



DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director
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DEVELOPMENT ORDER (20 – 12000013)

A DEVELOPMENT ORDER ISSUED BY THE CHAIRMAN OF THE DEVELOPMENT REVIEW COMMITTEE, CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO SECTIONS 155.2407, CODE OF ORDINANCES; APPROVING THE APPLICATION FOR THE DEVELOPMENT PERMIT FOR SITE IMPROVEMENTS ON THE PROPERTY LOCATED AT 2335 EAST ATLANTIC BLVD.

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

WHEREAS, Section 155.2207, Code of Ordinances, authorizes the Director of Development Services to conduct staff review for this project, which involves improvements to 2335 East Atlantic Blvd (Bank of America property) by constructing a 6,932 square foot (0.15 acre) public plaza with landscape, hardscape, water features, and site furniture.

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 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 as Chairman of the Development Review Committee subject to the DRC comments from the meeting of June 3, 2020.

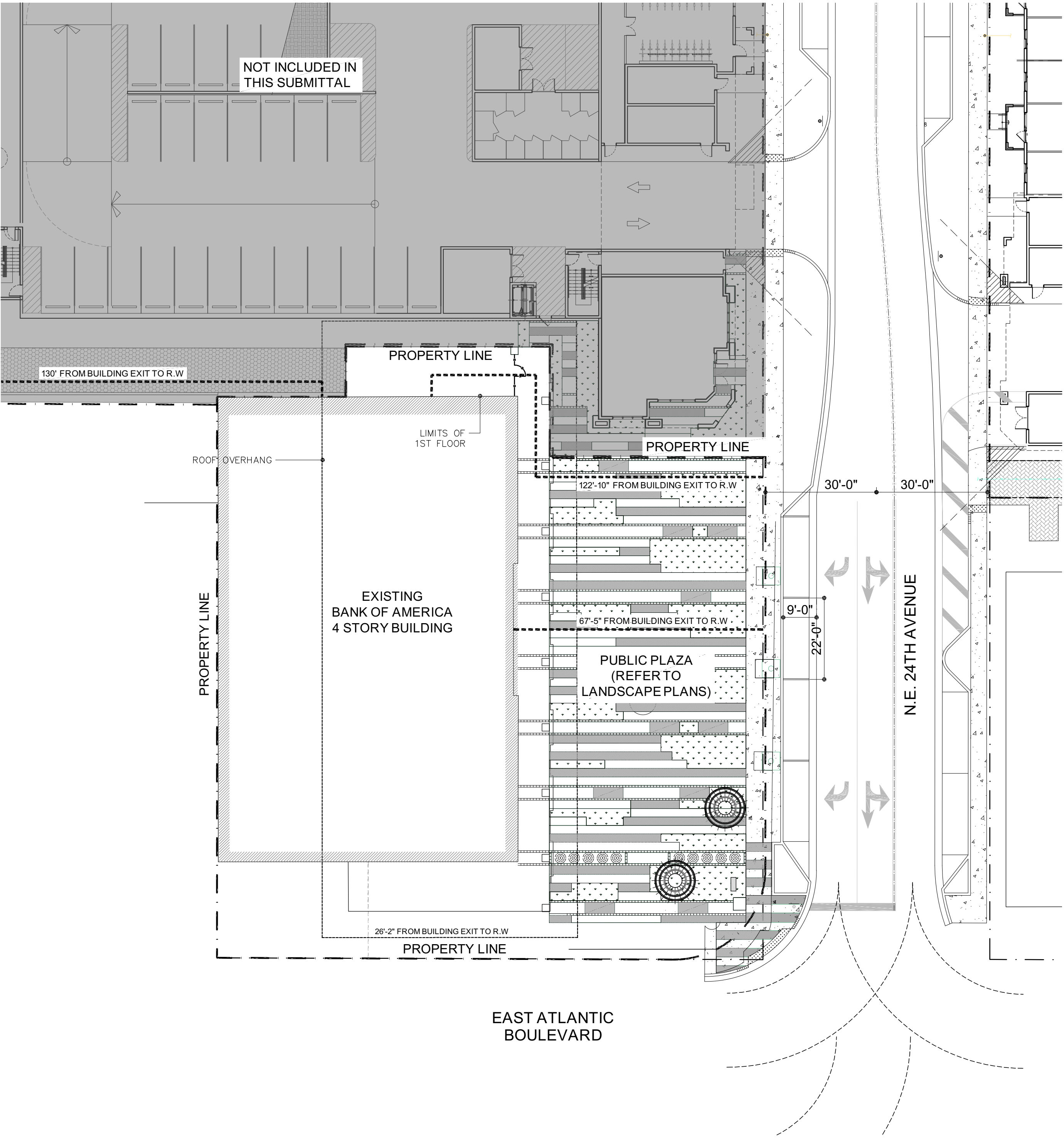
1. Construction of the public plaza must commence within 6 months of completion of the first parking garage of the Pompano Station development (PZ#19-12000047). The plaza must be completed prior to the issuance of the final Certificate of Occupancy for the Pompano Station development.
2. The Broward County Trafficways Plan requires 110' ROW for East Atlantic Blvd. To accommodate the 110' ROW, a dedication of 15' is required. A revocable license agreement may be necessary to accommodate the existing structure.
3. Provide a survey and set of plans that demonstrate property lines that are consistent with the Broward County Property Appraiser's records.
4. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
5. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
6. Substantial compliance with the plans, as submitted with this application.

EXPIRATION DATE IS 24 MONTHS FROM THE DATE OF SIGNING

Daniel T. Keester-O'Mills, Principal Planner

12/29/2020

Date



SITE IMPROVEMENT DATA		
Location:	2335 East Atlantic Blvd., Pompano Beach, FL 33062	
Zoning Designation:	Transit Oriented (TO)	
Overlay District:	East Overlay District (EOD) - Core Subarea	
Type of Use:	Public Plaza / Office Building	
Site Area:	22,185 sf.	.51 ac
OPEN SPACE		
Type	Required	Provided
Pervious - 10% min.	2,219 sf.	2,679 sf.
Impervious - 90% max.	19,967 sf.	19,506 sf.
Open Space - 10% min.	2,219 sf.	7,907 sf.

PLAZA DATA		
Gross Plaza Area:	6,932 sf.	.15 ac
1. 155.3501.K.4.B. THE MINIMUM HARD SURFACED AREA OF A PLAZA IS 50% AND THE MAXIMUM IMPERVIOUS SURFACE AREA IS 75%. THE PERVIOUS SURFACE AREAS SHALL CONSIST PRIMARILY OF DROUGHT TOLERANT GROUND COVERS TREES THAT ARE REGULARLY SPACED, AND GARDEN STRUCTURES SUCH AS BENCHES, TABLES AND FOUNTAINS. THE IMPERVIOUS SURFACES SHALL CONSIST OF PAVED AREAS, PERMANENT ARCHITECTURE SUCH AS ARCHWAYS, STATUES AND GAZEBO'S OR WATER-ORIENTED FEATURES		
PLAZA OPEN SPACE / PERVIOUS AREA	2,096 S.F.	(30.3%)
PLAZA IMPERVIOUS AREA	4,836 S.F.	(69.7%)

REQUIRED PARKING			
Refer to parking study submitted in the associated Major Site Plan application #19-12000047			
Residential and Commercial Parking Spaces Required (As per Parking Study)	298 sp.		
PARKING PROVIDED			
Parking Garage (Refer to Major Site Plan application #19-12000047)			
Level	Standard	HC	Total per FL
Level 1	25	1	26 sp.
Level 2	51	1	52 sp.
Level 3	51	1	52 sp.
Level 4	46	1	47 sp.
Levels 5-7	153	3	156 sp.
Level 8	22	1	23 sp.
Sub-Total	348	8	356 sp.
On Street Parking			4 sp.
GRAND TOTAL PROVIDED (Includes Residential and Commercial Parking)			360 sp.
Note: Total parking provided (360) meets requirement for residential and commercial buildings.			

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

MSA ARCHITECTS & PLANNING

ARCHITECTS

ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.

AAAC000895

8850 SW 74th COURT

SUITE 1513

MIAMI, FLORIDA 33156

(305) 272-9911

JOSE I. SAUMELL

ARCHITECT

DESIGNED

151341-04007

2019.06.10

AR0013085

POMPANO STATION - PLAZA

FOR:

GROVER CORLEW

LOCATED AT:

POMPANO BEACH, FL

BY

DRC SUBMITTAL

02/28/20

DRAWN

DATE

SCALE

JOB NO.

SHEET TITLE:

PUBLIC PLAZA

SITE PLAN

SHEET NUMBER:

SP-1.1



PUBLIC PLAZA - SITE PLAN

SCALE: 1" = 20'

Received after DRC Meeting

to address DRC comments

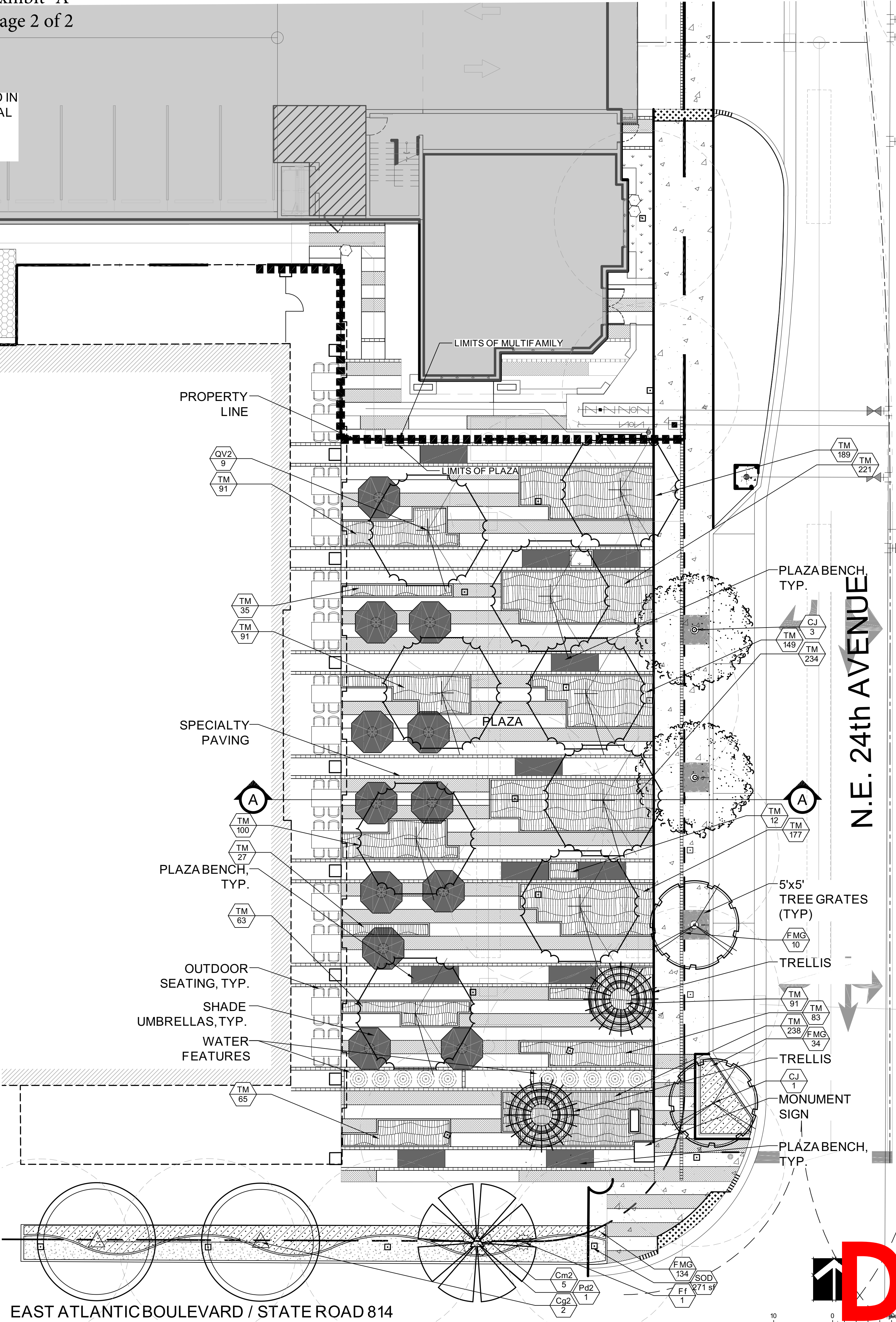
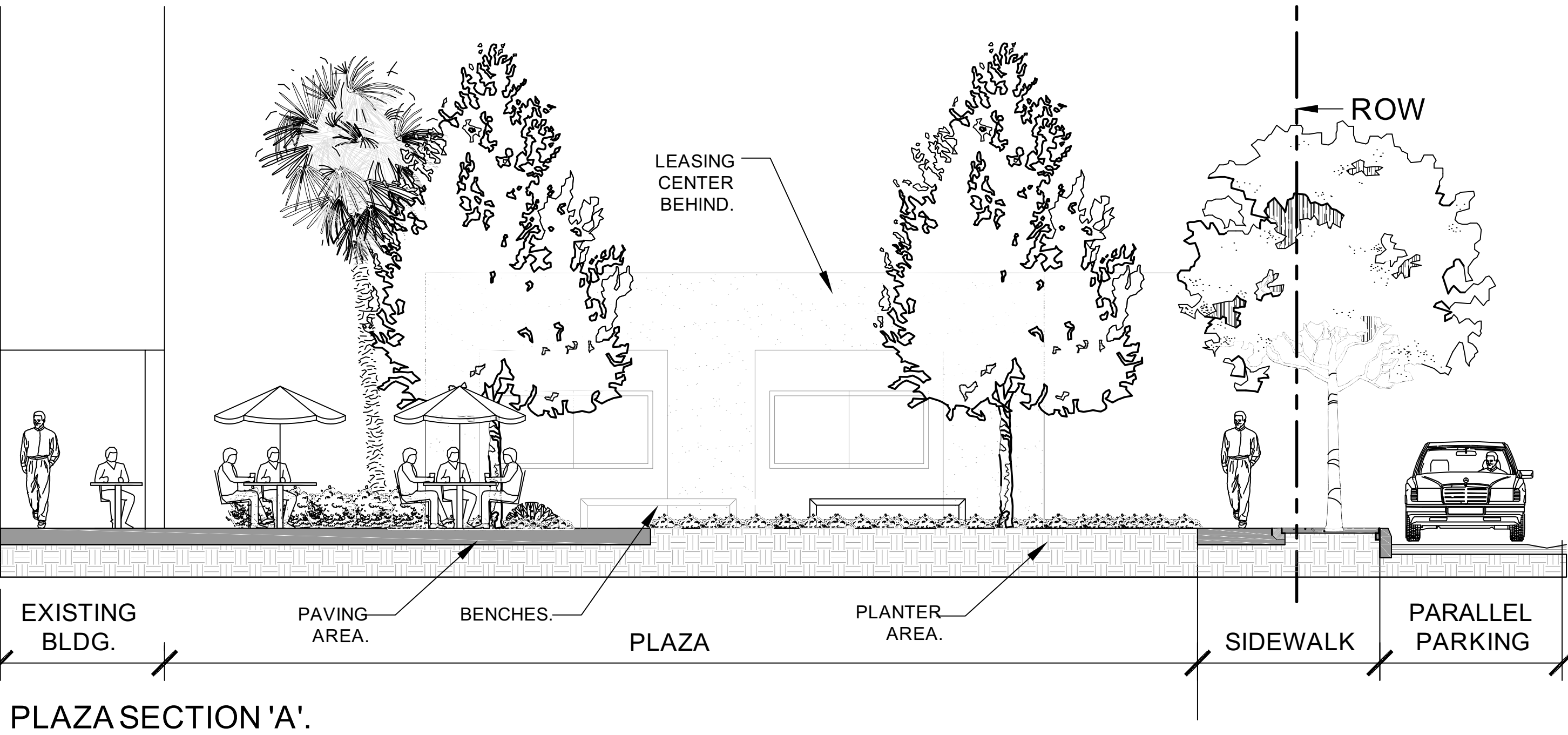
prior to the submission of a

Building Permit Application.

6/11/20

NOT INCLUDED IN
THIS SUBMITTAL
TO BE UNDER
APPLICATION
#19-12000047

PLANT SCHEDULE PLAZA										
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS	
QV2	9	QUERCUS VIRGINIANA	LIVE OAK	B & B F ELDGROWN	3" CAL	18" HT. MIN. 10' SPR. SINGLE STRAIGHT LEADER	YES	HIGH		
QV	2	QUERCUS VIRGINIANA	LIVE OAK	B & B F ELDGROWN	3" CAL	24" HT. X 12" SPR. 8' CT	YES	HIGH	TO BE SOURCED FROM LOCAL S.F.L. NURSERY. REASONY CERTIFIED	
EXISTING PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS	
PS2	1	PHOENIX DACTYLIFERA	DATE PALM	EXISTING			NO	HIGH		
EXISTING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS	
Cg2	2	CAESALPINIA GRANADILLO	BRIDAL VEIL TREE	EXISTING			NO	HIGH		
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS	
CJ	2	CASSIA JAVANICA	APPLE BLOSSOM CASSIA	B & B F ELDGROWN	2.5" DBH	12' HT. 5' CT. 7' SPD. MATCHED	NO	MODERATE		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	REMARKS	
Cm2	5	CODIAEUM VARIEGATUM 'MAMMY'	MAMMY CROTON	-		18" HT. X 12" SPD.	NO	HIGH		
F1	1	FURCRAEA F. OETIDA	MAURITIUS HEMP	-		24" HT. X 24" SPD.	NO	HIGH		
Pm	3	PODOCARPUS MACROPHYLLUS	YEW FINE	-		24" HT. X 20" SPR.	NO	HIGH		
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
FMG	188	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND F. ICUS	-		14" HT X 16" SPR	NO	HIGH	18" o.c.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
TM	1848	TRACHELOSPERMUM ASIATICUM 'MINIMA'	MINIMA JASMINE	-		4" HT X 12" SPR @	NO	MEDIUM	12" o.c.	
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
SOD	271 SF	STENDAPHNUM SECUNDATUM F. LORITAM	F. LORITAM ST. AUGUSTINE SOD	SOD						



AAL

Architectural Alliance Landscape

612 SW 4th Ave., Fort Lauderdale, FL 33315, LCC000037

TEL: 954-564-5803

EMAIL: lubronzo@archall.net

Hugh Johnson

Project Engineer

Digitally signed by Hugh Johnson

Date: 2020.04.29 10:26:40 -0400

Revision Dates

SITE PLAN SUBMITTAL

POMPANO STATION

FOR: GROVER CORLEW

POMPANO BEACH, FLORIDA

Sheet Description

LANDSCAPE PLAN

Release Date

4-28-20

Project Number

1947

Design Number

211

DRC

PZ20-12000013

6/3/20

Sheet 1 of 4