

CITY OF POMPANO BEACH  
BROWARD COUNTY  
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 17-12000022

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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 LORD CORPORATION.

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 new warehouse facility with a truck court, associated parking, and landscaping improvements. The property is currently vacant. The building footprint will be 68,996 sq. ft. on a 217,631 sq. ft. (5 acres) site (31.7% lot coverage). The property is located south of SW 13th Court, north of W McNab Road and west of S Andrews Avenue; more specifically described in the legal description below:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF SAID SE 1/4 OF THE SE 1/4, AT A POINT 50.04 FEET EAST OF THE SOUTHWEST CORNER OF SAID N 1/2 OF THE S 1/2 OF THE SE 1/4 OF THE SE 1/4, THENCE RUN NORTH 00°07'20" WEST (ON ASSUMED BEARING) ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4, FOR A DISTANCE OF 587.32 FEET TO A POINT OF INTERSECTION WITH A LINE 924.05 FEET NORTH OF AND PARALLEL TO

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THE SOUTH LINE OF SAID SECTION 3; THENCE RUN SOUTH 87°58'24" EAST 370.26 FEET; THENCE RUN SOUTH 00°07'20" EAST 589.04 FEET, TO THE SOUTH LINE OF SAID N 1/2 OF THE S 1/2 OF THE SE 1/4 OF THE SE 1/4; THENCE RUN NORTH 87°42'27" WEST 370.34 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE 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 August 23, 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. Be advised of the following:
  - a. Future rooftop mechanical equipment will need to be screened by the parapet walls or a separate roof screen at a height equal to or above the height of the mechanical equipment being screened pursuant to code section 155.5301.A.2.a. Roof-Mounted Mechanical Equipment.
  - b. Pursuant to Plat Note #4, future ancillary office space is limited to 30 to 50 percent or up to 30 percent ancillary commercial/office use per bay or single tenant building upon satisfaction of transportation concurrency fees.
  - c. Pole mounted light fixtures are not permitted to be located in utility easements pursuant to code section 155.4302.B.2.a. Prohibited Location of Accessory Uses and Structures.
2. Make the following revisions:
  - a. Exterior lighting shall not exceed 3.0 foot-candles at the property lines pursuant to code section 155.5401.E. Minimum and Maximum Illumination Levels. Revise plans accordingly.
  - b. All vehicular use areas, including the loading area and internal vehicular access ways, shall comply with the minimum illumination level of 1.0 foot-candles

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- required by code section 155.5401.E. Minimum and Maximum Illumination Levels. Revise plans accordingly.
- c. Pole mounted light fixtures shall be located 15 feet away from tree trunks pursuant to code section 155.5203.B.2.g.i.C. Relocate light poles accordingly.
3. Provide additional documentation for the following:
- a. Documentation of the techniques that were used to satisfy the requirement of 12 sustainable development points required by code section 155.5802.
4. For building permit approval, obtain approvals for the following:
- a. A Development Order from the Architectural Appearance Committee for Major Building Design.
- b. An Easement Vacation for 20' Florida Power and Light easement on east side of property or obtain easement agreements for proposed parking in the easement.
- c. CPTED plan approved by the Broward Sheriff's Office
- d. Approval from the Utilities Department
5. Provide clarification for the following:
- a. Wall Pack lights shall have a light output of 900 lumens or less pursuant to code section 155.5401.I. Wall Pack Lights. Specify on the cut sheet provided, which model is being installed so that Staff may verify that it complies with code requirements.
- b. Landscape Plan shall comply with Zoning Code requirements

**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

23rd day of August, 2017.



FRED STACER

Chairman

Planning and Zoning Board/Local Planning Agency

9/27/17  
Date

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Filed with the Advisory Board Secretary this 27 day of September, 2017.



Matthew R. Edge  
Zoning Technician