

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

**Development Application**


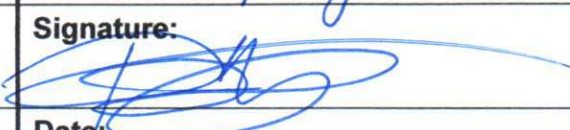
**Development Review (Check all that apply)**

Site Plan		Building Design	
<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Major	<input checked="" type="checkbox"/> Applicable (AAC Required)	<input type="checkbox"/> Not Applicable
Street Address: <u>2716 NE 14 ST Pompano Beach</u>		Folio Number: <u>4843 30 25 0030</u>	Zoning District:
Subdivision: <u>Country Club Isles</u>		Block: <u>Replat 54-38</u>	Lot: <u>105+106</u>
Date of Pre-Application Meeting (Required for Major Site Plan): <u>Aug 31, 2021</u>			

**Site Data**

Project Name: <u>Luxury Condo</u>		
Acres*: <u>0.41</u>	Number of units (Residential): <u>8</u>	Total square feet of the building* (Non-Residential): <u>10,791 SF</u>

\*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): <u>Property Outlaws LLC/TOTO Picta LLC</u>	Business Name (if applicable): <u>Property Outlaws LLC/TOTO Picta LLC</u>
Print Name and Title: <u>Robert B. Yakkey / President</u>	Print Name and Title: <u>Robert B. Yakkey President</u>
Signature: 	Signature: 
Date: <u>11/8/21</u>	Date: <u>11/8/21</u>
Street Address: <u>1201 N Federal Hwy Fort Lauderdale FL 33304</u>	Street Address: <u>1201 N Federal Hwy 4345 Fort Lauderdale FL 33304</u>
Mailing Address City/ State/ Zip: <u>1201 N Federal Hwy Fort Lauderdale FL 33304</u>	Mailing Address City/ State/ Zip: <u>1201 N Federal Hwy 4345 Fort Lauderdale FL 33304</u>
Phone Number: <u>576-361-2642</u>	Phone Number: <u>576-361-2642</u>
Email: <u>admin@propertyoutlawsllc.com</u>	Email: <u>admin@propertyoutlawsllc.com</u>

Email of agent (if different):

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3/2/2022

PZ21-12000034  
4/6/2022

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12/15/2021





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Department of Development Services  
Planning & Zoning Division

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**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)

Property Outlaws LLC + TOTO Picta LLC

Address:

1801 N. Federal Hwy 4345

Fort Lauderdale FL 33304

(Zip Code)

Phone:

516-361-2642

Email address:

Admin@PropertyOutlawsLLC.com

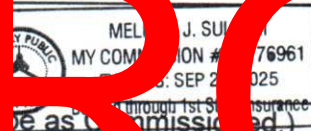
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 9 day of November, 2021 by means of  
☒ physical presence or ☐ online notarization.

NOTARY PUBLIC, STATE OF FLORIDA

MEISSA J. SULLAM

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



☒ Personally known to me  
☐ Produced Identification.

(Type of Identification Produced)



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

I Robert Yakkey am the owner / president 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:

11-9-21



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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 checked="" type="checkbox"/> Irrigation Plan	<input checked="" type="checkbox"/> Photometric Plan
<input checked="" type="checkbox"/> Site Plan(s)	<input checked="" type="checkbox"/> Life Safety Plans	<input type="checkbox"/> Recorded Plat	<input checked="" type="checkbox"/> Tree Survey and Tree Appraisals	<input checked="" 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 type="checkbox"/>            | Property lines clearly shown                                                                 |
| <input checked="" type="checkbox"/> | Location of all easements and utilities                                                      |
| <input 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 type="checkbox"/>            | Location map showing arterial streets and section lines                                                                                                                 |
| <input type="checkbox"/>            | All adjacent rights-of-way, indication of required right-of-way dedications, and right-of-way and pavement widths                                                       |
| <input type="checkbox"/>            | Dimension all site features, overall building footprint, setbacks, parking stalls, driveway widths, walkways, landscape areas, signs, and provide sight triangles       |
| <input type="checkbox"/>            | Scale and north arrow                                                                                                                                                   |
| <input type="checkbox"/>            | Property lines and easements clearly shown                                                                                                                              |
| <input type="checkbox"/>            | Utility lines with sizes including water, sewer, gas, & assoc. elements including DDCV, Siamese connections, backflow preventers, etc.                                  |
| <input type="checkbox"/>            | Location of all water features, drainage improvements and on-site retention areas                                                                                       |
| <input type="checkbox"/>            | Flow calculations.- water & sewer demand (gallon usage per day)                                                                                                         |
| <input 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 type="checkbox"/> | Current land use designation of property                                                               |
| <input type="checkbox"/> | Current zoning of project and abutting properties (and proposed zoning, if applicable)                 |
| <input type="checkbox"/> | Location of all principal and accessory structures with dimensions to lot lines and between structures |
| <input type="checkbox"/> | Building elevations                                                                                    |
| <input type="checkbox"/> | Total square footage of pervious and impervious areas and a percentage of total area                   |
| <input type="checkbox"/> | Computation - Gross acreage                                                                            |
| <input type="checkbox"/> | Computation - Net acreage                                                                              |
| <input type="checkbox"/> | Number of dwelling units                                                                               |
| <input type="checkbox"/> | Density                                                                                                |
| <input type="checkbox"/> | Dwelling units by type                                                                                 |
| <input type="checkbox"/> | Number of dwelling units by type                                                                       |
| <input type="checkbox"/> | Total Gross square footage for all buildings                                                           |
| <input type="checkbox"/> | Gross square footage for all uses                                                                      |

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<input type="checkbox"/>		Gross square footage for individual buildings
<input type="checkbox"/>	Non-Residential Use (cont.)	Gross square footage for individual buildings per floor
<b>C. Use Information:</b>		
<input type="checkbox"/>	Proposed Principal Use(s), fill in:	
<input type="checkbox"/>	Proposed Accessory Use(s), fill in:	
<b>D. Development and Design Information:</b>		
<input type="checkbox"/>	Off-Street Parking and Loading Plan: Number of off-street parking spaces required and provided including handicapped; with typical sizes shown; Number of required and provided loading spaces; Access aisles and driveways; interaction with circulation plan; and surfacing materials	
<input type="checkbox"/>	Location of all ground-mounted mechanical equipment, commercial containers, and rescreening methods	
<input type="checkbox"/>	Location, height, and specifications of all fences and walls	
<input type="checkbox"/>	Sustainable Development Plan: List, description, and location (if applicable) of sustainable features with points	
<input type="checkbox"/>	Separate Sign Plan to include location and type of sign	
<input type="checkbox"/>	Refuse apparatus circulation plan incorporating the approved road widths and turning radius at 30ft inside and 50ft outside minimum	
<b>ARCHITECTURAL PLAN(S)</b> Must be sealed by a Florida Registered Architect and include the following:		
<input checked="" type="checkbox"/>	Dimensioned floor plans for all floors proposed	
<input type="checkbox"/>	Design Plan – Residential Compatibility: Roofs; Exterior color palette; Architecture features; outdoor activity areas; location of off-street parking areas; location of loading, service, and refuse areas; and location and photographs of abutting single family residential development	
<input type="checkbox"/>	Design Plan – Multifamily Residential: Site layout including buildings, parking, and outdoor activity areas; Building Size; Building Facades (including list of options); Architectural Variability options; Roofs; and Materials	
<input type="checkbox"/>	Design Plan – Commercial, Institutional, and Mixed Use: Site layout including buildings, parking, and loading, service and equipment areas; Building Size; Building Facades and materials; Building Entrances; Fenestration/ Transparency; and Roofs	
<input type="checkbox"/>	Design Plan – Industrial: Site layout including buildings, parking, and loading, service and equipment areas; Building Size; Building Facades and materials; and Building Entrances	
<input type="checkbox"/>	Elevations of all facades identifying colors and materials (by manufacturer and name/number) proposed	
<input type="checkbox"/>	Roof plan showing location of all rooftop mechanical equipment and screening methods	
<input type="checkbox"/>	Vertical dimensions of façade and elevation features, building floors, mean height/high point and slope of roof	
<b>LIFE SAFETY PLAN(S):</b>		
<input type="checkbox"/>	Circulation Plan: Street Connectivity; Emergency and service vehicle access; Vehicle stacking; Turning radii; Traffic calming measures; Bicycle access; Number of bicycle spaces required and provided; and Pedestrian access	
<input type="checkbox"/>	Site plan development standards for fire prevention NFPA 1 - Chapter 18, Fire Department Access and Water Supply	
<input type="checkbox"/>	All proposed and existing buildings: provide occupancy classification, construction type, square footage, number of floors and height of building to highest occupiable floor level	
<input type="checkbox"/>	Fire apparatus circulation plan incorporating the approved road widths and turning radius at 30ft inside and 50ft outside minimum. Provide both arcs and center point that arcs are measured from	
<input type="checkbox"/>	Location of all existing and proposed water utilities, fire hydrants, and main sizes. Fire hydrants and other fire protection appliances need to be placed along fire department access routes. Refer to NFPA 1 2009ed Chapter 18 for required fire flow and Annex I for number of hydrants and spacing. Minimum of 2 fire hydrants are required within 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C))	
<input type="checkbox"/>	Provide Fire Flow Data: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 and Annex I for required fire flow, number/spacing of fire hydrants	
<b>RECORDED PLAT:</b>		
<input type="checkbox"/>	Signed and sealed by the City Clerk, City Engineer, Mayor and the Chairman of the Planning & Zoning Board	
<input type="checkbox"/>	Plat net & gross acreage	
<input type="checkbox"/>	All existing and proposed public or private streets, alleys, right-of-way easements for utilities, bike paths, bus shelters, or bus bays, canals, lakes and other major water courses shown on adjacent to property	
<input type="checkbox"/>	Dedication of street or other improvements	
<input type="checkbox"/>	Area of each lot and of the plat as a whole to the nearest square foot and tabulation including the right-of-way dedication, easements, etc.	

**LANDSCAPE PLAN:** Must be sealed by a Florida Registered Landscape Architect and include the following:

Location of all landscaped areas with dimensions

G:\Zoning 2009\Forms and documents\Website Documents\Planning & Zoning\Forms

Modified: 3/24/2020

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<input type="checkbox"/>	Table indicating all landscape requirements	Common and scientific names for all plant material
<input type="checkbox"/>		Plant location and spacing of plant material
<input type="checkbox"/>		Quantities and sizes of plant material with percentages of material by species and nativity
<input type="checkbox"/>	Building location	
<input type="checkbox"/>	Light pole fixtures and light pole locations showing required 15-foot radius around each fixture	
<input type="checkbox"/>	Parking and vehicular-use areas	
<input type="checkbox"/>	Square footage of vehicular use area and percentage of interior landscaping	
<input type="checkbox"/>	Location of all walls, fences, berms and other buffers with material specifications and heights	
<input type="checkbox"/>	Commercial container locations and screening	
<input type="checkbox"/>	Screening of ground-mounted mechanical equipment	
<input type="checkbox"/>	Location of all easements	
<b>TREE SURVEY &amp; TREE APPRAISALS:</b>		
Tree Survey must be sealed by a FL Registered Surveyor and Appraisals must be done by a Certified Arborist and include:		
<input type="checkbox"/>	Tree survey to include corresponding tree assessments in table form. Include the following data: common name, scientific name, size, condition, value and status (existing vegetation on site, vegetation to remain, to be removed and relocated)	
<input type="checkbox"/>	Tree appraisals to follow cost approach as identified in Rule 14-40.030 in the FL Administrative Code	
<b>IRRIGATION PLAN:</b> Must be sealed by a FL Registered Landscape Architect or Professional Engineer.		
<input type="checkbox"/>	Irrigation plan showing irrigation layout	
<input type="checkbox"/>	Location of all existing and proposed paved areas, all existing and proposed spot grades, and all existing and proposed drainage utilities	
<input type="checkbox"/>	Location of all existing and proposed water and sewer utilities	
<input type="checkbox"/>	Location of all easements	
<b>CIVIL PLAN(S):</b> Must be sealed by a Florida Registered Professional Engineer and include the following:		
<input type="checkbox"/>	Paving, grading, and drainage (PGD) plan showing location of all existing and proposed paving specifications, all existing and proposed spot grades, and all existing and proposed drainage utilities	
<input type="checkbox"/>	Water and sewer (WS) plan showing location of all existing and proposed utilities for water and sewer, AT&T, Comcast, FPL, and Teco Gas	
<input type="checkbox"/>	Traffic markings and signage (TMS) plan showing all pavement markings and traffic signage	
<input type="checkbox"/>	Paving, grading, drainage, and sewer details	
<b>PHOTOMETRIC PLAN:</b>		
<input type="checkbox"/>	Lighting / Photometric Plan: Location, height, and detail of Lighting fixtures; and Illumination levels, direction and shielding	
<b>PUBLIC SAFETY SECURITY PLAN:</b> Incorporating security strengthening and CPTED principles:		
<input type="checkbox"/>	<b>Signed &amp; Sealed CPTED (Crime Prevention Through Environmental Design) Security Drawing Plan 24"x36".</b> Plan must be signed and sealed by a Florida Registered Architect, Florida Registered Landscape Architect, or Florida Registered Engineer. CPTED Consultant is preferred	
<input type="checkbox"/>	Location of all walls, fences, and gates with material specifications and heights	
<input type="checkbox"/>	Location of all external cameras and motion sensors	
<input type="checkbox"/>	Location of dumpster with gate detail allowing for gap from grade to gate	
<input type="checkbox"/>	Bench/seating area locations with furnishing detail to include separators	
<input type="checkbox"/>	Location, height, and specification of security-aiding landscaping or landscape maintenance (thorny shrubs, continuous hedging, low maintenance of shrubs)	
<input type="checkbox"/>	Specifications of non-impact and impact glass	
<input type="checkbox"/>	CPTED Security Narrative 8.5"x11" identifying how the CPTED Principles are achieved in the Security Drawing Plan, along with an approved maintenance plan. Narrative must be signed by a Florida Registered Architect, Florida Registered Landscape Architect, or Florida Registered Engineer. CPTED Consultant is preferred	

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