

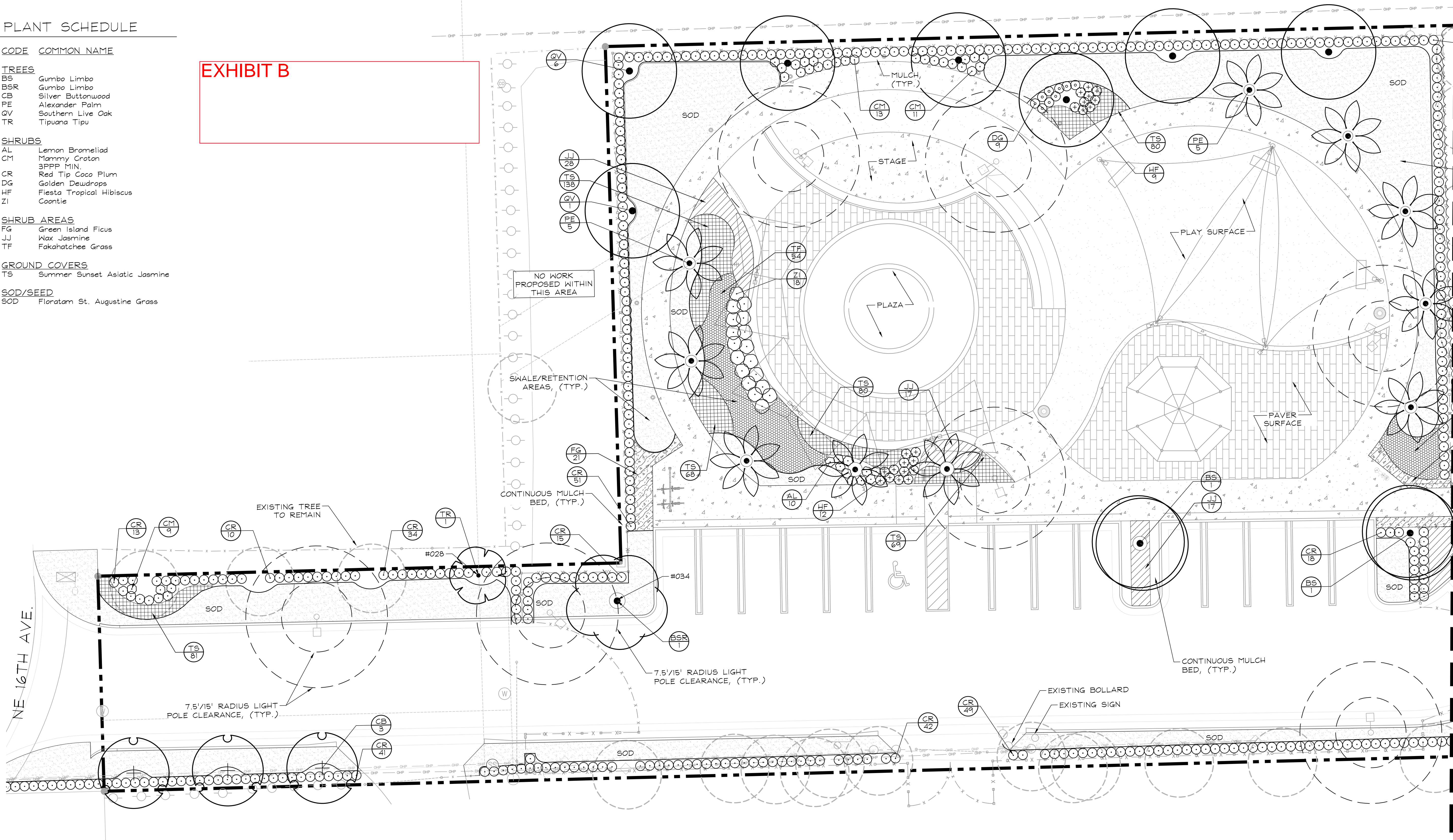
GROUND COVERS

TS Summer Sunset Asiatic Jasmine

SOD/SEED

SOD Floratam St. Augustine Grass

EXHIBIT B



KimleyHorn

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PROJECT LANDSCAPE ARCHITECT:

VAS C. HARGRETT,
Thomas C. Hargrett
LA #00000512
12/19/23

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CHARLOTTE BURRIE COMM. CENTER
PLAZA AND PASSIVE PARK
2669 N FEDERAL HWY,
POMPANO BEACH, FL 33064

DRAWN BY: BM

CHECKED BY: TH

DATE: 12-22-2023

REVISIONS:

△ 10-23-23 PERMIT CO-ORD

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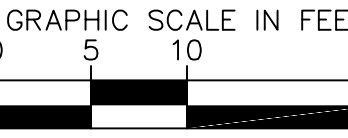
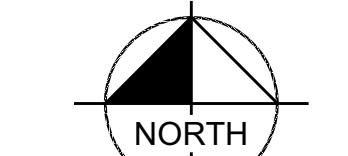
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LANDSCAPE PLAN

AAC

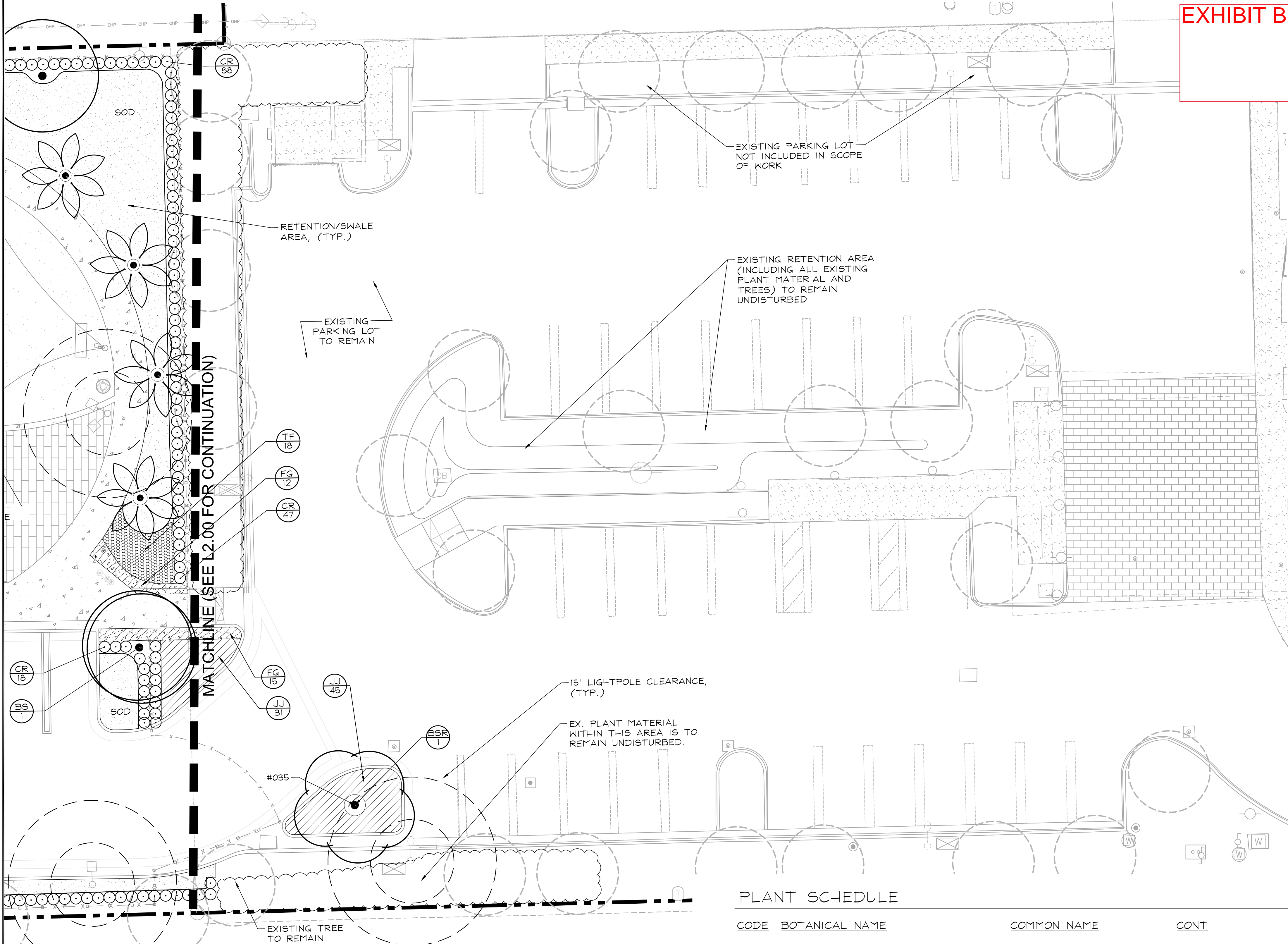
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CODE REQUIREMENTS		
TOTAL PROJECT AREA: 32,234.4 SF (0.74 ACRES) IMPERVIOUS AREA: 23,130.4 SF (0.53 ACRES)		
ZONING: B-3 PERVIOUS AREA: 9,104 SF (0.21 ACRES)		
LAND USE: GENERAL BUSINESS		
	REQUIRED	PROVIDED
SEC. 155.5203.B.2.g.ii.(D).(3.) NO MORE THAN 50% OF TOTAL NUMBER OF REQUIRED TREES SHALL BE PALM TREES. 25 TOTAL TREES/PALMS x 50% = 12 PALMS MAX	12 PALMS MAX	10 PROP PALMS (PE)
SEC. 155.5203.C 1 TREE AND 5 SHRUBS PER 3,000 SQ FT OF PERVIOUS LOT AREA OR MAJOR FRACTION THEREOF 9,104 SF / 3,000 SF x 1 TREE = 3 TREES 9,104 SF / 3,000 SF x 5 SHRUBS = 15 SHRUBS	3 TREES 15 SHRUBS	25 PROPOSED TREE/PALMS + EXISTING/RELOCATED 773 SHRUBS
SEC. 155.5203.D.1.3.b PERIMETER LANDSCAPING STRIPS SHALL BE COMPRISED OF CANOPY TREES SPACED A MAXIMUM AVERAGE OF 30' ON CENTER NORTH: 175 LF / 30 LF x 1 TREE = 6 TREES SOUTH: 433 LF / 30 LF x 1 TREE = 15 TREES	6 TREES 15 TREES	5 PROPOSED TREES + 1 EX. PALMS/TREES 3 PROPOSED TREES + 15 EX. PALMS/TREES
SEC. 155.5203.D.1.4.b.iii EACH LANDSCAPE ISLAND SHALL CONTAIN AT LEAST 1 CANOPY TREE. UNDERSTORY TREES MAY BE SUBSTITUTED IN AREAS BENEATH OVERHEAD UTILITY LINES. 4 LANDSCAPE ISLANDS x 1 TREE = 4 TREES	4 TREES	4 TREES

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT TOL.	QTY
TREES								
BS	Bursera simaruba	Gumbo Limbo	F.G.	3" Cal.	16' HT x 5' SPR	Yes	Yes	2
BSR	Bursera simaruba	Gumbo Limbo	Relocated					2
CB	Conocarpus erectus f. sericeus	Silver Buttonwood	F.G.	2" Cal.	12' HT x 4' SPR	Yes	Yes	3
PE	Ptychosperma elegans	Alexander Palm	F.G.	16' OA		No	Yes	10
QV	Quercus virginiana	Southern Live Oak	F.G.	4" Cal.	16' HT x 6' SPR	Yes	Yes	7
TR	Tipu Tree	Tipuana Tipu	Relocated					1
SHRUBS								
AL	Aechmea blanchetiana 'Lemon'	Lemon Bromeliad	Cont.	24" O.C.	18" HT	No	Yes	10
CM	Codiaeum variegatum 'Mammy'	Mammy Croton	Cont.	24" O.C.	15"x15"	No	Yes	33
CR	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	Cont.	24" O.C.	24"x24"	Yes	Yes	390
DG	Duranta erecta	Golden Dewdrops	Cont.	24" O.C.	15"x15"	No	Yes	9
HF	Hibiscus rosa-sinensis 'Fiesta'	Fiesta Tropical Hibiscus	Cont.	24" O.C.	18"x18"	No	Yes	21
ZI	Zamia integrifolia	Coontie	30" HT. X 30" SPR.	30" O.C.				18
SHRUB AREAS								
FG	Ficus microcarpa 'Green Island'	Green Island Ficus	Cont.	24" O.C.	15"x15"	No	Yes	48
JJ	Jasminum volubile	Wax Jasmine	Cont.	24" O.C.	15"x15"	No	Yes	138
TF	Tripsacum dactyloides	Fakahatchee Grass	Cont.	30" O.C.	18" HT. X 18" SPR.	Yes	Yes	72
GROUND COVERS								
TS	Trachelospermum asiaticum 'Summer Sunset'	Summer Sunset Asiatic Jasmine	Cont.	12" O.C.	12"x12"		Yes	516
SOD/SEED								
SOD	Stenotaphrum secundatum 'Floratum'	Floratum St. Augustine Grass	Sod					± 4,761 sf

EXHIBIT B

- SHALL REFER TO THE LANDSCAPE PLANTING LIST, GENERAL NOTES AND ALL CONTRACT FOR FURTHER AND COMPLETE INSTRUCTIONS.
- QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL BE USED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
- PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
 - ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
 - CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
 - CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
 - ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
 - ALL TREES DESIGNATED AS SINGLE TRUNK SHALL HAVE A SINGLE, RELATIVELY STRAIGHT, DOMINANT LEADER, PROPER STRUCTURAL BRANCHING AND EVEN BRANCH DISTRIBUTION. TREES WITH BARK INCLUSION, TIPPED BRANCHES, AND CO-DOMINANT TRUNKS WILL NOT BE ACCEPTED. TREES WITH GIRDLING, INTACT LEADER CIRCLING AND/OR PLUNGING ROOTS WILL BE REJECTED.
 - A PRE-CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY WORK IS PERFORMED ON SITE.
 - ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON NATURAL MATERIAL SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.

KimleyHorn

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WWW.KIMLEY-HORN.COM CA 00000696

PROJECT LANDSCAPE ARCHITECT:

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LA 00000512
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LANDSCAPE PLAN