

CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 21-12000002

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 consolidated Emergency Operations Center/Fire Administration/Fire Logistic facility and a new parking garage, along with reconfigured surface parking and landscaping (Project). The footprint of the proposed building and parking garage is 49,177 square feet, with the existing buildings of 67,456 for a total footprint area of 116,633 on a 566,195 sq. ft. site (13 acres), a lot coverage of 20.6%. The existing administration building is two stories (134,912 square feet), and the new administration building proposed is three stories totaling 44,676 square feet. The new parking garage will have 200 parking spaces for a total of 347 spaces. The Project encompasses the following properties: 100 SW 3 Street; which is more specifically described as follows:

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PARCEL "A", "P.B.P.F. PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 18, OF THE 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 March 23, 2022.

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:

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

Compliance Permit approval:

1. A Plat Note Amendment is required to amend the existing Plat Note that states “The plat is restricted to a 115,000 square foot government facility” in order to allow for the existing buildings, the new Fire Administration/EOC and the future additional fire training tower.
2. Standard Conditions of Approval and/or Specifications required prior to Building Permit/

Zoning Compliance Permit issuance:

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- a. Include a copy of the approved CPTED plan, with evidence of approval from the Broward Sheriff's Office.
- b. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
- c. Substantial compliance with the plans, as submitted with this application.
- d. Provide evidence that the required right-of-way has been dedicated on SW 3 St.

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

23rd day of March, 2022.


DocuSigned by:

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April 6, 2022

Fred Stacer
 Chairman
 Planning and Zoning Board/Local Planning Agency

Filed with the Advisory Board Secretary this 31st day of March, 2022

DocuSigned by:

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April 6, 2022

Rafaela Thermidor
 Assistant Planner