

CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 18-12000031

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 NE 19TH AVENUE LLC.

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 37-unit multi-family apartment building, along with associated parking and landscaping (Project). The Project encompasses the following properties: 16 NE 19th Avenue and 24 NE 19th Avenue; which are more specifically described as follows:

LOTS 10 AND 11, BLOCK 12, PINEHURST, ACCORING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR BROWARD COUNTY, FLORIDA, RECORDED IN PLAT BOOK 5, PAGE 13.

TOGETHER WITH

LOTS 14 AND 15, BLOCK 12, PINEHURST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, AT PAGE 13, OF THE PUBLIC RECORDS OF 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 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 October 24, 2018.

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. Be advised of the following:
 - a. Overhead utilities are to be placed underground pursuant to Sec. 155.3501.H.6.c.vi.g. Existing overhead utilities that are not in use or will no longer be needed must be removed.
 - b. Payment of the in-lieu of fee for affordable housing, pursuant to Sec. 155.3709.K must be received prior to Building Permit approval.
2. Make the following revisions on plans:
 - a. Where the sidewalk crosses the driveway the sidewalk shall be continuous and remain at a constant level in all circumstances. The driveway shall rise to the height of the sidewalk.
3. For permit approval, obtain the following final approvals:
 - a. A Development Order for Major Building Design from the Architectural Appearance Committee. (§155.2408.B.1)
 - b. A Unity of Title Agreement in the City's Planning & Zoning Division's format which shall be recorded in the Public Records of Broward County. (§155.2401.C)
 - c. Building permit plans subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - d. A S.C.A.D. Letter from the Broward County Planning Council must be provided.
 - e. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

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Planning and Zoning Board/Local Planning Agency

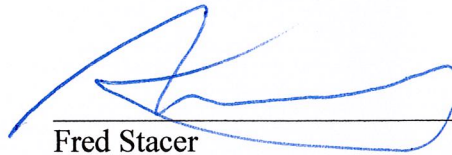
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4. Provide clarification for the following:
 - a. Please clarify that the bonded porous surface for the tree surrounds is an ADA approved material.
 - b. Please clarify that the trash room floor is flush with the driveway and not behind a raised curb.
 - c. Provide detail for the "Screen Wall Vine Detail" for the wall screening the parking lot from NE 19th Ave.

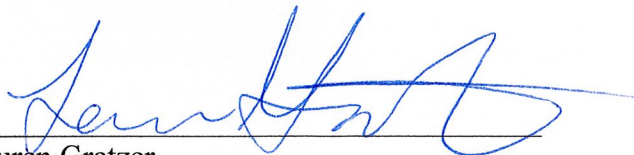
Be advised that pursuant to Section 155.2308(B)(1) of the Pompano Beach Code of Ordinances, this DEVELOPMENT ORDER shall expire if a Zoning Compliance Permit is not obtained within two years.

Heard before the Planning and Zoning Board/Local Planning Agency and Ordered this 24th day of October, 2018.



Fred Stacer
Chairman
Planning and Zoning Board/Local Planning Agency

Filed with the Advisory Board Secretary this 26 day of October, 2018.



Lauren Gratzner
Zoning Technician