

# DRC

PZ21-12000031

03/15/2023

City of Pompano Beach  
Department of Development Services  
Planning & Zoning Division

P&amp;Z#: #20000031

100 W. Atlantic Blvd Pompano Beach, FL 33060  
Phone: 954.786.4679 Fax: 954.786.4666

## Development Application

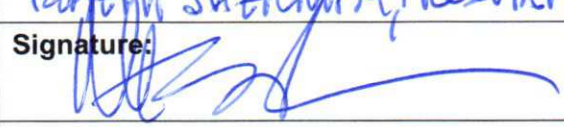
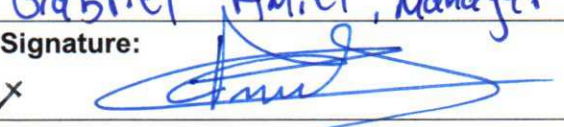
### Development Review (Check all that apply)

Site Plan		Building Design	
<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Applicable (AAC Required)	<input type="checkbox"/> Not Applicable
Street Address: 90 & 140 NW 27 Ave.		Folio Number: 9847-33-65-0010 9847-33-05-3810	Zoning District: B-3
Subdivision: SEE ATTACHED		Block: SEE ATTACHED	Lot: SEE ATTACHED
Date of Pre-Application Meeting (Required for Major Site Plan): 7/27/2021			

### Site Data

Project Name: COVENANT GRADUATE		
Acres*: 2.67	Number of units (Residential): 40	Total square feet of the building* (Non-Residential): 51,336

\*Minimum of one acre. Acres should be rounded to the nearest tenth. Square feet for non-residential developments should be rounded to the nearest thousand.

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): MBA DEVELOPMENT GROUP, LLC	Business Name (if applicable): FCG CGP 58, LLC
Print Name and Title: Robert Sharkey, President	Print Name and Title: Gabriel Amiel, Manager
Signature: 	Signature: 
Date: 11/8/2021	Date: 8.11.2021
Street Address: 1100 S Federal Highway #221	Street Address: 20900 NE 30 Ave, suite 914
Mailing Address City/ State/ Zip: Dania Beach FL 33141	Mailing Address City/ State/ Zip: Pompano Beach, FL 33060
Phone Number: (305) 586-7787	Phone Number: 305.602.5454
Email: Robert@MBADEVELOPMENTGROUP.COM	Email: C12@investcorp.net
Email of ePlan agent (if different): NANCY@P&Z.AEC.COM	





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First Welcome

City of Pompano Beach  
Department of Development Services  
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060

Phone: 954.786.4679 Fax: 954.786.4666

## Development Application

### OWNER'S CERTIFICATE

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application.

By signing below, I agree that if the proposed development is found not in compliance with the applicable standards and minimum requirements of this Code then no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to ensure compliance are met.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

Owner's Name:  
(Print or Type)

Gabriel Amiel

Address:

20900 NG 30 Ave, Suite 9/4  
Aventura, FL 33180

(Zip Code)

Phone:

305.602.5454

Email address:

cu@investcapital.us

X  
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 11th day of August, 2021 by means of  
☒ physical presence or ☐ online notarization.

NOTARY PUBLIC, STATE OF FLORIDA

Alexandra Esserfeld



Alexandra Esserfeld  
Comm. #GG959022  
Expires: Feb. 17, 2024  
Bonded Thru Aaron Notary

(Name of Notary Public: Print, stamp, or Type as Commissioned.)

☒ Personally know to me, or  
☐ Produced identification:

(Type of Identification Produced)



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Pompano Beach  
Florida - We just Welcome

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## Development Application

### Acknowledgement receipt of the Florida NPDES Stormwater Permitting Program for Construction Activity

I Robert S. H. Khan am the OWNER REPRESENTATIVE of the proposed application for  
(Print Name) (Title)

Development approval and authorized to sign on behalf of the owner. I hereby acknowledged that I have been given a copy of the Florida National Pollutant Discharge Elimination System (NPDES) Permitting Program for construction activity.

Signature:

Date:

[Signature]  
11/8/2021



# DRC

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6/15/2022

# DRC

PZ21-12000031

12/15/2021



**PLANS CHECKLIST**

**\*\*\* THIS CHECKLIST MUST BE INITIALED AND FILLED OUT. ALL OF THE FOLLOWING DRAWINGS ARE REQUIRED UNLESS INITIALED BY THE PROJECT PLANNER. \*\*\***

<input checked="" type="checkbox"/> Survey	<input checked="" type="checkbox"/> Architectural Plans (Elevations, Floor Plans, etc.)	<input checked="" type="checkbox"/> Landscape Plan	<input type="checkbox"/> Irrigation Plan	<input type="checkbox"/> Photometric Plan
<input checked="" type="checkbox"/> Site Plan(s)	<input type="checkbox"/> Life Safety Plans	<input checked="" type="checkbox"/> Recorded Plat	<input checked="" type="checkbox"/> Tree Survey and Tree Appraisals	<input checked="" type="checkbox"/> Civil Plans
				<input type="checkbox"/> CPTED Security Plan

**All plans to be oriented the same as survey. Each plan must be uploaded as a single-sheet PDF. Plans must be named using a 3-digit ordering number, sheet name, and sheet title as named in the checklist above. An example is provided below:**

001 S-1 Survey

002 SP-1 Site Plan

003 C-1 Civil Plan

004 A-1 Architectural Floor Plan

SURVEY: COPY of signed and sealed original:									
<input checked="" type="checkbox"/>	Current or dated within 1 year of submittal								
<input checked="" type="checkbox"/>	Legal description of property								
<input checked="" type="checkbox"/>	Property lines clearly shown								
<input checked="" type="checkbox"/>	Location of all easements and utilities								
<input checked="" type="checkbox"/>	All adjacent rights-of-way with dimensions to centerline, dimension of width, pavement width								
<input checked="" type="checkbox"/>	Flood zone and flood elevation data in NAVD format								
SITE PLAN(S): Must be drawn to ONE (1") INCH = TWENTY (20') FEET where practical and include the following:									
A. General Information:									
<input checked="" type="checkbox"/>	Names of project, applicant, owner, architect and/or engineer preparing plans with their respective addresses, telephone and fax numbers								
<input checked="" type="checkbox"/>	Location map showing arterial streets and section lines								
<input checked="" type="checkbox"/>	All adjacent rights-of-way, indication of required right-of-way dedications, and right-of-way and pavement widths								
<input checked="" type="checkbox"/>	Dimension all site features, overall building footprint, setbacks, parking stalls, driveway widths, walkways, landscape areas, signs, and provide sight triangles								
<input checked="" type="checkbox"/>	Scale and north arrow								
<input checked="" type="checkbox"/>	Property lines and easements clearly shown								
<input checked="" type="checkbox"/>	Utility lines with sizes including water, sewer, gas, & assoc. elements including DDCV, Siamese connections, backflow preventers, etc.								
<input checked="" type="checkbox"/>	Location of all water features, drainage improvements and on-site retention areas								
<input checked="" type="checkbox"/>	Flow calculations - water & sewer demand (gallon usage per day)								
<input checked="" type="checkbox"/>	Off-site improvements such as sidewalks, bus bays, turning lanes, utility lines and fire hydrants; also indicate all driveways or curb cuts within 300 feet of the site								
B. Article 3 / Zoning District Information:									
<input checked="" type="checkbox"/>	Current land use designation of property								
<input checked="" type="checkbox"/>	Current zoning of project and abutting properties (and proposed zoning, if applicable)								
<input checked="" type="checkbox"/>	Location of all principal and accessory structures with dimensions to lot lines and between structures								
<input checked="" type="checkbox"/>	Building elevations and height								
<input checked="" type="checkbox"/>	Total square footage of pervious and impervious areas and as percentages of total area								
<input checked="" type="checkbox"/>	Computation - Gross acreage								
<input checked="" type="checkbox"/>	Computation - Net acreage								
<input checked="" type="checkbox"/>	<table border="1"> <tr><td rowspan="3">Residential Use</td><td>Number of dwellings</td></tr> <tr><td>Density</td></tr> <tr><td>Dwelling units by type</td></tr> <tr><td rowspan="3">Non-Residential Use</td><td>Floor area of dwelling units by type</td></tr> <tr><td>Total Gross square footage for all buildings</td></tr> <tr><td>Gross square footage for all uses</td></tr> </table>	Residential Use	Number of dwellings	Density	Dwelling units by type	Non-Residential Use	Floor area of dwelling units by type	Total Gross square footage for all buildings	Gross square footage for all uses
Residential Use	Number of dwellings								
	Density								
	Dwelling units by type								
Non-Residential Use	Floor area of dwelling units by type								
	Total Gross square footage for all buildings								
	Gross square footage for all uses								



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Site Address	90 NW 27 AVENUE, POMPANO BEACH FL 33069	ID #	4842 33 05 3810
Property Owner	ICG CGP 58 LLC	Millage	1512
Mailing Address	20900 NE 30 AVE STE 914 AVENUE FL 33180	Use	70
Abbr Legal Description	33-48-42 W1/2 OF S1/3 OF N3/5 OF SW1/4 OF SW1/4 OF SE1/4 LESS W 25 & LESS PT DESC'D AS, COMM AT NW COR DIAMOND'S PLAT, E 15 TO POB, CONT E 292.52 TO SE COR TR 8 CC UNREC N 4.65, W 267.66, WLY 24.89 TO POB AKA: TRACT 8 LESS SLY STRIP DESC'D IN OR 28529/748 COLLIER CITY UNREC		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

\* 2022 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$271,660		\$271,660	\$271,660	
2021	\$271,660		\$271,660	\$234,780	
2020	\$261,950		\$261,950	\$213,440	

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$271,660	\$271,660	\$271,660	\$271,660
Portability	0	0	0	0
Assessed/SOH	\$271,660	\$271,660	\$271,660	\$271,660
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$271,660	\$271,660	\$271,660	\$271,660

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/11/2021	WD-D	\$350,000	117513696	\$7.00	38,808	SF
2/1/1994	SWD	\$45,000	21815 / 837			
8/1/1993	CET	\$1,000				
5/1/1969	WD	\$35,500				
12/1/1962	WD	\$4,500				
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3A					
L			3A					
1								

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DRC

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12/15/2021

03/15/2023



MARTY KIAR  
BROWARD  
COUNTY  
PROPERTY APPRAISER

Site Address	140 NW 27 AVENUE, POMPANO BEACH FL 33069	ID #	4842 33 65 0010
Property Owner	ICG CGP 58 LLC	Millage	1512
Mailing Address	20900 NE 30 AVE STE 914 AVENTURA FL 33180	Use	80
Abbr Legal Description	NW 27TH AVE PLAT 178-99 B PARCEL A		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

\* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$600,930		\$600,930	\$469,110	
2020	\$542,770		\$542,770	\$426,470	
2019	\$387,700		\$387,700	\$387,700	

### 2021\* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$600,930	\$600,930	\$600,930	\$600,930
Portability	0	0	0	0
Assessed/SOH	\$469,110	\$600,930	\$469,110	\$469,110
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$469,110	\$600,930	\$469,110	\$469,110
Taxable	0	0	0	0

### Sales History

Date	Type	Price	Book/Page or CIN
2/23/2021	QCD-T		117469985
6/29/2007	WD	\$1,200,000	44279 / 428

## Land Calculations

Price	Factor	Type
\$7.75	77,539	SF
Adj. Bldg. S.F.		

## Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3A					
X			3A					
1								

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## Development Application

### Development Review (Check all that apply)

Site Plan		Building Design	
Minor	<input checked="" type="checkbox"/> Major	<input checked="" type="checkbox"/> Applicable (AAC Required)	<input type="checkbox"/> Not Applicable

**DEADLINE:** Initial paper submission and fee must be received by 5:00 PM on the day of the deadline. *Electronic file submission must be uploaded into the ePlan system within 24 hours of this deadline.* Refer to the "Meeting Schedules and Deadlines" document provided on the City's website for submission deadlines. **To ensure quality submittal, this project will only be added to the DRC Agenda when a complete submission has been uploaded into the ePlan system. If a complete submission is not uploaded by the deadline, the application will be rejected via email.**

### Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4
<b>MINOR</b> Site Plan Review (Pg. 2)	DRC Review	Development Order from the DSD		
<b>MAJOR</b> Site Plan Review (Pg. 2)	Pre-Application Meeting (Required Prior to DRC Submittal)	DRC Review	P&Z Review	Development Order from the P&Z Board
<b>MAJOR</b> Building Design Review (Pg. 3)			AAC Review	Development Order from the AAC

**APPLICATION SUBMISSION PROCESS:** Upon reception of the **PAPER SUBMISSION** (see below) at the Zoning Inquires counter, an email will be sent to the agent with a link to ePlan where all project drawings and documents listed in the **DIGITAL SUBMISSION** section (see below) shall be uploaded.

**PAPER SUBMISSION:** The following paper documents are to be submitted to the Planning & Zoning Department:

<b>PAPER</b>	<input checked="" type="checkbox"/>	One (1) completed application with original signatures. (pg. 4)*
	<input checked="" type="checkbox"/>	Owner's Certificate (must be completed by the Landowner). (pg. 5)*
	<input checked="" type="checkbox"/>	Signed acknowledgement receipt of the Florida NPDES Stormwater Permitting Program for Construction Activity. (pg. 6)
	<input checked="" type="checkbox"/>	Four (4) Electronic Signature Affidavits (unless a 3 <sup>rd</sup> party digital signature is utilized). See P&Z webpage for <a href="#">instructions</a> .
	<input checked="" type="checkbox"/>	Application Fee as established by resolution of the City Commission. See <a href="#">Appendix C - Fee Schedule</a> in the Information section of the P&Z webpage.

**DIGITAL SUBMISSION:** The following digital documents are to be uploaded directly to Electronic Plan Review (ePlan):

<b>ePLAN</b>	<input checked="" type="checkbox"/>	Recorded or proposed plat.
	<input type="checkbox"/>	Narrative with project specifics including a full description of the proposed development (PDF).*
	<input type="checkbox"/>	Completed Plans Checklist ( <i>this must be filled out</i> ). (pg. 7-9)
	<input type="checkbox"/>	Legal Description ( <b>Digital copy in WORD</b> )
	<input type="checkbox"/>	Current survey (with flood information)
	<input type="checkbox"/>	Digital Plans**

\*Updated copies of the application, proof of ownership, or narrative may be required if information has changed (i.e.: if the property ownership changes, the owner's certificate and application will need to be revised with the City's seal.)

\*\*Refer to the Plans Checklist on page 7 of this application



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## Development Application

### Development Review

A development order for a **Minor Site Plan** in accordance with section 155.2407 is required before issuance of a Zoning Compliance Permit for any development other than those for which a Major Site Plan is required in accordance with subsection 3.

A development order for a **Major Site Plan** in accordance with section 155.2407 is required before issuance of a Zoning Compliance Permit for the development listed in [Table 155.2407.B.1](#).

**TABLE 155.2407.B.1: MAJOR SITE PLAN APPLICABILITY**

	RESIDENTIAL USE		NONRESIDENTIAL USE	
Designated Brownfield Area or Brownfield site	New Development	More than 15 new multifamily dwelling units	New Development	More than 7,500 sq ft gfa
	Existing Development	Addition of more than 15 new multifamily dwelling units	Existing Development that is 7,500 sq ft gfa or less	An addition that results in development that contains more than 7,500 sq ft gfa
			Existing Development that is more than 7,500 sq ft gfa	One of the following, whichever is less: <ul style="list-style-type: none"> <li>An addition that adds more than 37,500 sq ft gfa.</li> <li>An addition that increases the amount of lot coverage of such existing development by more than 37.5%.</li> <li>An addition that increases the gross floor area of the primary building of such existing development by more than 37.5%.</li> </ul>
All Other Property Types	New Development	More than 10 new multifamily dwelling units	New Development	More than 5,000 sq ft gfa
	Existing Development	Addition of more than 10 new multifamily dwelling units	Existing Development that is 5,000 sq ft gfa or less:	An addition that results in development that contains more than 5,000 sq ft gfa
			Existing Development that is more than 5,000 sq ft gfa:	One of the following, whichever is less: <ul style="list-style-type: none"> <li>An addition that adds more than 25,000 sq ft gfa.</li> <li>An addition that increases the amount of lot coverage of such existing development by more than 25%.</li> <li>An addition that increases the gross floor area of the primary building of such existing development by more than 25%.</li> </ul>



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## Development Application

### Development Review

A development order for **Building Design** in accordance with section 155.2408 is required before issuance of a Zoning Compliance Permit for the development listed in [Table 155.2408.B.1](#).

**TABLE 155.2408.B.1: BUILDING DESIGN APPLICABILITY**

<b>All property</b>	All new Institutional: Open Space Uses identified in Section <a href="#">155.4210</a> , of at least 10,000 sq. ft.			
<b>Property abutting a designated arterial or collector road as defined by the Broward County Trafficways Plan</b>	All new free standing buildings and all new attached additions facing or visible from the roadway. New free standing buildings or attached additions that are not facing or visible from the roadway shall comply with other applicable thresholds below.			
PROPERTY TYPE	RESIDENTIAL USE		NONRESIDENTIAL USE	
<b>Designated Brownfield Area or Brownfield Site</b>	<b>New Development</b>	More than 15 new multifamily dwelling units	<b>New Development</b>	More than 7,500 sq ft gfa
	<b>Existing Development</b>	Addition of more than 15 new multifamily dwelling units	<b>Existing Development that is 7,500 sq ft gfa or less</b>	An addition that results in development that contains more than 7,500 sq ft gfa
			<b>Existing Development that is more than 7,500 sq ft gfa</b>	One of the following, whichever is less: <ul style="list-style-type: none"><li>• An addition that adds 37,500 sq ft gfa.</li><li>• An addition that increases the amount of lot coverage of such existing development by more than 37.5%.</li><li>• An addition that increases the gross floor area of the primary building of such existing development by more than 37.5%.</li></ul>
<b>All Other Property Types</b>	<b>New Development</b>	More than 10 new multifamily dwelling units	<b>New Development</b>	More than 5,000 sq ft gfa
	<b>Existing Development</b>	Addition of more than 10 new multifamily dwelling units	<b>Existing Development that is 5,000 sq ft gfa or less:</b>	An addition that results in development that contains more than 5,000 sq ft gfa
			<b>Existing Development that is more than 5,000 sq ft gfa:</b>	One of the following, whichever is less: <ul style="list-style-type: none"><li>• An addition that adds more than 25,000 sq ft gfa.</li><li>• An addition that increases the amount of lot coverage of such existing development by more than 25%.</li><li>• An addition that increases the gross floor area of the primary building of such existing development by more than 25%.</li></ul>