

CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 17-12000029

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 MLEF 1-2 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 a warehouse storage facility with ancillary office-showroom. The project consists of three one-story buildings, loading areas, and associated landscaping and parking improvements. The applicant is concurrently requesting rezoning approval from B-3 (General Business) to B-4 (Heavy Business) to allow the warehouse storage use. The property is currently vacant. The combined building footprint will be 54,121 sq. ft. on a 190,070 sq. ft. (4.36 acres) site (28.5% lot coverage). The property is located east of NW 31st Avenue, west of Canal Parcel 240 and south of Martin Luther King Blvd; more specifically described in the legal description below:

PARCEL 'C' OF THE LANIER PLAT, AS RECORDED IN PLAT BOOK 180, PAGE 182 OF THE BROWARD COUNTY RECORDS.

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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 November 15, 2017.

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. Subject to successfully rezoning from B-3 to B-4, which allows the proposed warehouse use.
2. Be advised of the following items:
 - a. The proposed project must comply with the Master Sign Program requirements, where multi-tenant nonresidential developments which exceed 5,000 square feet and which are located along a designated arterial or collector road as defined by the Broward County Trafficways Plan must obtain Master Sign Program approval. (§155.2416 Zoning in Progress)
3. Make the following revisions on plans:
 - a. Provide a parapet wall along all sides of the proposed buildings to screen rooftop mechanical equipment from view from adjacent streets and properties. As proposed, the rear of the buildings do not appear to include a parapet wall. (§155.5301.A)
 - b. In accordance with Plat Note #5, provide the following note on the plans: "All facilities for distribution of electricity, telephone and cable television shall be installed underground."
4. For permit approval, obtain the following final approvals:
 - a. Broward County EPD Surface Water Management Division must approve the proposed paving and drainage plans.

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- b. Subject to successfully amending Plat Note Amendment to Plat Note #1 to allow the proposed warehouse use.
 - c. Subject to successfully amending Plat Note Amendment to Plat Note #2 to amend the date by which a building permit for a principal building and first inspection approval must be issued.
 - d. Subject to successfully amending Plat Note Amendment to Plat Note #3 to amend the date by which construction of project water lines, sewer lines, drainage and the rock base for internal roads must be completed.
 - e. The NVAL on the Plat must be amended to provide for the proposed emergency access, unless a letter from Broward County is provided allowing the access.
 - f. Provide a letter of approval from FAA indicating that any structure within this Plat complies with Section IV D.I.F., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
5. Provide clarification for the following:
- a. CPTED plan approved by the Broward Sheriff's Office. (§155.2407.E.9)
 - b. Building permit plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - c. Provide the status of the easement delineated on the survey, called out as 5' SIDEWALK EASEMENT, P.B. 180, PG 182, B.C.R.
6. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

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

15th day of November, 2017.



FRED STACER

Chairman

Planning and Zoning Board/Local Planning Agency

11/15/17
DATE




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Filed with the Advisory Board Secretary this 30 day of November, 2017.



Matthew R. Edge
Zoning Technician