

## DEVELOPMENT ORDER ( 23 – 12000011 )

**A DEVELOPMENT ORDER ISSUED BY THE DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO SECTIONS 155.2207, CODE OF ORDINANCES; APPROVING THE APPLICATION FOR THE DEVELOPMENT PERMIT FOR 8 NEW TOWNHOUSE UNITS, AT TWO (2) STORIES HIGH, AND ASSOCIATED SITE IMPROVEMENTS ON THE PROPERTY LOCATED AT 831-859 NW 8 AVENUE.**

**WHEREAS**, Sections 155.2407, Code of Ordinances, defines the project referenced above as a Minor Site Plan; and

**WHEREAS**, Section 155.2207, Code of Ordinances, authorizes the Director of Development Services to conduct staff review for this project, which involves the construction of eight (8) four-bedroom townhome units, improvements on the site, along with the associated driveway, garage, and landscaping for each unit, and;

**WHEREAS**, the project was reviewed by the Development Review Committee (DRC) and issued comments for the meeting(s) scheduled on June 21, 2023, December 20, 2023, March 6, 2024, May 15, 2024; and July 3, 2024, and;

**WHEREAS**, the application for development permit is in general compliance with the applicable standards and minimum requirements of this Code, and all plan review comments must be addressed with the respective discipline as part of the permit process; and

**WHEREAS**, copies of the site plan and landscape plan are on file with the Department of Development Services, and referenced herein as **Exhibit “A” and “B”** respectively; now, therefore,

**The Application for Development Permit is hereby approved by the Development Services Director designee, and subject to the following conditions:**

1. Provide a copy of the final Plat prior to permit approval.
2. Provide the final School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to permit approval.
3. Address and incorporate the comments issued by the Utilities Department to the DRC dated May 15, 2024.
4. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan when submitted for Zoning Compliance Permit approval.
5. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
6. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.
7. Park Impact fees shall be assessed upon Zoning Compliance Permit approval.

**EXPIRATION DATE IS 24 MONTHS FROM THE DATE OF SIGNING**

Max Wemyss, AICP, Principal Planner

MW/dg

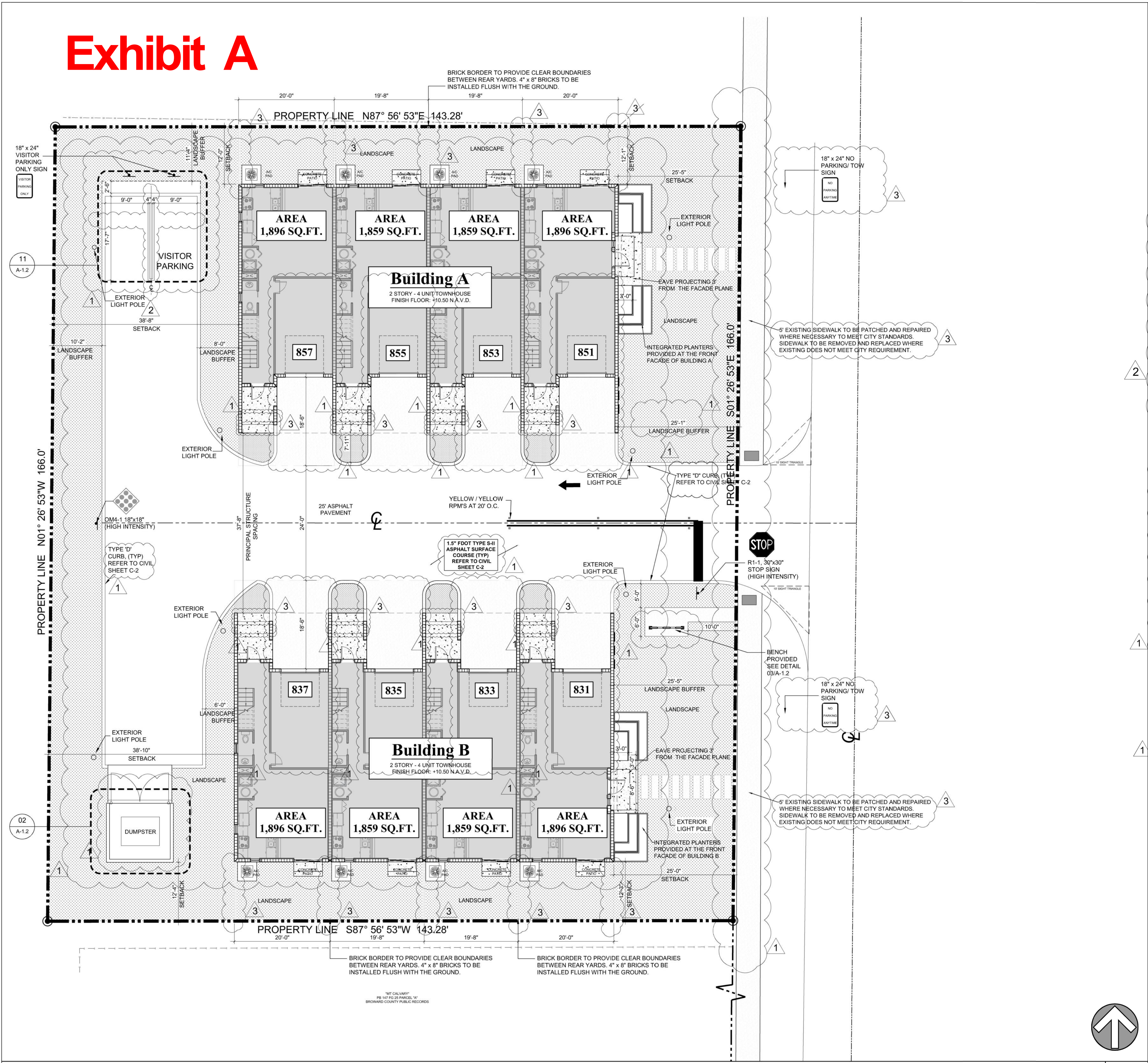
G:\Zoning 2009\Site Plans\2023\23-12000011 Pompano Townhouses\23-12000011- Minor DEV ORDER - FINAL.docx

6/25/2024

Date



Exhibit A



DIMENSIONAL SITE PLAN

SCALE: 1"=10'-0"

02

SITE DATA

SCALE: NTS

01

SITE DATA	
ZONED	RM-20
AREA FOR SITE PLAN CALCULATIONS	23,783 SQ.FT. .54 ACRES
BUILDING A GROSS	3,261 SQ.FT.
BUILDING B GROSS	3,261 SQ.FT.
TOTAL BUILDING AREA 6,522 SQ.FT.	
CURRENT USE: VACANT LOT	

INTENSITY & DIMENSIONAL STANDARDS	REQUIRED	PROVIDED
LOT AREA, MIN	8,800 SQ.FT.	23,783 SQ.FT.
LOT WIDTH, MIN	75'	166'
DENSITY, MAX	20 DU 23,783 S / 43,560 SF =.54 ACRES	8 DU 20 X .54 =10.9
FLOOR AREA PER DWELLING UNIT, MIN	650 SQ.FT. + 100 SQ.FT. PER BR > 1	1,726 SQ.FT. (4 BR)
LOT COVERAGE, MAX	60% (14,269)	31% (7,280)
PERVIOUS AREA, MIN	25% (5946)	38% (8,906)
HEIGHT, MAX	35'	23'-5"
FRONT YARD SETBACK MIN.	25'	25'
STREET SIDE YARD SETBACK MIN.	10'	12'-1"
REAR YARD SETBACK MIN.	10'	38'-8"
MIN SPACING BETWEEN PRINCIPAL STRUCTURES	25'	37'-8"

PERMITTED USE SEC.302	REQUIRED	PROVIDED
	RESIDENTIAL MULTIFAMILY	RESIDENTIAL MULTIFAMILY

NUMBER OF PARKING SPACES SEC.265 - 50	REQUIRED	PROVIDED
2 OR MORE BEDROOMS @ 2	2 PER DWELLING	16
1 PER 5 D/U VISTORS	2	2

CONSTRUCTION TYPE:
TYPE: III B

**NOTE:**

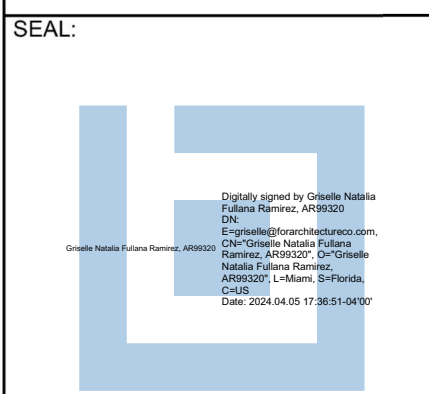
REFER TO CIVIL DRAWINGS FOR ALL CIVIL INFORMATION.

REFER TO LANDSCAPING DRAWINGS FOR ALL LANDSCAPING INFORMATION.

REFER TO PHOTOMETRIC DRAWINGS FOR ELECTRICAL METERS, AND LIGHT POLE LOCATIONS.

ARCHITECT: FOR ARCHITECTURE CO.  
Architecture & Planning  
1395 Brickell Ave Suite 600  
Miami, FL 33138  
PZ23-12000011  
05/15/2024

Client:  
CONTINENTAL DEVELOPMENT  
HOLDING  
1395 Brickell Ave #740  
Miami, FL 33131



LIC # AR 99320

POMPANO BEACH TOWNHOMES  
BUILDING A + B  
857 NORTHWEST 8th AVE.  
POMPANO BEACH, FL 33060  
851 NORTHWEST 8th AVE.  
POMPANO BEACH, FL 33060  
853 NORTHWEST 8th AVE.  
POMPANO BEACH, FL 33060  
855 NORTHWEST 8th AVE.  
POMPANO BEACH, FL 33060

Issue	Date	Description
REV. 1	Oct. 27, 2023	Response to minor DRC comments
REV. 2	Jan. 29, 2024	Response to minor DRC comments
REV. 3	March 21, 2024	Response to minor DRC comments

PERMIT SET

Scale:	Date:
AS NOTED	04-07-2023
JOB NO	
1146	
Drawn by:	Checked by:
MaT / M.J.	G.F / M.P.
Sheet title:	

SITE PLAN AND  
SITE DATA

Sheet No.

A-1.1

DRC

PZ23-12000011  
07/03/2024



REVISIONS / SUBMISSIONS			
2	01/29/24	REVS PER CITY COMMENTS	RJKE
3	03/21/24	REVS PER CITY COMMENTS	RJKE

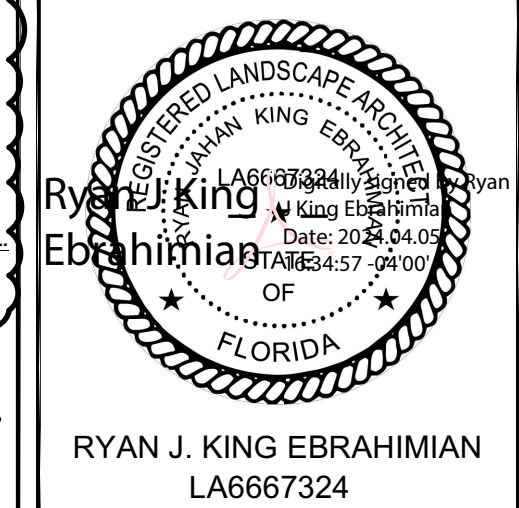


SCALE:

CLIENT:

POMPANO BEACH TOWNHOMES  
831, 833, 835, 837, 839,  
851, 853, 855, 857, & 859 NW 8TH AVE.  
POMPANO BEACH, FL 33060

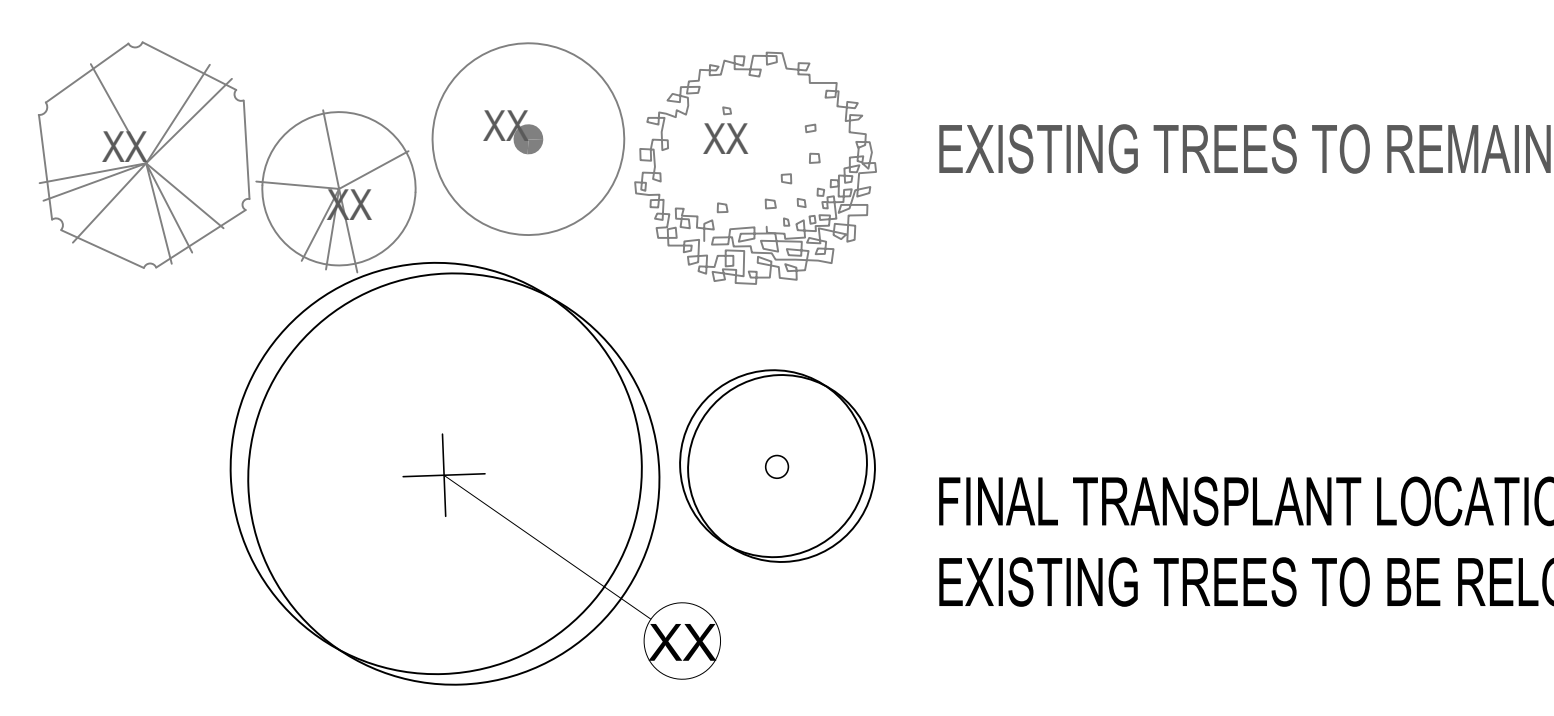
OVERALL LANDSCAPE PLAN



RYAN J. KING EBRAHIMIAN  
LA6667324

UP STAFF RESERVES THE RIGHT TO DISAPPROVE  
PROPOSED RELOCATED TREES BASED ON CONDITION.

EXISTING & RELOCATED TREE LEGEND



CITY OF POMPANO BEACH, FLORIDA - LANDSCAPE CODE COMPLIANCE CHART

Pompano Beach Code of Ordinances		RM-20 ZONING	
<b>SEC. 155.127 GENERAL REQUIREMENTS</b> Canopy Trees: 12' Ht. Min. Understory Trees: 10' Ht. Min. Ornamentals: 8' Ht. Min. Palms: 14' oa. # of Min. 50% Max. Shrubs: 24" x 24" Min. 24" o.c. Max. Hedges: 50% of Required Trees Shall be Relative in Height to the Structure (22' Ht.). Canopy Trees are to be 14' Ht & Palms are to be 18' oa Ht 1.5 Required 147 Provided. Provided Includes all Proposed, Existing, or Relocated Trees & Palms 50% Max of Required Trees May be Palms (Max. 5 Tree Credits from Palms Allowed)		TOTAL SITE AREA: 23,783 SF (0.55 AC) ZONING DISTRICT: RM-20 YUA: 5,271.23 SF (0.12 AC) (NIC Unit Driveways)	
<b>Sec. 155.5203.C. LANDSCAPE REGULATIONS BY ZONING DISTRICT</b> (1) Tree & (5) Shrubs per 3,000 sf Lot Area	(23,783 sf/3000)	<b>REQUIRED</b> 8 TREES 40 SHRUBS	<b>PROVIDED</b> 47 TREES 800 SHRUBS
<b>Sec. 155.5203.D. VEHICULAR USE AREAS</b> 3.c.) 10 ft VUA Perimeter Landscaping for developments >100 feet wide ft wide (1) Canopy Trees/2' except where such screening is provided by an intervening on-site building or other structure and on land crossed by an accessway or utility easement East @ NW 8th Ave.: 37.66' West: 127.37' North: 53.89' South: 52.52' - 13.99' dumpster enclosure 4.a.) Interior Vehicular Use Area Landscaping: At least 15% of the VUA to be in interior landscaped planting areas 5,271.23 sf VUA (NIC Residents' Unit Driveways) x 15% 4.b.) (1) Canopy Tree / Landscape Parking Island	(2 Islands)	790.68 SF 2 TREES	2 ORNAMENTALS AS CANOPY DUE TO OHW & BLDG PROXIMITY 5-15-1.25 ft (Varies) (SUPERIOR DESIGN STANDARDS APPLIED) Complies 2 Layers of Shrubs NA 2 Layers of Shrubs Complies Complies
<b>Sec. 155.5203.E. BUILDING BASE PLANTINGS</b> 3.a.) Req. shrubs planted within 3' of building along the base of any facade facing a street. If a street sidewalk is located between building base and street, shrubs may be planted within 15' of building base. 3.b.) Required shrubs shall maintain average on-center spacing of 6', evenly distributed East @ Bldg A: 52' East @ Bldg B: 52'	(52/6) (52/6)	9 SHRUBS 9 SHRUBS	16 SHRUBS 16 SHRUBS
<b>Sec. 155.5203.G. STREET TREES</b> Min. 5 ft wide planting strip between roadway & property line (1) Street Trees/40 ft of Street Frontage. Min 15 ft. Max. 60 ft apart	(166/40)	5 ft L.S. Strip 4 TREES	Complies 4 TREES PROVIDED (SEE CITY SWR)
<b>Sec. 155.5204.E. TREE REPLACEMENT</b> Non-specimen tree replacement shall be 1" Cal 1" DBH removed: 113" DBH Removed to be Replaced 1" Cal. 1" DBH Specimen tree replacement shall be the number of trees whose combined purchase price equal the dollar value of the removed trees: 50 Specimen Removed Replacement Palms for each Palm removed; 1 Removed Palms		113" DBH to be Replaced 1 Palm	114" Cal. Proposed Over Code Min. (See Plant Schedule) 8 Palms
<b>TOTAL LOT TREES</b> Max. 50% Palms Min. 50% of All Landscape Materials to be Native		10 TREES 4 TREES 2551 TREES	47 TREES 4 TREES 2351 TREES 47/51 (92.15%) TREES: 47/51 (92.15%) SHRUBS: 800/800 (100%) PALMS: 1/1 (100%)

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	EXERC	REMARKS
<b>TREES</b>										
CE	2	Satireal	Chrysophyllum oliviforme	B & B	4" Cal	16' Ht	7-8' spr.	Yes	High	8' CT; STD; FL FANCY
MF	2	Simpson's Stopper	Myrciathus fragrans	NA	4" Cal	14' Ht	6'	Yes	High	5' CT; STD
TD	5	Bald Cypress	Taxodium distichum	B & B	8" Cal	22' - 24' Ht	10-12'	Yes	High	6' CT
<b>MITIGATION TREES</b>										
CE-M	8	Satireal	Chrysophyllum oliviforme	B & B	4" Cal	16' Ht	7-8' spr.	Yes	High	8' CT; STD; FL FANCY
MF-M	8	Simpson's Stopper	Myrciathus fragrans	NA	4" Cal	14' Ht	6-7'	Yes	High	5' CT; STD
TD-M	2	Bald Cypress	Taxodium distichum	B & B	8" Cal	22' - 24' Ht	10-12'	Yes	High	6' CT
<b>RELOCATED TREES</b>										
QV-R	1	Live Oak	Quercus virginiana	NA	Varies	varies	varies	Yes	High	RELOCATED: See Sheet L-1
<b>PALM TREES</b>										
TR-D	8	Thatch Palm	Thrinax nodata	FG&B&B		14' oa	8'	Yes	High	Double
<b>RELOCATED PALMS</b>										
SP-R	14	Cabbage Palmetto	Sabal palmetto	NA		As Noted on Sheet L-1	varies	Yes	High	Counted @ 1:1; Store Off-site until Buildings erected & rough grading completed
<b>STREET TREES</b>										
MS-S	14	Muskogee Crisp Myrtle	Lagerstroemia laurifolia 'Muskogee'	B & B	5" Cal	16' Ht	7-8' spr.	No	High	5-6' CT; STD
<b>SHRUBS</b>										
MRG	182	Guinean Colicissoid	Mynire cubana	NA	24"	24"	24"	Yes	High	Full to Base
MYF	24	Simpson's Stopper	Myrciathus fragrans 'compacta'	NA	24"	30"	30"	Yes	High	Full to Base
SRG	24	Bro Of Paradise	Myrciathus fragrans 'compacta'	NA	24"	30"	30"	Yes	High	Full to Base
VBS	86	Mass Yellow Iron	Yucca coccinea 'Mass Yellow'	NA	As Shown	24"	24"	No	Medium	High
<b>SHRUB AREAS</b>										
PTV	152	Dwarf Variegated Pittosporum	Pittosporum tobira 'Dwarf Variegata'	Inta	20"	14-16"	20"	No	High	
<b>GROUND COVERS</b>										
EVG	181	Dwarf Morning Glory	Evolvulus glomeratus 'Blue Daze'	Inta	12"	8-10"	12"	No	High	
HLM	258	Spider Lily	Hymenocallis littoralis	Inta	18"	18"-18"	18"	Yes	High	
IXM	30	Mass Yellow Iron	Yucca coccinea 'Mass Yellow'	Inta	18"	14-16"	18"	No	High	
NEB	56	Boston Fern	Neprolepis exaltata	Inta	20"	14-16"	18"	Yes	High	
<b>SOD/SEED</b>										
SAT	6,930 sf	'Palmetto' St. Augustine	Stenotaphrum secundatum	seed				Yes	Low	Solid Sod

MITIGATION DBH PROVIDED:  
4" OVER CODE MIN.  
4" OVER CODE MIN.  
30" OVER CODE MIN.  
16" OVER CODE MIN.  
32" OVER CODE MIN.  
16" OVER CODE MIN.

12" OVER CODE MIN.  
114" TOTAL DBH PROVIDED OVER CODE MINIMUM (TYP. 12" HT/2" CAL TREES) & (8) PALMS OVER CODE TO MITIGATION REQUIREMENTS

3

AS PER CITY ORDINANCE(S) §50.02(A) (4) AND §100.35(E), THAT LANDSCAPING MATERIALS OTHER THAN SOD ARE NOT ALLOWED WITHIN (5') FIVE FEET OF ANY PORTION OF CITY OWNED UTILITIES WITHIN THE PUBLIC STREET ROW INCLUDING METERS, HYDRANTS, SERVICE LINES ETC.

NO TREES, SHRUBBERY OR OBSTRUCTION SHALL BE PLACED WITHIN A 3' RADIUS OF A CITY-OWNED SEWER LATERAL CLEANOUT OR WATER &/OR REUSE METER.