

CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 18-12000044

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 FR 1200 NW STREET/FIRST 95 DISTRIBUTION CENTER

WHEREAS, Section 155.2407, of the Code of Ordinances, defines the specific application for Development referenced above as a Major Site Plan Review; and

WHEREAS, Section 155.2204, of the Code of Ordinances, authorizes the Planning and Zoning Board (Local Planning Agency) to review and issue a final development order with respect to the Applicant's request to construct a new 141,450 sq. ft. warehouse building (Project). The Project encompasses the property located at 1200 NW 15 Street (484234000030 and 484234000011) which is more specifically described as follows:

PARCEL 1: ALL THAT PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING TO THE WEST OF THE WEST RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY NO. 95, LESS AND EXCEPT THE SOUTH 150 FEET THEREOF, ALSO LESS AND EXCEPT THE WEST 280.96 FEET THEREOF, AND ALSO LESS AND EXCEPT THE NORTH 35 FEET THEREOF.

PARCEL 2: THE WEST 280.96 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LYING IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE NORTH 35 FEET FOR A STREET (HEREINAFTER COLLECTIVELY REFERRED TO AS THE PROPERTY), BROWARD COUNTY, FLORIDA. SAID PARCEL BEING ALSO DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATED WITHIN BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY MARGIN OF 15TH STREET AND THE WESTERN RIGHT OF WAY MARGIN OF INTERSTATE 95 SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE RUN SOUTH 00°50'09" EAST FOR A DISTANCE OF 478.01 FEET TO AN IRON PIN; THENCE RUN SOUTH 88°28'49" WEST FOR A DISTANCE OF 395.11 FEET TO AN IRON PIN; THENCE RUN SOUTH 01°08'27" EAST FOR A DISTANCE OF 148.68 FEET TO AN IRON PIN; THENCE RUN SOUTH 88°43'25" WEST FOR A DISTANCE OF 279.73 FEET TO AN IRON PIN; THENCE RUN

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NORTH 01°37'29" WEST FOR A DISTANCE OF 626.19 FEET TO AN IRON PIN; THENCE RUN NORTH 88°32'29" EAST FOR A DISTANCE OF 682.68 FEET TO A POINT AND BACK TO THE TRUE POINT OF BEGINNING.

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 March 27, 2019.

IT IS THEREFORE ORDERED by the Board that the requested Major Site Plan Application for the above Project is hereby **GRANTED**, with the following conditions to which the Applicant has agreed to comply with:

1. Provide the following final approvals:
 - a. Plat, including abandonment of 5 ft. water easement on the west of the property.
 - b. A five-foot land dedication along NW 15 Street.
 - c. Pursuant to §155.2401.C, a Unity of Title for the subject properties to be filed with the Department.
 - d. The proposed curb-cuts along NW 15 Street from Broward County, pursuant to §155.5101.G.7.d.i, [Alignment.]
2. Make the following revisions on plans:
 - a. Identify paint color for the dumpster enclosure, pursuant to §155.4302.C.3, [Screening of Commercial Containers.]
 - b. Illustrate the proposed dry retention area on plans.
 - c. A catch basin is shown on the proposed dry retention based on the Landscape Plan. Provide details of the dry retention in order for staff to verify the pervious area calculation.
 - d. Pursuant to § 155.5203.B.2.g, [Trees], trees shall be planted at least 15 feet from any light fixture mounted on a pole. If light poles are proposed within 15' radius, relocate the poles and revise plans accordingly.

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3. Identify the location of the proposed "No Right Turn Trucks" sign on plans, pursuant to §155.5101. A, [Access and Circulation, Purpose.]
4. Pursuant to §155.5509, [Utility Lines Location], all electrical secondary feeder lines and other utility lines located on the development site and/or along the public right-of-way fronting the development site shall be placed underground.
5. Provide additional documentation to verify the techniques that are used to provide 12 sustainable development points as required by §155.5802, [Sustainable Development Point Requirement.]
6. Provide a copy of the CPTED plan approved by the Broward Sheriff's Office, pursuant to §155.2407.E.9.
7. Exterior mechanical equipment shall be screened, pursuant to § 155.5301. A. 2, [Mechanical Equipment.] A parapet wall or similar device shall be provided in the rear of the building rooftop to screen the mechanical equipment.
8. 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 155.2308(B)(1) of the Pompano Beach Code of Ordinances, this DEVELOPMENT ORDER shall expire if a Zoning Compliance Permit is not obtained within two years.

Heard before the Planning and Zoning Board/Local Planning Agency and Ordered this 27th day of March, 2019.

DocuSigned by:

Fred Stacer

Fred Stacer

Chairman

Planning and Zoning Board/Local Planning Agency

Filed with the Advisory Board Secretary this ____10th____ day of ____April____, 2019.

DocuSigned by:

Pamela McCleod

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Assistant Planner

PM
4.10.19