

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 type="checkbox"/> Applicable (AAC Required)	<input checked="" type="checkbox"/> Not Applicable
Street Address: 524 N. Riverside Dr		Folio Number: 4843-31-26-0120	Zoning District: RM-45
Subdivision: North Beach Co Inc properties		Block: 33-36	Lot: 11
Date of Pre-Application Meeting (Required for Major Site Plan):			

Site Data		
Project Name: New 8 unit multi-family		
Acres*: .189	Number of units (Residential): 8	Total square feet of the building* (Non-Residential):

*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): Adonai Design & Construction INC	Business Name (if applicable): BRANES REALTY VENTURES LLC
Print Name and Title: Clara T. Garcia	Print Name and Title: Francisco Espinoza MANAGER
Signature: 	Signature: 
Date: 10/15/20	Date: 10/12/2020
Street Address: 2307 S. Douglas Rd # 501	Street Address: 145 MADEIRA AVE #310
Mailing Address City/ State/ Zip: Miami FL 33145	Mailing Address City/ State/ Zip: CORAL GABLES, FL 33134
Phone Number: (305) 441-1365	Phone Number: 305-318-0984
Email: clara@adonai.com	Email: BECCONSTRUCTION@GMAIL.COM
Email of ePlan agent (if different):	



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: BRANESP REALTY VENTURES LLC.
(Print or Type)

Address: 145 MADEIRA AVE #310,
CORAL GABLES, FL 33134
(Zip Code)

Phone: 305-318-0984

Email address: BECCONSTRUCTION@LIVE.COM

[Signature]
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 12 day of October, 2020 by means of
☒ physical presence or ☐ online notarization.

NOTARY PUBLIC, STATE OF FLORIDA

CESAR VIDAL



CESAR VIDAL
Commission # GG 981929
Expires April 27, 2024
Bonded Thru Budget Notary Services

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

- ☒ Personally know to me, or
☐ Produced identification:

(Type of Identification Produced)





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

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Development Application

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

I Francisco Espinosa am the Managing member 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:

10/12/2020



DRC