

CITY OF POMPANO BEACH  
BROWARD COUNTY  
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 15-12000011

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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 **TSATAS ACQUISITIONS LLC**.

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 to construct two (2) new two-story restaurants on the Intracoastal and a one-story retail building. The property is located south of East Atlantic Boulevard between the Intracoastal and Hibiscus Avenue; more specifically described in the legal description below:

LOTS 1 AND 2, BLOCK 5, LESS THE NORTH 15' THEREOF, TOGETHER WITH LOT 3, BLOCK 5, "POMPANO BEACH PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH PARCEL 2, DESCRIBED AS FOLLOWS:

LOTS 1,2,3,4 AND 5, BLOCK 1, "POMPANO BEACH PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS THE NORTH 20 FEET THEREOF; THE EAST 5' THEREOF; AND THE WEST 5' THEREOF. FOR ROAD RIGHT-OF-WAY.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.  
TOGETHER WITH PROPOSED RIGH-OF-WAY ABANDONMENT  
CONTAINING:  
PARCEL 1 33,421.10 SQUARE FEET  
PARCEL 2 55,937.27 SQUARE FEET  
ABANDONMENT 16,174.08 SQUARE FEET  
TOTAL SQUARE FOOTAGE= 105,532.45 SQUARE FEET, 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 are met; and

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WHEREAS, copies of the survey and final site plan are on file with the Department of Development Services, stamped with the meeting date of May 25, 2016.

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

1. For building permit approval, provide the following:
  - a. A Unity of Title must be submitted and approved, prior to building permit approval.
  - b. The minimum stacking requirements must be provided from all streets in conformance to Table 155.5101.G.8.B.
  - c. Provide a copy of the approved ordinance, prior to building permit approval, demonstrating that the abandonment has been approved by the City Commission.
  - d. All elements on waterways must obtain approvals from the Army Core of Engineers, FDOT and all other appropriate parties.
  - e. Evidence that the project will achieve at least twelve sustainable development points.
  - f. BSO approved CPTED Security Plan.
  - g. Civil drawings must comply with all relevant Utility code requirements.
2. Landscape & irrigation plans must meet zoning code requirements.
3. Confirmation from the City Engineer that the flooding and drainage issue on Riverside Drive will not be exacerbated.

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 25<sup>th</sup> day of May, 2016.



Fred Stacer  
Chairman

Planning and Zoning Board/Local Planning Agency

Date

Filed with the Advisory Board Secretary this 10<sup>th</sup> day of June, 2016.

Kerrie MacNeil  
KERRIE MACNEIL  
Zoning Technician