

MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 17-432

DATE: December 8, 2017

TO: Planning and Zoning Board

VIA: David L. Recor, Development Services Director
Jennifer Gomez, Assistant Development Services Director

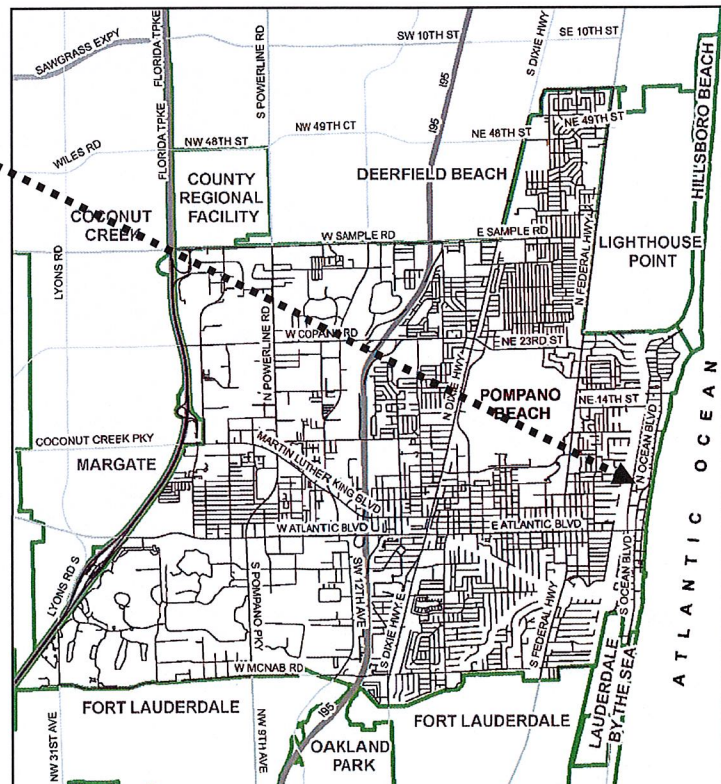
FROM: Maggie Barszewski, AICP, Planner *MB*

RE: Pompano Fishing Village Parcel R5 Plat Request
December 20, 2017 Meeting

P&Z # 17-14000009

The following is a brief summary of information on the subject and surrounding properties. This is a City-initiated request for a proposed plat generally located on the north side of N.E. 2 Street, east of A1A and south of Pier Street. The proposed plat restricts the property to a 150-room hotel and 20,000 square feet of commercial (ancillary restaurant) use. The site area is 38,572 square feet, (.89 acres) and is currently vacant (previously a public parking lot). The current zoning designation is Planned Development – Infill (PD-I) / Atlantic Boulevard Overlay District (AOD) (Ordinance 2018-03). The subject property is a part of the master plan for the beach and pier that was approved with that rezoning. This portion is referred to as “Parcel R5,” and a Development Order was approved on June 28, 2017 (D.O. 17-12000021).

North side of N.E. 2 Street, East of A1A and
south of Pier Street
Folio: 484331000521 &
484331010210



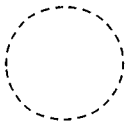
LEGEND

FOR LAND USE PLAN

Symbol Classification Units/ Acre

	Gross Residential Density
	Residential
E	Estate
L	Low
LM	Low- Medium
M	Medium
MH	Medium-High
H	High
* C	Commercial
CR	Commercial Recreation
I	Industrial
T	Transportation
U	Utilities
CF	Community Facilities
OR	Recreation & Open Space
W	Water
RAC	Regional Activity Center
	Boundaries
	City of Pompano Beach

13 Number



Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

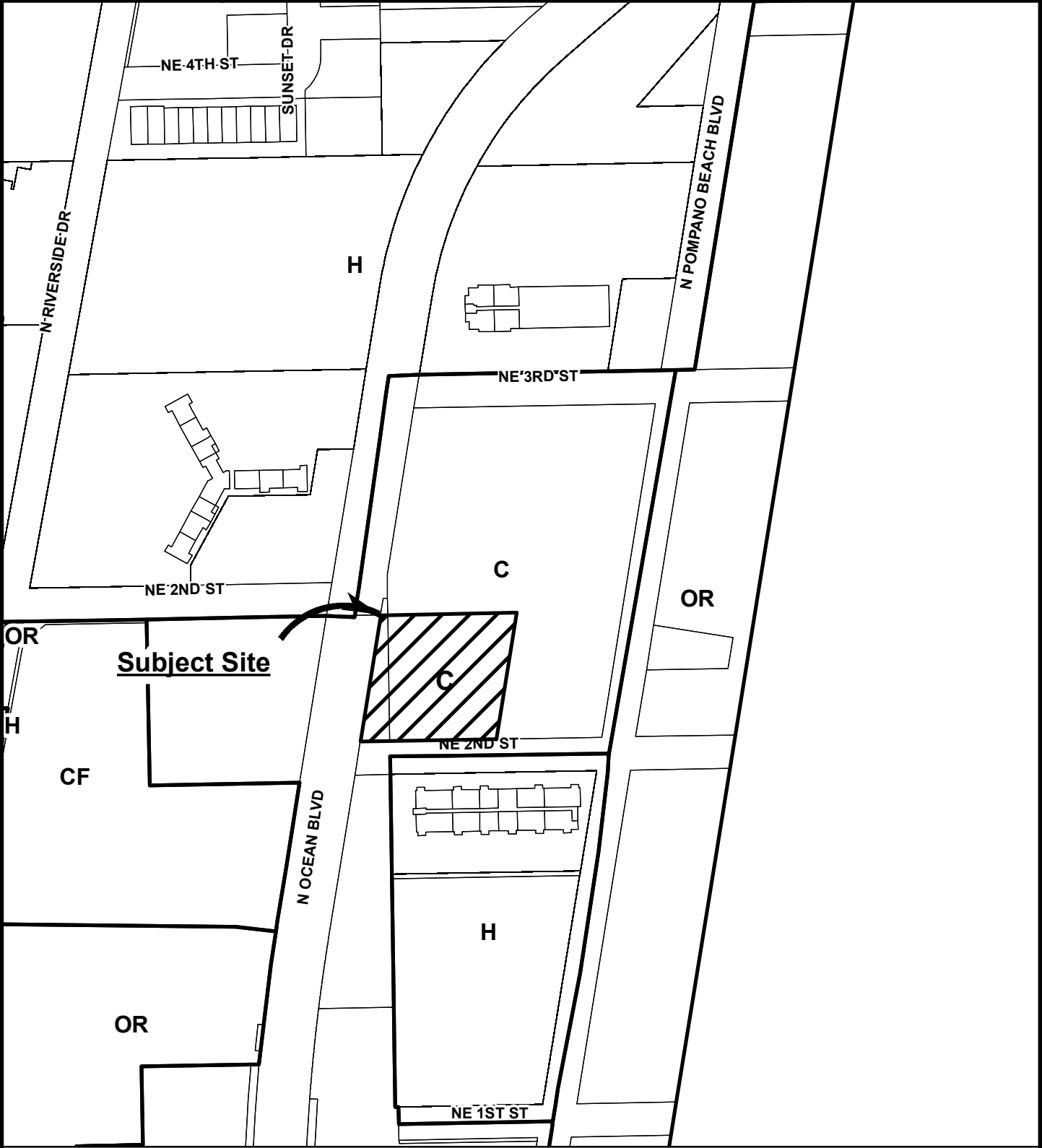
*	Existing
>	Proposed

FOR ZONING MAP

Symbol District

RS-1	One-Family Residence
RS-2	One-Family Residence
RS-3	One-Family Residence
RS-4	One-Family Residence
RD-1	Two- Family Residence
RM-12	Multi-Family Residence
RM-20	Multi-Family Residence
RM-30	Multi-Family Residence
RM-45	Multi-Family Residence
RM-45/HR	Overlay
RPUD	Residential Planned Unit Dev.
* AOD	Atlantic Boulevard Overlay District
MH-12	Mobile Home Park
B-1	Limited Business
B-2	Neighborhood Business
B-3	General Business
B-4	Heavy Business
RO	Residence Office
M-1	Marina Business
M-2	Marina Industrial
I-1	General Industrial
I-1X	Special Industrial
O-IP	Office Industrial Park
BP	Business Parking
BSC	Planned Shopping Center
PCI	Planned Commercial / Industrial Overlay
PR	Parks & Recreation
CR	Commerical Recreation
CF	Community Facilities
T	Transportation
PU	Public Utility
* PDI	Planned Development-Infill

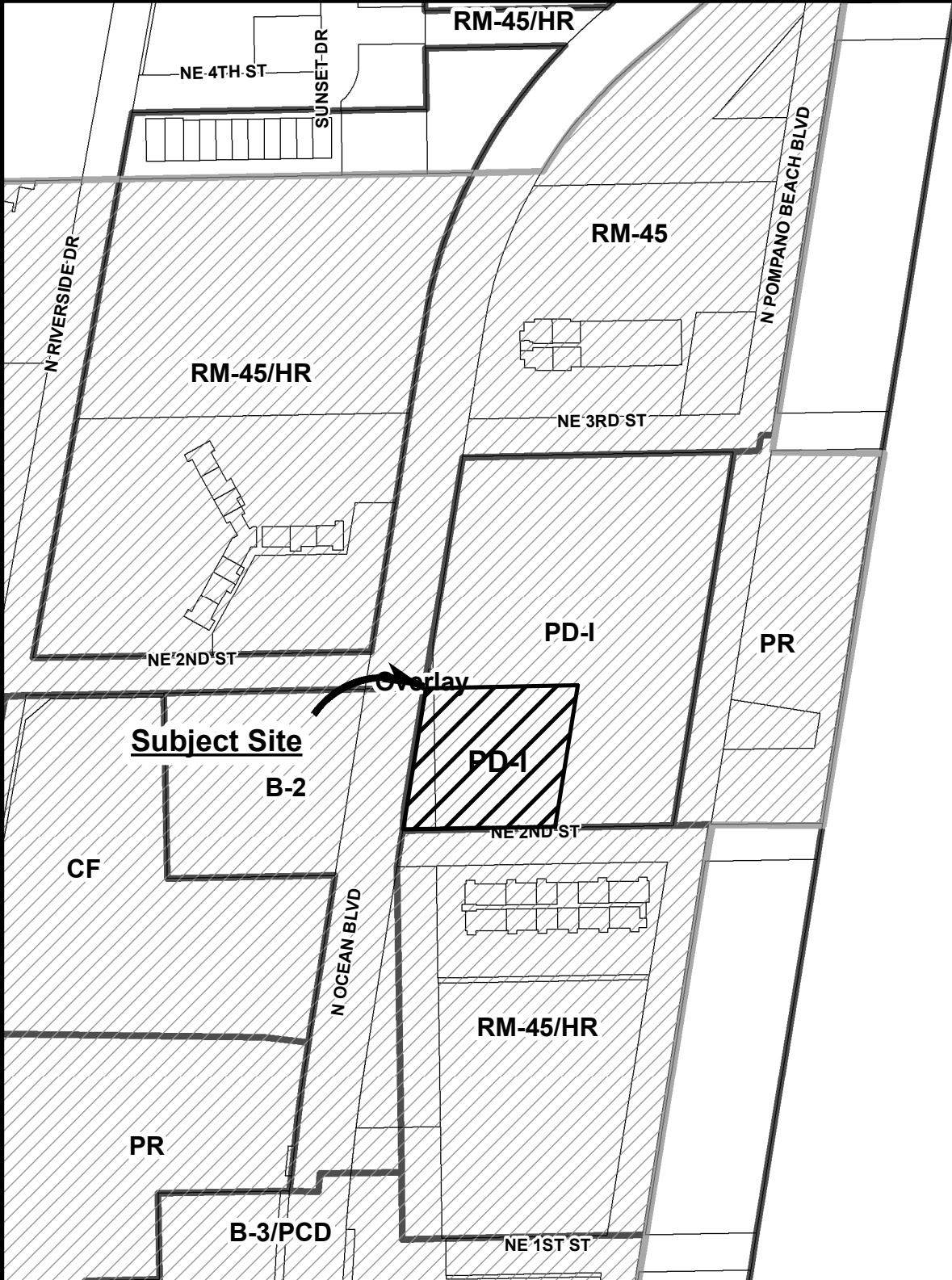
CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



1 in = 208 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 208 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

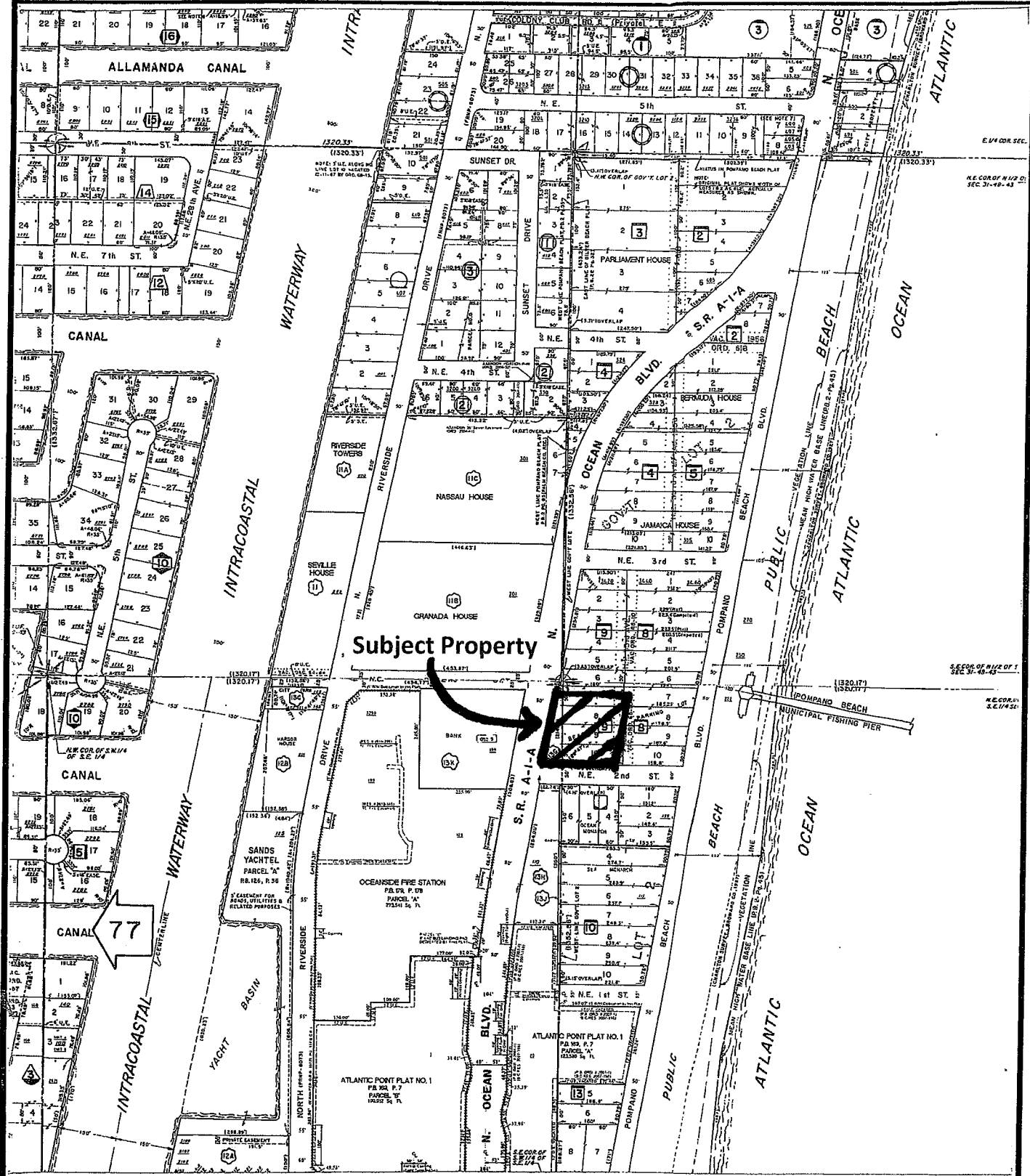
CITY OF POMPANO BEACH AERIAL MAP



1 in = 208 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

EXCERPT FROM THE CITY OF POMPAÑO BEACH
PLAT MAP



SCALE: NTS

↑
NORTH

Review and Summary

Pursuant to Section 155.2410 (D) [Plat Review Standards], this plat was reviewed at a Development Review Committee (DRC) meeting held on July 5, 2017, and found to be in compliance with the City's Land Development Regulations.

Section 155.2410. PLAT

A. Purpose

The purpose of this section is to provide a review procedure to conform to the Broward County Land Use Plan's requirement that local governments require compliance with the county's platting requirements and to ensure subdivisions of land within the city:

1. Provide for the orderly growth and development of the city;
2. Coordinate proposed streets with existing and planned streets in the city's street system, and with other public facilities;
3. Provide rights-of-way for streets and utility easements;
4. Avoid congestion and overcrowding of streets;
5. Ensure there is adequate access to development;
6. Ensure there are adequate utility facilities to serve development;
7. Ensure there is adequate open space and recreation facilities to serve development; and
8. Ensure there is proper recordation of land ownership or property owner association records, where applicable.

D. Plat Review Standards

An application for a Plat shall be approved only on a finding that the proposed subdivision or development on the lots proposed to be platted meets all of the following standards:

1. The development complies with the applicable standards in [Part 7](#) (Lots) of [Article 5](#): Development Standards;
2. The development complies with all other applicable standards in this Code;
3. The development complies with all requirements or conditions of any applicable development orders (e.g., Planned Development);
4. Any land within the platted lot(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement;
5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance; and
6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground.

Service Provider Letters Required Prior to City Commission Approval

FDOT:

FDOT has reviewed this plat and has no problem with the submittal.

Teco Peoples Gas:

Teco Gas has yet to be submitted.

AT&T:

AT&T has yet to be submitted.

Comcast:

Comcast has yet to be submitted.

FPL:

FPL has yet to be submitted.

Compliance with the Broward County Development Review Report (DRR)

The Broward County Development Review Report (DRR) recommended that the following notes be added to this plat:

1. Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

2. Place a note on the face of the plat reading:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspections approval are not issued by____, 2022, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by____, 2022, then the County's findings of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirement set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing

evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

- C) This plat is restricted to 150-room hotel and 20,000 square foot commercial (ancillary restaurant) use.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approvals of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Sections IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, Regarding hazards to air navigation.

Department of Development Services Recommendation

This Plat was reviewed at a Development Review Committee meeting held on July 5, 2017, and found to be in compliance with the City's Land Development Regulations. All comments from the DRC meeting have been addressed.

Development Services staff recommends **approval** of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

1. Plat cover page must be signed and sealed by the surveyor and signed by all owners.
2. Four remaining service provider letters must be submitted to the Development Services Staff.
3. Place a note on the plat that states that "All facilities for the distribution of electricity, telephone, and cable shall be installed underground."
4. Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

5. Place a note on the face of the plat reading:
 - A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspections approval are not issued by ___, 2022, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
 - B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by ___, 2022, then the County's findings of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirement set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

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Any structure within this plat must comply with Sections IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, Regarding hazards to air navigation.

09.16

ORDINANCE NO. 2018- 03

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA REZONING PROPERTY LYING BETWEEN NORTH OCEAN BOULEVARD AND NORTH POMPANO BEACH BOULEVARD, BOUNDED ON THE NORTH AND SOUTH BY NE THIRD STREET AND NE SECOND STREET, TO AMEND THE PD-I (PLANNED DEVELOPMENT INFILL DISTRICT) WITHIN THE ATLANTIC BOULEVARD OVERLAY DISTRICT, BY AND THROUGH MODIFICATION OF THE CURRENT APPROVED MASTER PD PLAN; PROVIDING FOR CONFORMANCE TO A PLANNED DEVELOPMENT PLAN AND STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to law, ten (10) days' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed ordinance and of a public hearing in the City Commission Chambers of the City of Pompano Beach, Florida; and

WHEREAS, a public hearing before the City Commission was held pursuant to the aforesaid notice, at which hearing the parties in interest and all other citizens so desiring, had an opportunity to be, and were, in fact, heard; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. - FINDINGS: The City Commission finds as follows: that the rezoning of the property described herein is consistent with the Comprehensive Plan; that the rezoning complies with Section 155.3602., General Standards for All Planned Development Districts, as well as all other requirements of the Zoning Code; that the rezoning does not have a potentially injurious effect on land adjacent to the rezoned parcel; and that rezoning is reasonably related to the public health, safety and welfare.

SECTION 2. REZONING AND APPROVAL OF PLANNED DEVELOPMENT PLAN AND MASTER SITE PLAN: That the property more particularly described in Exhibit "A," attached hereto and made a part hereof ("Property), which Property is hereby rezoned from the present zoning classification of

PD-I (Planned Development-Infill) District by and through modification of the current approved Master PD Plan within the AOD (Atlantic Boulevard Overlay), as said zoning classification is defined in Section 155.3607., Planned Development-Infill, of the Code of Ordinances of the City of Pompano, Beach, Florida.

SECTION 3. Pursuant to the requirements of Section 155.3602 and Section 155.3607 of the Code of Ordinances of the City of Pompano Beach, Florida, the Planned Development Plan ("Master Site Plan") submitted for the Property, attached hereto and made a part hereof as Exhibit "B," is hereby adopted. All development of the Property shall proceed in accordance with the Plan, as approved, and Section 155.3607 of the Code of Ordinances of the City of Pompano Beach.

SECTION 4. That the Development Services Director is hereby directed to mark the zoning provided for in this Ordinance on the Official Zoning Map of the City of Pompano Beach.

SECTION 5. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 6. This Ordinance shall become effective upon passage.

PASSED FIRST READING this 26th day of September, 2017.

PASSED SECOND READING this 10th day of October, 2017.



LAMAR FISHER, MAYOR

ATTEST:



ASCELETA HAMMOND, CITY CLERK

MEB/jrm
8/9/17
I:ord/2017-280



EXHIBIT "A"

LEGAL DESCRIPTION

Fishing Pier Parcel

Lots 1 through 10, Block 7, POMPAÑO BEACH, according to the plat thereof, recorded in Plat Book 2, page 93, of the Public Records of Palm Beach County, Florida, and the easterly extension thereof to the Erosion Control Line, as shown in Miscellaneous Map Book 7, Page 6 of the Public Records of Broward County, Florida.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing a total net area of 1.957 acres (85,257 square feet), more or less.

Pier Parking Lot

Lots 1 through 10, Block 8 and all of Lots 6 through 10 and those portions of Lots 1 through 5 lying East of the East Right of Way line of State Road A-1-A, Block 9, POMPAÑO BEACH, according to the Plat thereof as recorded in Plat Book 2, Page 93 of the Public Records of Palm Beach County, Florida;

TOGETHER WITH:

That certain 50 foot Right of Way for Butler Street lying between said Blocks 8 and 9. Said Right of Way vacated by City of Pompano Beach Ordinance 65-10 and recorded in Official Records Book 2942, Page 380 of the Public Records of Broward County, Florida.

TOGETHER WITH:

A parcel of land lying in the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 31, Township 48 South, Range 43 East, bounded as follows:

Bounded on the North at the intersection of the East Right of Way line of State Road A-1-A with the West line of said Block 9, POMPAÑO BEACH, as recorded in Plat Book 2, Page 93 of the Public Records of Palm Beach County, Florida;

Bounded on the South by the Westerly extension of the South line of Block 9, POMPAÑO BEACH, according to the Plat thereof as recorded in Plat Book 2, Page 93 of the Public Records of Palm Beach County, Florida;

Bounded on the West by the East Right of Way line of State Road A-1-A;

Bounded on the East by the West line of said Block 9, POMPAÑO BEACH.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing a total net area of 4.168 acres (181,574 square feet), more or less.

DATE: 06/14/12
SCALE: 1"=100'
FIELD BOOK:
DRAWN BY: LP
CHECKED BY:

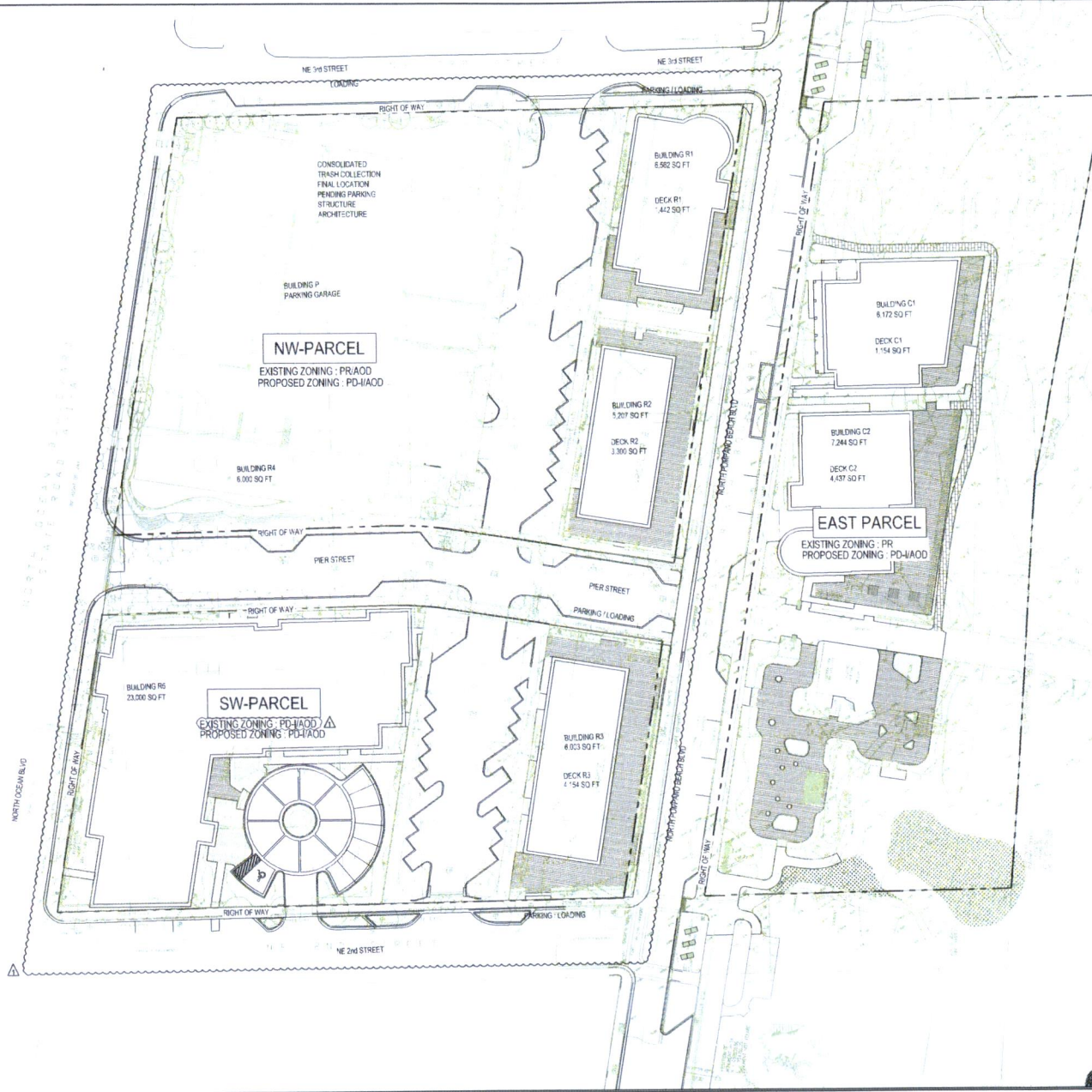
Kerr
consulting engineers
301 EAST ATLANTIC BOULEVARD, SUITE 6643
POMPAÑO BEACH, FLORIDA 33069
TEL: (954) 788-1500 FAX: (954) 788-1500
EMAIL: mark@kerr-engineers.com LB NO. 6860

BOUNDARY EXHIBIT

A PORTION OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

SHEET 01 OF 01
PROJECT NUMBER
07470.05

EXHIBIT "B"



NOTES:
 ALL PERMITTED PRINCIPAL COMMERCIAL USES, ACCESSORY USES AND STRUCTURES, AND TEMPORARY USES AND STRUCTURES AS PROVIDED FOR WITHIN THE CITY'S LAND USE PLAN AND THE PD4 CATEGORY IN APPENDIX A, CONSOLIDATED USE TABLE OF THE ZONING ORDINANCE. ALL USES PROHIBITED IN THIS PD-4. IN ADDITION, OUTDOOR ENTERTAINMENT SHALL BE PERMITTED PROVIDED UNTIL 11 PM WEST OF POMPANO BEACH BOULEVARD AND 1 AM EAST OF POMPANO BEACH BOULEVARD, AND SALE OF FOOD AND DRINK SHALL BE PERMITTED ON THE BEACH IN THE BEACHFRONT AREA AS DESCRIBED IN ATTACHMENT 2 OF THE PD4 PLAN AND AGREEMENT AND ADD EXPANSION NARRATIVE.

LIGHTING NOTES:
 1. EXTERIOR LIGHTING WILL FULLY COMPLY WITH THE CITY OF POMPANO BEACH REVISED ZONING CODE DATED JULY 23, 2013 AND ENSURE THE SAFETY OF MOTORISTS, AND PEDESTRIANS AND MINIMIZE ADVERSE IMPACTS ON ADJACENT PROPERTIES. (ARTICLE 5, PART 4, CODE 155.5401)
 2. EXTERIOR LIGHTING WILL FULLY COMPLY WITH THE CITY OF POMPANO BEACH REVISED ZONING CODE DATED JULY 23, 2013 AND REDUCE IMPACTS OF COASTAL LIGHTING ON THE NESTING AND HATCHING OF THREATENED AND ENDANGERED SEA TURTLES THROUGH RESTRICTIONS, CONSTRAINTS AND REQUIREMENTS TO PRESERVE AND PROTECT SEA TURTLE INHABITANTS. TO HELP DO SO, IT IS THE POLICY OF THE CITY THAT NO ARTIFICIAL LIGHT SHALL DIRECTLY ILLUMINATE ANY AREA OF THE INCORPORATED BEACHES OF THE CITY. (ARTICLE 5, PART 4, CODE 155.5402)
 3. EXTERIOR LIGHTING WILL FULLY COMPLY WITH FDEP AND FWC SEA TURTLE LIGHTING REQUIREMENTS.

DIMENSIONAL AND DEVELOPMENT STANDARDS

STANDARD	REQUIREMENT
MAXIMUM PARCEL COVERAGE	95%
MAXIMUM FAR	3.0
MAXIMUM IMPERVIOUS AREA	95%
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	120'
MAXIMUM BUILDING HEIGHT	55'
MAXIMUM BUILDING SIZE	250,000
ROW SETBACK	1'
INTERIOR SIDE SETBACK	0'
REAR SETBACK	0'

Prepared for

Florida's Warmest Welcome

Clients:

CASTER developers

Consultants:

EDSA, INC.
 Planning, Landscape Architecture, Urban Design
 1612 East Broward Boulevard
 Suite 110
 Fort Lauderdale, FL 33301

CRIVEN THOMPSON & ASSOCIATES, INC.
 Civil Engineering
 3563 NW 32nd Street
 Fort Lauderdale, FL 33309

BOUNDS + GILLESPIE ARCHITECTS, PLLC
 Architecture
 1071 Stage 188 Boulevard, Suite 4
 Memphis, TN 38133

GONZALES ARCHITECTURE
 Architecture
 4304 NE 2nd Avenue
 Miami, FL 33137

Rev.	Date:	Description:	By:
1	05/31/17	REVISED AND REDESIGNED EXISTING RESUBMIT	EDSA

Sheet Title:

**MASTER SITE PLAN
 REZONING
 SITE PLAN**

Scale and North Arrow

SCALE: 1" = 30' 0"

Date: 18 APR 2017 Designed By:

Project No: 113037 Drawn By:

Sheet Number:

L-1.01

CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 17-12000021

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 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 hotel building on the R-5 parcel has a building footprint of 22,998 square feet on an 181,574 square foot (4.168 acre) site (12.66% lot coverage). The property is located west of Pompano Beach Blvd, between NE 3rd Street and NE 2nd Street; more specifically described in the legal description below:

A PORTION OF BLOCKS 8 AND 9, POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF BUTLER STREET AS SHOWN ON SAID PLAT OF POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALSO TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST LYING WEST OF SAID BLOCK 9 AND EAST OF STATE ROAD A-1-A, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 8;

DEVELOPMENT ORDER

Planning and Zoning Board/Local Planning Agency

Planning and Zoning No. 17-12000021 City of Pompano Beach / Pompano Beach Fishing Village R5

Page 2

THENCE SOUTH 88°57'35" WEST ALONG THE NORTH RIGHT OF WAY LINE OF N.E. 2ND STREET (THIRD ST. PER PLAT) AS SHOWN ON SAID PLAT OF POMPANO BEACH, A DISTANCE OF 158.20 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 88°57'35" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 204.89 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH OCEAN BOULEVARD (STATE ROAD A-1-A);

THENCE NORTH 09°08'21" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 190.28 FEET;

THENCE NORTH 88°24'18" EAST, A DISTANCE OF 183.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 175.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°03'14", AN ARC DISTANCE OF 21.54 FEET;

THENCE SOUTH 09°09'21" WEST, A DISTANCE OF 190.96 FEET TO THE POINT OF BEGINNING.

LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

CONTAINING 38,572 SQUARE FEET, MORE OR LESS.

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 June 28, 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. Driveway entrance is illustrated at 20 feet in width; however, minimum width for a two-way driveway shall be at least 24 feet wide (measured between the edges of the pavement), as required by code 155.5101.G 7.a.ii. Revise the plans to comply with code.
2. All roof mounted mechanical equipment must be screened by a parapet wall (or similar device) that is integrated into the building's architectural design and of a height equal to or exceeding the height of the mechanical equipment being screened, as required by code.
3. Applicant shall provide evidence that the project will achieve at least twelve sustainable development points, prior to building permit approval.
4. Prior to building permit approval:
 - a. Landscape & irrigation plans must meet zoning code requirements.

DEVELOPMENT ORDER

Planning and Zoning Board/Local Planning Agency

Planning and Zoning No. 17-12000021 City of Pompano Beach / Pompano Beach Fishing Village R5

Page 3

- b. Life Safety and Fire Prevention Plans must meet the National Fire Prevention Association (NFPA) standards, subject to the approval of the Fire Marshal.
- c. Submit a copy of the approved CPTED plan.
- d. Civil drawings must be reviewed and approved by the Engineering Department.
- e. Provide a copy of the approved plat for the southwest corner of the property.
- f. Provide a copy of the approved ordinance amending the Master Plan.

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

28th day of June, 2017.



FRED STACER

Chairman

Planning and Zoning Board/Local Planning Agency

Filed with the Advisory Board Secretary this 26 day of July, 2017.

Matthew R. Edge

Zoning Technician