

CITY OF POMPANO BEACH  
BROWARD COUNTY  
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 15-12000033

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 THE **HABITAT FOR HUMANITY OF BROWARD, INC.**

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 property in order to construct 77 zero-lot-line single-family homes with associated streets and public parks. The property is located at the southwest corner of NW 6<sup>th</sup> Avenue and NW 15<sup>th</sup> Street; more specifically described as follows:

PARCEL "A" **ABYSSINIAN BAPTIST CHURCH OF CHRIST**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, AT PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

TOGETHER WITH;

ALL THAT PART OF THE NW ¼ OF THE NE ¼ OF THE NW ¼ LYING WEST OF AND ADJACENT TO NW 6<sup>TH</sup> AVENUE, LESS THE F.E.C. RAILROAD RIGHT OF WAY OF THE SOUTH 150 FEET AND NORTH 35 FEET WHICH HAS BEEN DEDICATED FOR ROAD RIGHT-OF-WAY OF NW 15<sup>TH</sup> STREET, ALL IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

AND

THE EAST 100 FEET OF THE E ½ OF THE NE ¼ OF THE NW ¼ OF THE NW ¼, EXCEPT THE SOUTH 150 FEET FOR FLORIDA EAST COAST RIGHT-OF-WAY AND EXCEPT THE NORTH 35 FEET THEREOF, DEDICATED FOR STREET RIGHT-OF-WAY, IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

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

**P&Z**  
**PZ15-12000033**  
**APR 26 2017**

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Filed with the Advisory Board Secretary this 28 day of October, 2016.

  
LUIS BENCOSME  
Zoning Technician

**P&Z**

**PZ15-12000033**

**APR 26 2017**

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY  
MEMORANDUM #17-016**

**DATE:** May 8, 2017  
**TO:** City Commission  
**FROM:** Planning and Zoning Board/ Local Planning Agency  
**SUBJECT:** Revised Site Plan – Habitat Abyssinian  
P & Z #15-12000033

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At the meeting of the Planning and Zoning Board/ Local Planning Agency held on April 26, 2017, the Board considered the request by **HABITAT FOR HUMANITY OF BROWARD, INC.** requesting approval of a REVISED MAJOR SITE PLAN in order to construct 77 homes with associated streets and public parks. The proposed modification of the Major Site Plan relocates the park in the northeast corner of the site to allow easier access to the neighboring communities. The property is located at the southwest corner of NW 6th Avenue and NW 15th Street.

The Planning and Zoning Board/Local Planning Agency approves this revised Site Plan, subject to the conditions found in the September 28, 2016 Development Order and the following conditions:

1. Remove the note of 'Additional Spaces Can Be Added In Front Yards' and add a note 'Sidewalk remain clear for pedestrian' in the Site Data Table.
2. Update the Site Data Table to reflect the revised site layout, and align dimensions correctly on the site plan for accurate measurements.
3. Revise park gates to swing in instead of out to the street.
4. Relocate site elements including landscaping outside of the five foot right-of-way dedication.
5. The survey reflecting utility easements created during platting shall be provided prior to permit approval.
6. Identify the maintenance easement for zero-lot-line single-family lots on plans. The easement shall be recorded with the Broward County Record Office prior to permit approval

  
Joan Kovac  
Vice Chairman

Planning and Zoning Board/ Local Planning Agency