

PREPARED BY
Jae Eun Kim
City of Pompano Beach
Development Services Department
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

RECORD AND RETURN TO:
RICHARD SMITH
PO BOX 51618
LIGHTHOUSE POINT
FL 33074

(Space above is reserved for Recording Data)

RECORDING COVER SHEET

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NAME OF DOCUMENT: Development Order of Minor Administrative Adjustment

EXECUTED BY: DAVID L. RECOR, ICMA-CM,
Development Services Director
City of Pompano Beach

TO: BANYAN WOOD PROPERTIES INC

FOLIO NUMBER: 494201000120

PROPERTY ADDRESS: 900-902 SE 1 STREET, POMPANO BEACH FL 33060



Development Services Department
Planning & Zoning Division
City of Pompano Beach, Florida

100 W. Atlantic Boulevard, Pompano Beach, Florida 33060 | p: 954.786.4679 | f: 954.786.4666

MINOR ADMINISTRATIVE ADJUSTMENT

This is a request for a Minor Administrative Adjustment pertaining to Section 155.2421 of the Zoning Code, in order to allow for the construction of 56 parking spaces rather than the required 62 spaces, as per Table 155.5102.D.1: Minimum Number of Off-Street Parking Spaces. This will effectuate a deviation of 10% which is the maximum allowable minor administrative adjustment for the minimum number of off-street parking spaces.

Property Owner: BANYAN WOOD PROPERTIES INC
Property Location: 900-902 SE 1 STREET, POMPANO BEACH FL 33060
P&Z#: 18- 16000006
Legal Description: 1-49-42 S 305 OF N 510 OF N1/2 OF GOVT LOT 3 LESS W 1203.7

The request for a Minor Administrative Adjustment includes the application, written narrative, owner's certificate, survey, previously approved site plan (PRA 73-9840, Exhibit "A"), and draft retroactive landscape plan illustrating modified existing parking lots with 56 parking spaces (Exhibit "B".)

The requested Administrative Adjustment would allow for the construction of 56 parking spaces with associated landscape areas. As shown on the previously approved site plan (PRA 73-9840), the parking lot did not provide adequate internal circulation for residents or landscape areas. After review of the above mentioned submittal items, staff has determined that the request to modify the existing parking lot to provide 56 parking spaces would promote a safe and healthy living environment.

It is therefore determined this request would be consistent with Minor Administrative Adjustment Review Standards as required under Section 155.2421(E)(2):

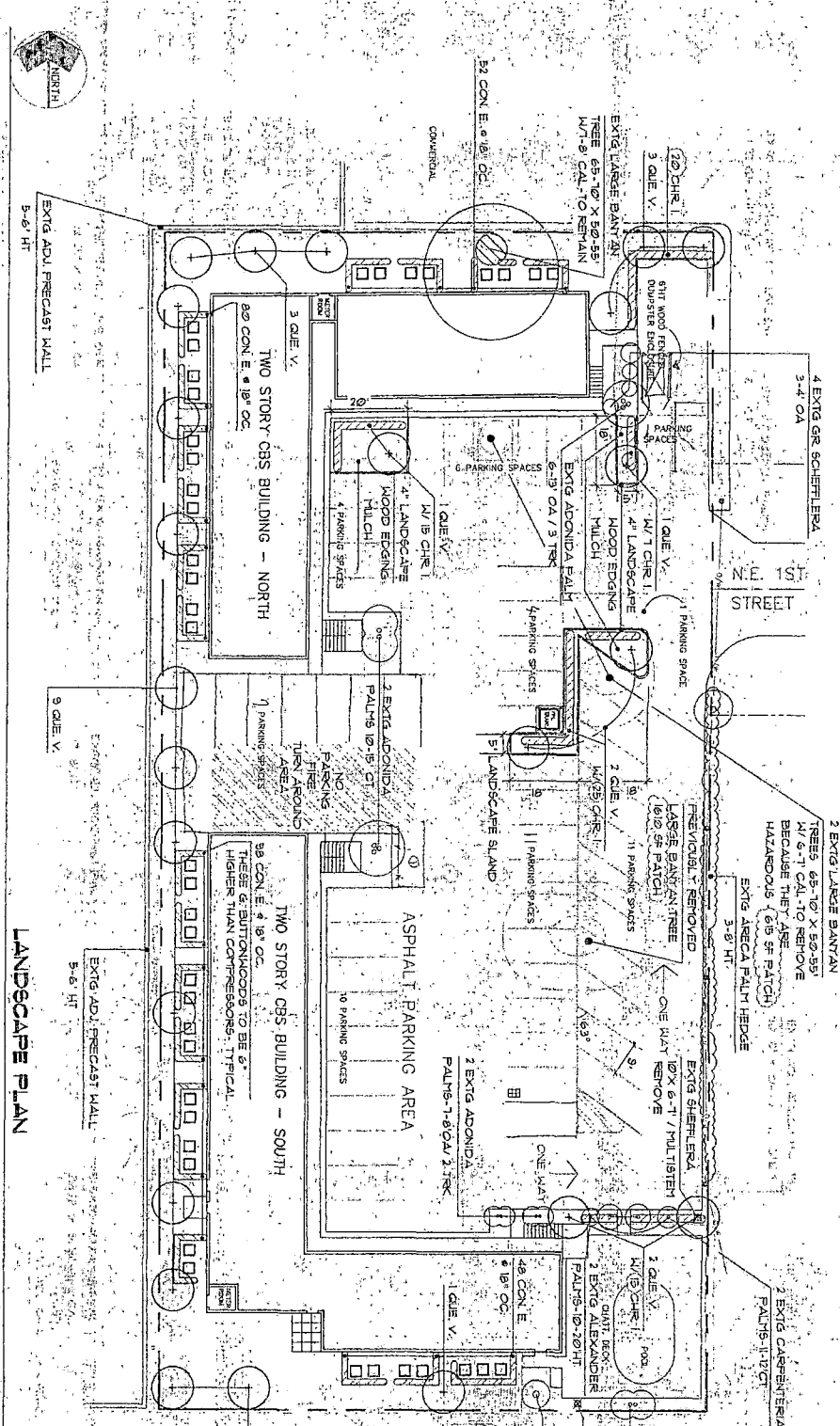
- a. The requested Administrative Adjustment is not inconsistent with the character of development in the surrounding area, and will not result in incompatible uses.
- b. Any adverse impacts resulting from the Administrative Adjustment will be mitigated to the maximum extent practicable.
- c. The Administrative Adjustment is of a technical nature (i.e., relief from a dimensional or design standard), and is either:
 - i. Required to compensate for some unusual aspect of the development site or the proposed development that is not shared by landowners generally;
 - ii. Supporting an objective from the purpose statements of the zoning district where located; or
 - iii. Proposed to protect sensitive natural resources or save healthy existing trees.
- d. The Administrative Adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands, and will not pose a danger to the public health or safety.
- e. The Administrative Adjustment is consistent with the comprehensive plan.

It is found that this application meets the general and specific standards required to be met under Section 155.2421, Administrative Adjustments. This request is **APPROVED** on this 28th day of February 2018.

David L. Recor, ICMA-CM
Development Services Director

Date 3/1/18

EXHIBIT "B"



LANDSCAPE PLAN
SCALE 1" = 16'

PLANT LIST

TREES & PALMS	COMMON NAME	SIZE
ONE V. 24	DECAISNE VIBURNUM	12-18" X 5-6" / MIN 9" CT & 2' CAL
ONE V. 24	DECAISNE VIBURNUM	LIVE OAK
ONE V. 24	DECAISNE VIBURNUM	2' X 2' @ 24" CT
ONE V. 24	DECAISNE VIBURNUM	2' X 18" @ 18" CT

LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES - REFER DRAWING BY GENERAL CONTRACTOR.
- ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEP. OF AGRICULTURE, GRASSES & STRAWBERRIES, PARTS 1 & 11, 1973 & 1975.
- PLANTING SOIL TO BE A YIELD FREE MIXTURE OF WICK & SAND (50/50) WITH 50 LBS OF FERTILIZER PER 6 CU. YDS.
- TREES & PALMS QUANTIFIED FOR 180 DAYS - SPRING 90 DAYS.
- APPLY 2" MULCH/COMPOST/COAGULANT WHICH AROUND ALL PLANTS WITHIN 2 DAYS.
- WHERE THERE ARE 4" OR MORE SPACES TO BE PLANTED, PLANT ROWS, SPACES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
- TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMAN LIKE MANNER WITH NO NAIL STAKING PERMITTED.
- ALL NECESSARY EQUIPMENT IS TO BE SCREENED FROM VIEW USING AN APPROVED HEDGE, FENCE OR WALL, AND LABEL AS SUCH ON THE PLAN.

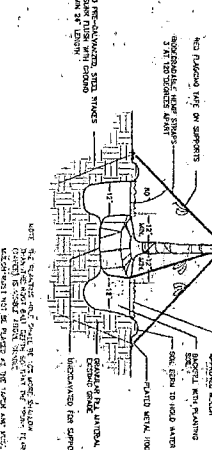
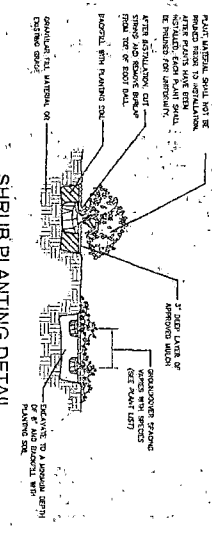
POINT-AND-BEACH LANDSCAPE NOTES

- THE CONTRACTOR MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE. CALL 561-545-7168 OR EMAIL AT LANDSCAPE@PBC.GOV
- ALL ROAD ROCK, ASPHALT AND/OR OTHER NON-NATURAL MATERIAL TO BE REMOVED AND REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.

IRRIGATION NOTE:
ALL NEW LANDSCAPE TO BE FULLY IRRIGATED WITH HANDWATERING

REPLACEMENT TREES

TREE REMOVED BY STORY	REPLACEMENT TREES	VALUE
1 BANYAN TREE / OLD DYING	14 LIVE OAKS 12-18" HT X 5-6" DBH @ \$5,000	
2 BANYAN TREES / OLD DYING	10 LIVE OAKS 12-18" HT X 5-6" DBH @ \$5,000	



GRAPHIC SCALE 1" = 16'

EXISTING CONDITIONS WITH MINIMAL NEW LANDSCAPE PLAN
SCALE 1" = 16'

NEW & EXISTING SITE & LANDSCAPE FOR
APARTMENT BUILDING
500-502 E. 1ST STREET, PORTLAND BEACH, FLORIDA

BRUCE E. CUMMINGS P.A.
LANDSCAPE ARCHITECTS
LAUDERDALE BY THE SEA, FLA.
954/771-6184

DATE / REVISION
5 MAY 2008
8 OCT 2008
1 NOV 2008
6 DEC 2008
11 JAN 2009
8 MAY 2009
21 DEC 2009
14 FEB 2008