

CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 16-12000061

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 157 OF THE CODE OF ORDINANCES; APPROVING WITH CONDITIONS THE APPLICATION FOR DEVELOPMENT PERMIT FOR THE CITY OF POMPANO BEACH.

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 970 square foot restroom building and an upgraded concession including a covered patio for seating, an office area, and storage room. The property is located at 801 NE 4th Street; more specifically described in the legal description below:

SOUTHEAST ONE-QUARTER (SE 1/4) OF THE
NORTHWEST ONE-QUARTER (NE 1/4) OF THE
SOUTHWEST ONE-QUARTER (SW 1/4) OF
SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST

WHEREAS, the Development Review Committee has met to review this project and has provided the applicant with written comments; and

DEVELOPMENT ORDER

Planning and Zoning Board/Local Planning Agency

Planning and Zoning No. 16-12000061

Page 2

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 April 26, 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. According to the survey and the City Engineer, the park shall dedicate 30 feet along NE 6 Street, 20 feet along NE 9 Avenue, 25 feet along NE 4 Street, and 35 feet along NE 7 Avenue to fulfill the required widths of the rights-of-way.
2. Label the selected color and material schedules on the elevations.
3. For building permit approval, provide the following:
 - a. CPTED plan approved by Broward County Sheriff's Office (BSO),
 - b. Evidence that the project will achieve at least twelve sustainable development points, pursuant to Code Section 155.5802. Sustainable Development Point Requirement.
 - c. Screening for all mechanical equipment, pursuant to Section 155.5301. A. 2. Screening Standards.
 - d. Actual paint color and material samples for staff review and inspection.

Be advised that pursuant to Section 157.45 (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.

DEVELOPMENT ORDER

Planning and Zoning Board/Local Planning Agency

Planning and Zoning No. 16-12000061

Page 3

Heard before the Planning and Zoning Board/Local Planning Agency and Ordered this

26th day of April, 2017.



 6/2/17

JOAN KOVAC

Vice-Chairman

Planning and Zoning Board/Local Planning Agency

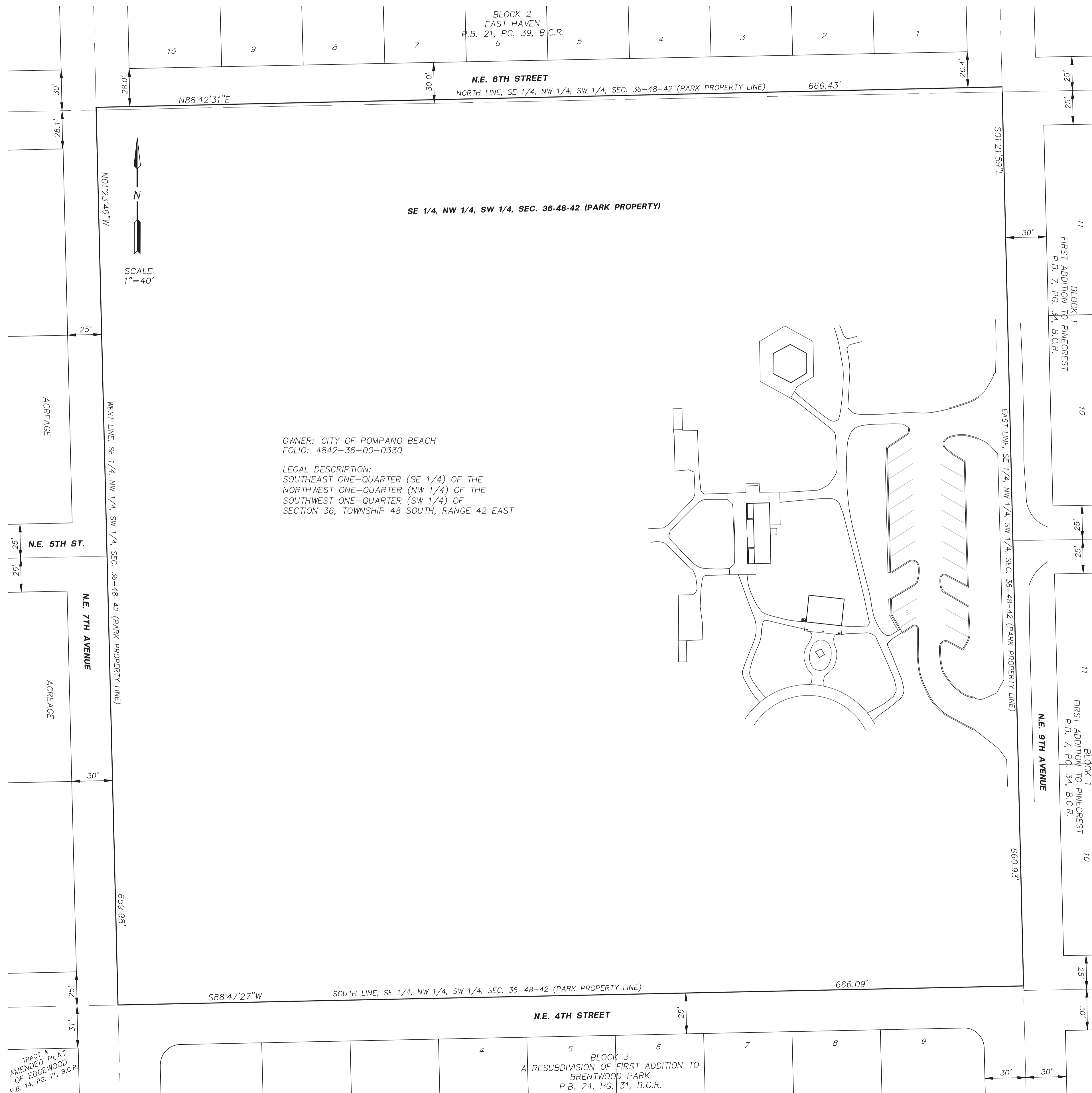
Filed with the Advisory Board Secretary this 2 day of June, 2017.



Matthew R. Edge

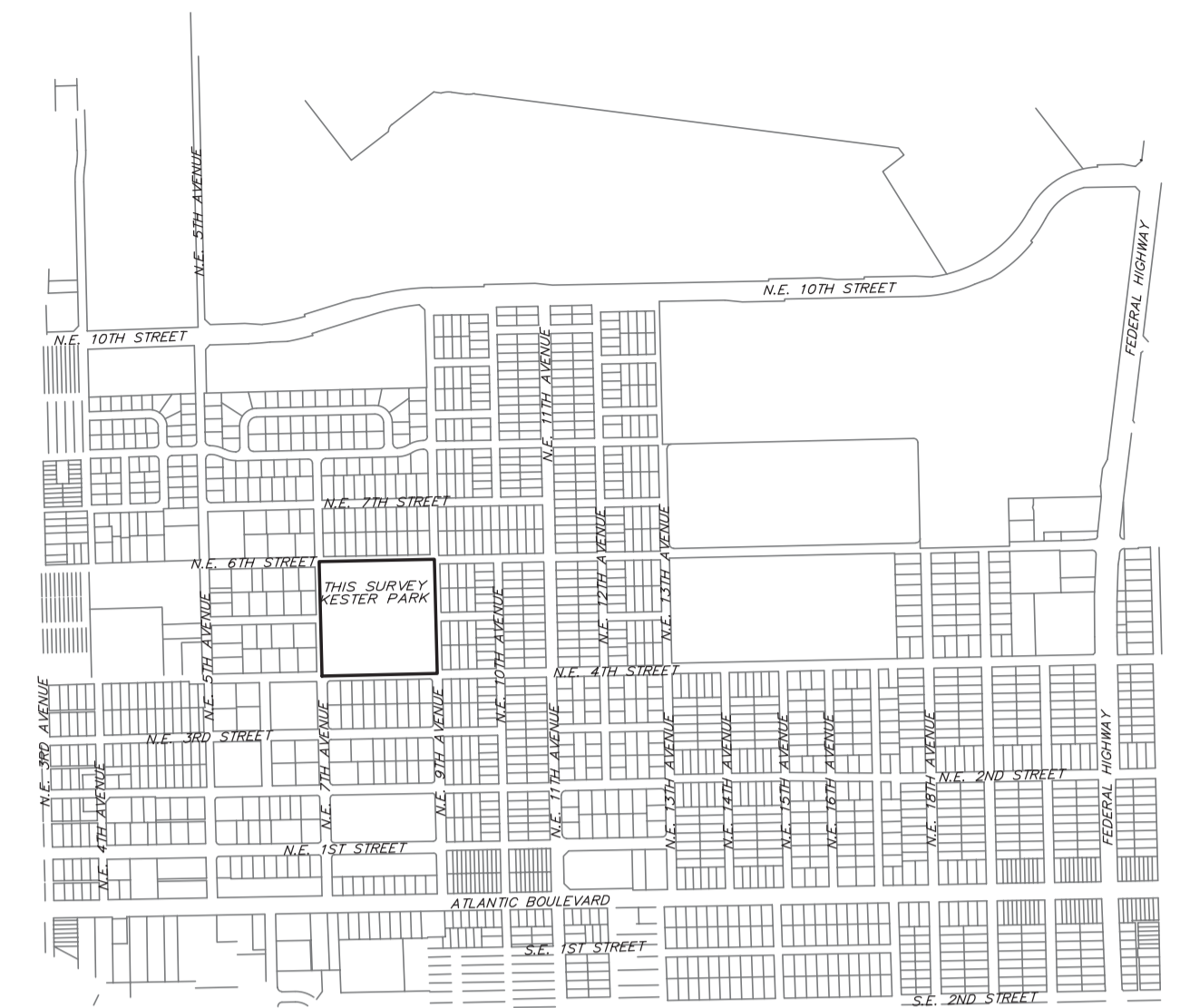
Zoning Technician

MAP OF TOPOGRAPHIC SURVEY
KESTER PARK - POMPANO BEACH, FL
450 N.E. 7TH AVENUE, POMPANO BEACH, FL 33060
WALTERS ZACKRIA & ASSOCIATES



Steven M. Watts




Digitally signed by Steven M. Watts
DN: cn=Steven M. Watts, o=AWN
Design & Consulting Group, Inc.,
ou=PSM # 4588,
email=s_watts@bellsouth.net,
c=US
Date: 2016.11.07 05:16:48 -05'00'























ABBREVIATIONS

L.B. = Licensed Business
P.S.M. = Professional Surveyor and Mapper
CBS = Concrete Block/Stucco
ELEV. = Elevation
CLF = Chain Link Fence
F.F. = Finish Floor Elevation
COV. = Covered
A/C = Air Conditioner
CONC. = Concrete

TREE LEGEND

 = Tree
 = Cabbage Palm
 = Gumbo Limbo
 12" = Tree Diameter at Breast Height

LEGEND

	= Lamp Post		= Irrigation Valve
	= Wood Power Pole		= Water Meter
	= Wood Power Pole w/ Light		= 1 Post Sign
	= Bollard		= Backflow Preventer
	= Guy Wire		= Monitor Well
	= Electric Meter		= Water Valve
	= Electric Box/Service		= Fire Hydrant
	= 6" Curb		= Sewer Manhole
	= Fence		= Spot Elevation (N.A.V.D. 88)
	= Overhead Electric		
	= Concrete		

REPORT OF TOPOGRAPHIC SURVEY

1. AWWN Design & Consulting Group, Inc., State of Florida, Certificate of Authorization number is LB7260
2. This survey is classified as Commercial/High Risk and exceeds the minimum relative distance accuracy of 1 foot in 10,000 feet as required by the Florida Minimum Technical Standards (5J-17 FAC). The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
3. Horizontal feature location is to the center of the symbol and may be enlarged for clarity.
4. The purpose of this survey is to prepare a Topographic Survey of a portion of Kester Park, 450 N.E. 7th Avenue, Pompano Beach, within the area of the restroom facilities located in the Eastern half of the park and to locate the above ground improvements within the project area. Underground utilities and foundations were not located and AWWN did not perform any pot holing of underground utilities.
5. Horizontal data shown herein was obtained utilizing a "Topcon GPT-3000" Total Station and "TDS" Data Collection System.
6. The horizontal features shown herein are plotted to within 1/20 of the map scale.
7. The elevations shown herein are based on North American Vertical Datum of 1988 (NAVD 88) and are referenced to Broward County Engineering Department (B.C.E.D.) Benchmark No. 666, Elev. = 16.27" (NAVD 88) (Published as 17.84 NGVD 29) being WHS BM #B-D, "X" cut in back of walk, Northeast corner of intersection of N.E. 6th Street and N.E. 9th Avenue.
8. Site is located in Zone AH (EL 15) and Zone X, Map Number 12011C0376H, City of Pompano Beach, Community Number 120055, Plan 0376, Suffix H, Effective Date 8/18/2014, per Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map.
9. The plat and section line overlay as shown on Sheet 2 as per Base Mapping project for Broward County Property Appraiser's Office. Establishment of sections line and plat lines based on found property corners within Section 36, Township 48 South, Range 42 East and a best fit analysis within the section per recorded plats and found monuments. Additional right-of-way and plat information per Broward County Highway & Engineering Division Section Maps for Section 36.

NAWN DESIGN & CONSULTING GROUP, INC.
SURVEYORS & MAPPERS

CONVEYORS & MAFFERS
RI VN DEEREI D BEACH

LB 7260 PHONE: (954) 481-8682

PHONE: (954) 481-8682

MAP OF TOPOGRAPHIC SURVEY
KESTER PARK - POMPANO BEACH, FL
450 N.E. 7TH AVENUE, POMPANO BEACH, FL 33060
WALTERS ZACKRIA & ASSOCIATES

Drawn	SMW
Checked	SMW
Manager	SMW
AutoCAD File Name	
Kester-Park-Survey.dwg	

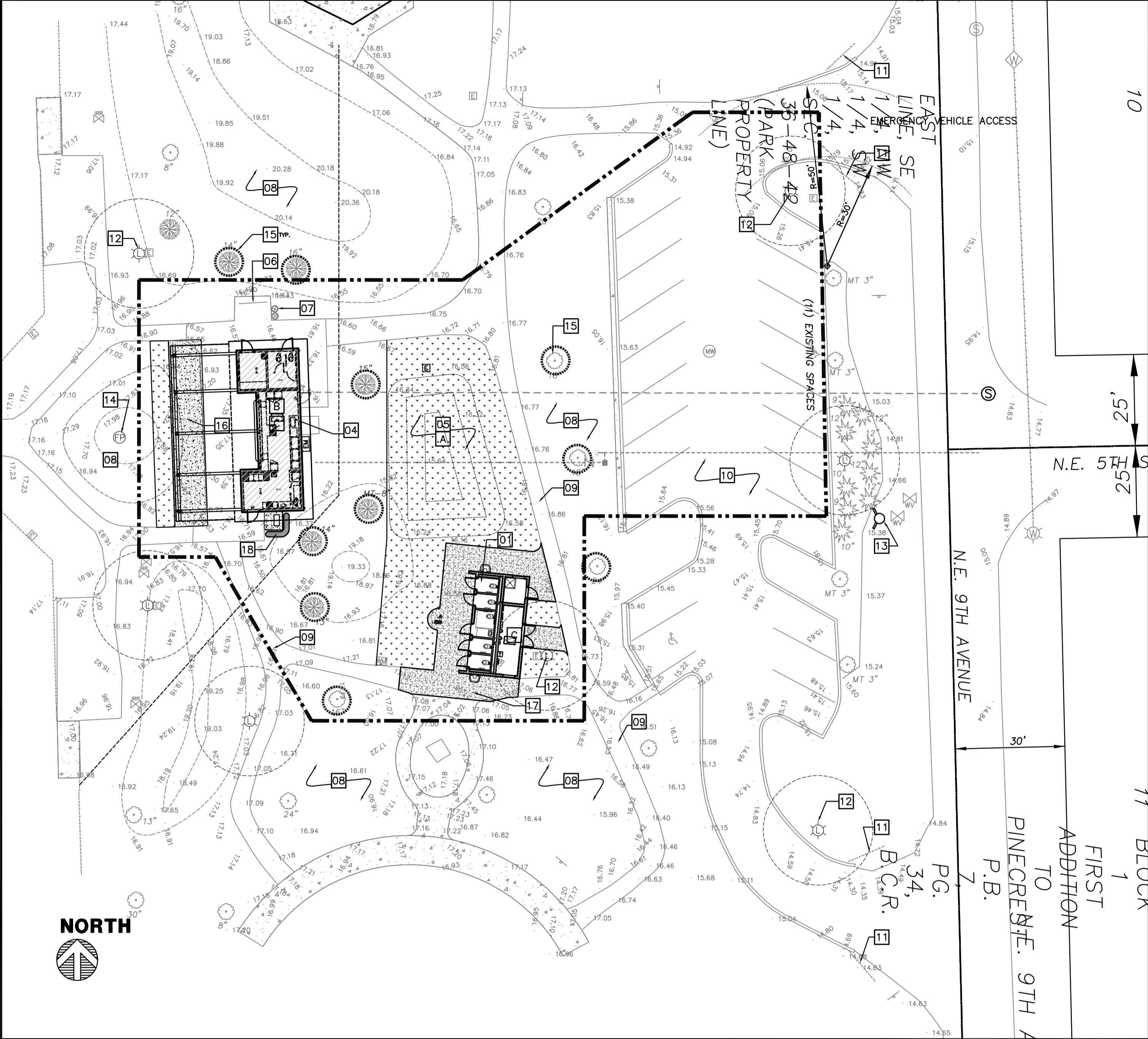
PROJECT No.
09.37-14

OF 2

P&Z
PZ16-12000061
APR 26 2017

SUSTAINABILITY POINTS BREAKDOWN			
ITEM NO.	GREEN DESIGN FEATURE	DESCRIPTION	POINTS
A	DRY RETENTION AREA	A RAIN GARDEN IS PROPOSED EAST OF THE CONCESSION BUILDING. SITE IS TO BE REGRADED TO DIRECT STORM WATER RUNOFF FROM ADJACENT IMPERVIOUS SURFACES TO RAIN GARDENS/RETENTION AREAS. DESIGN TO UTILIZE LOW IMPACT DEVELOPMENT (LID) REQUIREMENTS. REFER TO PLANT LIST ON SHEET L1.01.	10
			4
B	ENERGY STAR RATED APPLIANCES	ALL APPLIANCES (WHERE APPLICABLE) IN THE CONCESSION BUILDING ARE ENERGY STAR RATED.	3
C	ENERGY STAR RATED ROOFING	NEW ROOFING IS PROPOSED FOR BOTH BUILDINGS. PROPOSED STANDING SEAM METAL ROOFING FROM ENGLERT INC. - "EVERGLADE MOSS" MEET OR EXCEED ENERGY START PROGRAM REQUIREMENTS (ENGLERT IS AN ENGERY START PARTNER).	
		NOTE: THE FOLLOWING EXISTING SITE GREEN DESIGN FEATURES ARE TO BE MAINTAINED: 1. PATHS, TRAILS AND BICYCLE RACKS FOR PUBLIC USE, 2. LANDSCAPED AND TREE LINE MEDIAN, 3. OFF STREET PARKING.	

TOTAL:		17
PER PART 8 SUSTAINABLE DEVELOPMENT STANDARDS: TABLE 155.5802.A : ADDITIONS TO EXISTING NONRESIDENTIAL AND MIXED-USE DEVELOPMENTS - MINIMUM POINTS REQUIRED: 15 (TO THE MAXIMUM EXTENT PRACTICABLE)		



1 SITE PLAN
SCALE: 1" = 20'-0"

SITE PLAN LEGEND	SITE KEYNOTES
<p>--- PROJECT BOUNDARY LINE - LIMIT OF CONSTRUCTION</p> <p>EXISTING BUILDING</p> <p>NEW BUILDING</p> <p>NEW SOD AT PERIMETER OF NEW WORK. PATCH AND RESOD ALL LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION.</p> <p>EMERGENCY VEHICLE ACCESS</p>	<p>01 NEW RESTROOM BUILDING (ORIGINALLY STORAGE BUILDING)</p> <p>02 NEW COVERED, CONCRETE PATIO AREA.</p> <p>03 NEW ASPHALT PATHWAY. ALIGN FLUSH WITH EXISTING.</p> <p>04 EXISTING CONCESSION BUILDING TO RECEIVE NEW ROOFING AND EQUIPMENT</p> <p>05 NEW SOD/RETENTION POND.</p> <p>06 EXISTING BIKE RACK TO REMAIN</p> <p>07 EXISTING BOLLARDS TO REMAIN</p> <p>08 EXISTING LANDSCAPING TO REMAIN</p> <p>09 EXISTING ASPHALT PATHWAY</p> <p>10 EXISTING PARKING LOT TO REMAIN</p> <p>11 EXISTING METAL GATE TO REMAIN</p> <p>12 EXISTING LIGHT POLE TO REMAIN</p> <p>13 EXISTING FIRE HYDRANT</p> <p>14 EXISTING FLAGPOLE TO REMAIN.</p> <p>15 INSTALL TREE PROTECTION BARRICADES AROUND ALL TREES TO REMAIN WITHIN THE PROJECT BOUNDARY LINES AND 50'-0" BEYOND. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.</p> <p>16 NEW CONCRETE PATIO FOR EXTENDED CONCESSION AREA.</p> <p>17 REPAIR EXISTING CONCRETE WALKWAY DUE TO DEMOLITION OF EXISTING STORAGE BUILDING. MAINTAIN MIN. 7'-0" WIDE IN FRONT OF NEW RESTROOM BUILDING.</p> <p>18 NEW LANDSCAPE SCREENING AT NEW CONDENSING UNIT FOR OFFICE SPACE.</p>

(1) NEW CMU BUILDING TO REPLACE (1) EXISTING CMU BUILDING:								
NEW BUILDING				REPLACES	EXISTING BUILDING			
CMU BUILDING	SQ FT	COMPOSITION	# OF STORIES		CMU BUILDING	SQ FT	COMPOSITION	# OF STORIES
	780	CMU	1			520	CMU	1
NEW BUILDING INFORMATION								
NEW CONSTRUCTION :		TYPE V(B), NON-SPRINKLERED MASONRY WALLS, WOOD TRUSSES W/STANDING SEAM METAL ROOFING.						
OCCUPANCY :		B, BUSINESS						
BUILDING HEIGHT :		19'-6"/ 1 STORY						
BUILDING AREAS :		NEW RESTROOM BUILDING = 780 SQ FT EXISTING CONCESSION BUILDING = 650 SQ FT						
TOTAL BUILDING AREA =		1430 SQ FT TOTAL						
BUILDING OCCUPANT LOAD :		15						
NEW CONSTRUCTION TO COMPLY WITH THE FLORIDA BUILDING CODE (EXISTING BUILDING AND NEW BUILDING), 5TH EDITION (2014), & LATEST REVISIONS AND FLORIDA FIRE PREVENTION CODE 2014.								
ZONING INFORMATION								
CITY OF POMPANO BEACH:		LAND USE =		OR, RECREATION OPEN SPACE ZONING = PR, PARKS AND RECREATION				
BROWARD COUNTY:		LAND USE =		82, GOVERNMENT FORESTS, PARKS, AND RECREATIONAL AREAS				
RELEVANT POMPANO BEACH ORDINANCES: SECTION 155.3502. PR, PARKS AND RECREATION (A) THE PARKS AND RECREATION DISTRICT IS ESTABLISHED AND INTENDED TO ACCOMMODATE PASSIVE AND ACTIVE OPEN SPACE RECREATIONAL USES.								
(B) DIMENSIONAL STANDARDS: (1) MAXIMUM BUILDING HEIGHT: 30'; (2) MAX. LOT COVERAGE: 10% OF TOTAL LOT AREA; (3) MIN PERVIOUS 40% OF TOTAL LOT AREA (4) MIN. ZONING LOT AREA: N/A; (5) MIN. ZONING LOT WIDTH: N/A; (6) MIN. ZONING LOT DEPTH: N/A (7) MINIMUM FRONT SETBACK: TWENTY-FIVE (25) FEET; (8) MINIMUM SIDE SETBACK: TWENTY-FIVE (25) FEET; (9) MINIMUM REAR SETBACK: TWENTY-FIVE (25) FEET;								
SITE DATA								
OVERALL SITE AREA								
LOT AREA		365,416 S.F.			(8.39 ACRES)			
LOT WIDTH		606.5 L.F.						
LOT WIDTH		602.5 L.F.						
EXISTING LOT COVERAGE		2940 SF			0.07 ACRES (< 1%)			
PROPOSED LOT COVERAGE		4365 S.F.			0.11 ACRES (< 1%)			
PROJECT BOUNDARY AREA								
PROJECT AREA		9,700 S.F.			0.223 ACRES (100%)			
PERVIOUS AREA (INCLUDES ALL LANDSCAPED AREAS, FIELDS, SOD, PLANTING BEDS, ETC.)		5,385 S.F.			0.124 ACRES (56%)			
IMPERVIOUS AREA		4,315 S.F.			0.099 ACRES (44%)			
INCLUDES THE FOLLOWING AREAS:								
EXISTING CONCESSION BUILDING		650 S.F.						
CONCRETE WALKS/PATIO		1,170 S.F.						
EXISTING ASPHALT WALKWAYS		1,525 S.F.						
NEW RESTROOM BUILDING		970 S.F.						

Abbas Zackria

Digitally signed by Abbas Zackria
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SUPPORTING NAME: WALTERS ZACKRIA ASSOCIATES, PLLC, REGISTERED IN THE STATE OF FLORIDA. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. THESE DRAWINGS ARE THE PROPERTY OF WALTERS ZACKRIA ASSOCIATES, PLLC, AND SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION FROM A PRINCIPAL OF THE FIRM OR BE LABEL FOR THE FULLEST LEGAL REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO EXECUTION OF WORK.

CITY OF POMPANO BEACH
KESTER PARK
CONCESSION/RESTROOM BLDG
801 NE 4TH STREET
POMPANO BEACH, FL 33060

DRAWN BY: TAP
CHECKED BY: AHZ
DATE: 3/23/2017
REVISIONS:
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1418
AD.11
SITE PLAN

P&Z
PZ16-12000061
APR 26 2017