

CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 16-12000065

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 **WASTE MANAGEMENT INC OF FLORIDA**.

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 property in order to construct an industrial development and related site improvements. The project consists of two phases that include three principal buildings, associated parking, loading docks and landscaping. The property is located at 1951 N Powerline Road; more specifically described in the legal description below.

TRACT A, DELTA POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 1,759,968 SQUARE FEET OR 40.403 ACRES MORE OR LESS.

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 is 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 March 22, 2017,

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


1. Obtain a Development Order for Major Building Design from the Architectural Appearance Committee.
2. Plat note amendment must be obtained to amend the restriction on allowable square footage of industrial use (Plat Note #1), and amends or extends the expiration date of the Plat (Plant Notes #2 and #3), prior to building permit approval.
3. Phase 2 must commence within two years from the date of the Development Order, pursuant to 155.2407.G.1.
4. At the time of Phase 1 permitting, submit a plan that demonstrates that the treatment of Phase 2 will allow for overall site compliance with all applicable regulations.
5. Any easement that will not be utilized and/or are in conflict with the proposed development must be vacated, prior to building permit approval.
6. Landscape and irrigation plans must meet zoning code requirements.
7. Provide a BSO-approved CPTED plan prior to building permit approval.

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 22nd day of

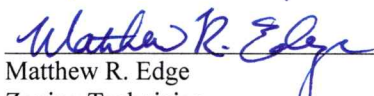
March, 2017




FRED STACER
Chairman
Planning and Zoning Board/Local Planning Agency

4/5/17
Date

Filed with the Advisory Board Secretary this 4 day of April, 2017.


Matthew R. Edge
Zoning Technician