

DEVELOPMENT ORDER
(17 - 12000042)

A DEVELOPMENT ORDER ISSUED BY THE CHAIRMAN OF THE DEVELOPMENT REVIEW COMMITTEE, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO SECTION 155.2407 and 155.2408, CODE OF ORDINANCES; APPROVING THE APPLICATION FOR THE DEVELOPMENT PERMIT FOR SITE PLAN AND BUILDING DESIGN IMPROVEMENTS ON THE PROPERTY LOCATED AT 1751 NW 12TH AVENUE.

WHEREAS, Section 155.2407 and Section 155.2408, Code of Ordinances, defines the project referenced above as a Minor Review;

WHEREAS, Section 155.2207 and Section 155.2408, Code of Ordinances, authorizes the Development Services Director to review plans for this project that involves the construction of a new 9,500 square foot addition to the existing warehouse facility, along with associated parking, landscaping, and site improvements;

WHEREAS, the application for development permit is not in compliance with 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 are met; and

WHEREAS, a copy of the final site plan and elevations are attached hereto as **Exhibit "A"** and **Exhibit "B"**, respectively, and are incorporated herein by reference as if set forth in full.

The Application for Development Permit is hereby approved by the Development Services Director as Chairman of the Development Review Committee subject to the following DRC comments from the meeting of February 21, 2018 and subsequent correspondence with staff:

1. Make the following revisions:
 - a. Modify parking space details whereby both standard and ADA-space are identified with double striping. (§155.5102.C.4.a)
 - b. Relocate proposed monument sign at entrance to at least four (4) feet from right-of-way and at least ten (10) feet from adjacent property line. (§156.04.C)
 - c. Update base layer on CPTED plan to reflect changes to site layout.
2. For permit approval, successfully obtain the following final approvals:
 - a. Abandonment of that portion of NW 12th Avenue. (§155.2431)
 - b. Unity of Title, including newly vacated right-of-way. (§155.2401.C)
 - c. Nonconforming Certificate for existing structure's five (5) foot rear yard setback. (§155.2433)
3. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.
4. No Certificate of Occupancy shall be issued until all required site and landscaping work is approved, completed, inspected, and closed out.

EXPIRATION DATE IS 24 MONTHS FROM THE DATE OF SIGNING



David L. Recor, ICMA-CM, Development Services Director

4/19/18

Date

Exhibit "A" (1 of 2)

	Existing	Expansion/Demolition	Proposed
Warehouse	289,190 s.f.	-12,448 s.f.	276,734 s.f.
Office	19,080 s.f.	+21,949 s.f.	41,076 s.f.
Total	308,270 s.f.	+9,501 s.f.	317,760 s.f.

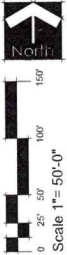
*BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY
PREPARED BY COMPASS POINT SURVEYORS. DIGITAL DATA. Export 170300.dwg
FIELD DATE 6/28/17

ZONING DISTRICT	MIN. LOT DIMENSION SIZE	MIN. LOT WIDTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MINIMUM REQUIREMENTS			
					MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. LOT AREA
R-1	10,000	100'	45'	5'	25'	10'	15'	8"
R-2	25,000	250'	30'	5'	35'	15'	20'	10"

[illegible]

0 50' 100' 200'

Scale 1"= 100'-0"



Legal Description

[illegible]

Freestanding Sign Detail

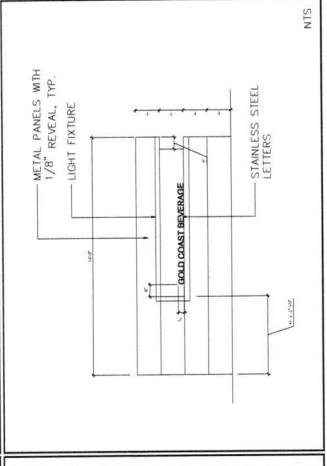


Exhibit "B" (2 of 2)

