

**DEVELOPMENT ORDER
(17-12000056)**

A DEVELOPMENT ORDER ISSUED BY THE CHAIRMAN OF THE DEVELOPMENT REVIEW COMMITTEE, CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, PURSANT TO SECTIONS 155.2407 AND 155.2408, CODE OF ORDINANCES; APPROVING THE APPLICATION FOR THE DEVELOPMENT PERMIT FOR SITE IMPROVEMENTS ON THE PROPERTY LOCATED AT 701 SW 10 DRIVE.

WHEREAS, Sections 155.2407 and 155.2408, Code of Ordinances, defines the project referenced above as a Minor Review;

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 a 5,416 square foot four unit apartment building and associated parking and landscaped areas;

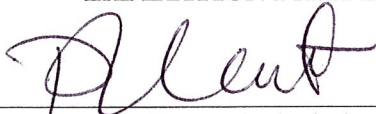
WHEREAS, the application for development permit is in general compliance with the applicable standards and minimum requirements of this code, and no permit will be issued until all conditions issued met; and

WHEREAS, copies of the site plan and the elevations are on file with the Department of Development Services, and referenced herein as **Exhibit "A" & "B"**, respectively.

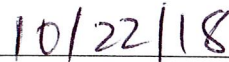
The Application for Development Permit is hereby approved by the Development Services Director designee as Chairman of the Development Review Committee subject to the following DRC comments from the meetings of January 17, 2018 and May 16, 2018 and the revised plans submitted on October 11, 2018:

1. A School Capacity Availability Determination (SCAD) letter must be submitted prior to building permit issuance.
2. Parking spaces shall be double striped in accordance with section 155.5102.C.4.
3. Revise the elevations to show the proposed mean roof height so that staff may verify that it complies with the maximum roof height listed in code section 155.9401.G. Site data on the site plan indicates that the proposed height is 35 ft. 4 in. which exceeds the maximum permitted height of 35' (155.3210.C).
4. Show the 2 ft. deep area dedicated to vehicular overhang on the Site Plan.
5. The required 10 foot wide perimeter landscape strip along the west property line shall not include curbing.

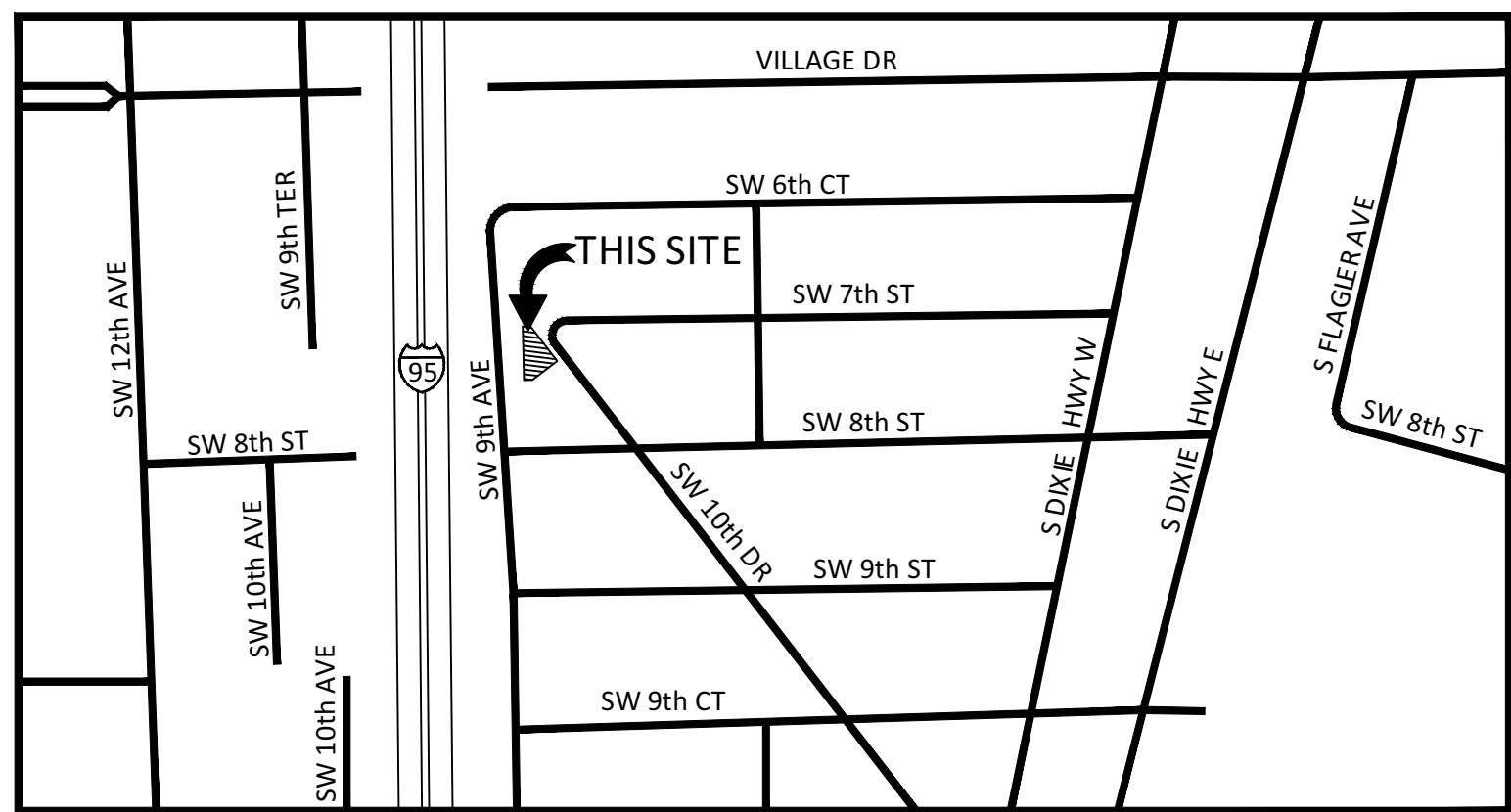
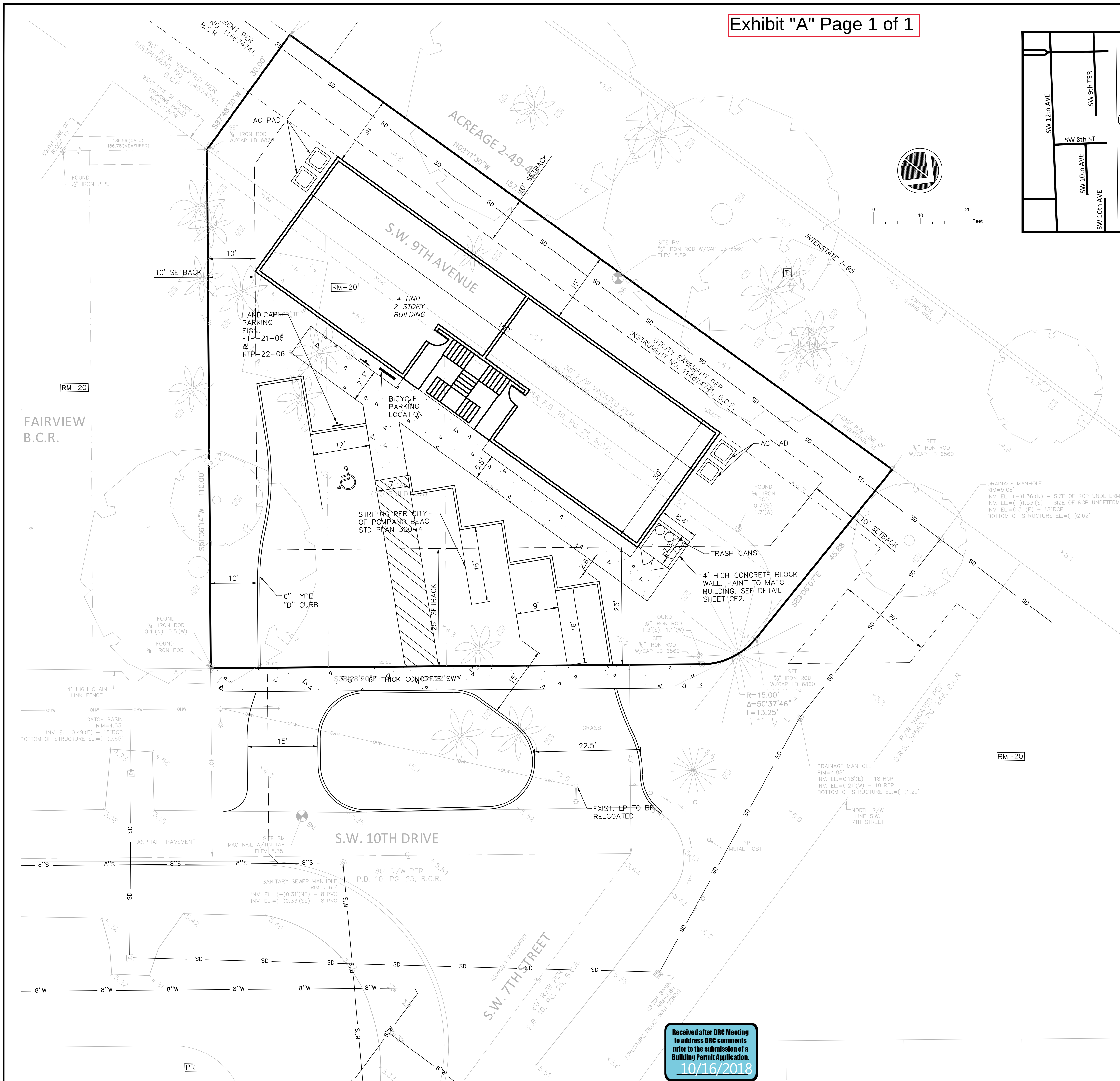
EXPIRATION DATE IS 24 MONTHS FROM THE DATE OF SIGNING



Paola A. West, Principal Planner



Date



LOCATION MAP
NTS

SITE DATA

CURRENT USE: VACANT
LAND USE DESIGNATION: M MULTIFAMILY
ZONING DESIGNATION: RM-20 MULTIPLE-FAMILY RESIDENCE
WATER SERVICE PROVIDER: CITY OF POMPANO BEACH
WASTEWATER SERVICE PROVIDER: CITY OF POMPANO BEACH

BUILDING HEIGHT: 35'-4"
BUILDING LENGTH: 100'-0"
NUMBER OF STORIES: 2 STORY
GROSS FLOOR AREA: 3,000 SF

	SF	ACRES	PERCENTAGE
LAND AREA	12,603	0.29	100
PROP. BLDG	3,000	0.07	23.80
ASPHALT	3,257	0.07	25.84
SIDEWALK	618	0.01	4.90
TOTAL IMPERVIOUS	6,875	0.16	54.55
PERVIOUS /LANDSCAPE	5,728	0.13	45.45

PARKING REQUIRED

1.5 SPACES PER 2BR UNITS =6 SPACES

PARKING PROVIDED

TOTAL PROVIDED =6 SPACES INCLUDES 1 HANDICAP SPACE

SETBACK REQUIREMENTS

	REQUIRED	PROVIDED
FRONT	25'	25.0'
SIDE	10'	10.0'
REAR	10'	15.0'

LEGAL DESCRIPTION:

LOTS 10, 11 AND 12, BLOCK 12, OF THE AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE 30 FEET OF ABANDONED SOUTHLAND AVE, (SW 9TH AVE.) LYING NEXT TO AND/OR ADJACENT TO SAID LOTS 10, 11, AND 12, BLOCK 12, OF THE AMENDED PLAT OF FAIRVIEW.

LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA.



SITE PLAN

IMTIAZ AHMED, P.E.
LICENSED ENGINEER NO. 46102
STATE OF FLORIDA
Imtiaz Ahmed
DN: cn=Imtiaz
Ahmed, o=Atlantic
Engineering Services,
Inc., ou=46102,
email=atlanticengs
v@gmail.com, c=US
Date: 2018.10.11
SEALED 10/13/18 -04'00'

JEAN EMMANUEL PROJECT
701 SW 10th DRIVE
POMPANO BEACH, FL 33060

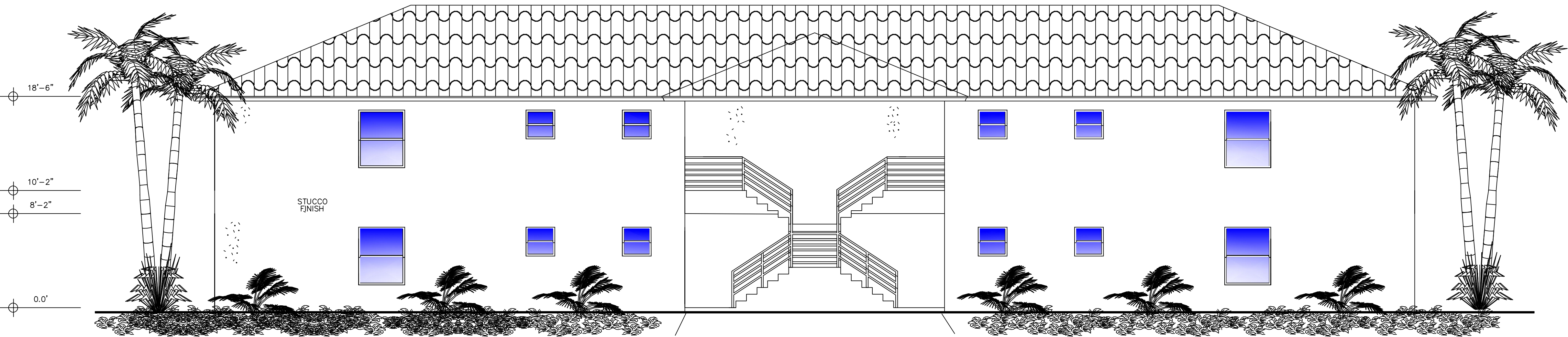
ATLANTIC ENGINEERING SERVICES, INC.

2822 WATERS EDGE CIRCLE
GREENACRES, FLORIDA 33413
PHONE - (561) 358-4140
FAX - (561) 966-9242
CERTIFICATE OF AUTHORIZATION NO.: 9390

PROJ. NO. 0001
SCALE: 1"=10'

DES.	DWN.	CHK.
SHEET NUMBER		
SP1		
DATE DRAWN NOV. 2017		

Received after DRC Meeting
to address DRC comments
prior to the submission of a
Building Permit Application.
10/16/2018



FRONT ELEVATION

COLOR AND MATERIAL INFO

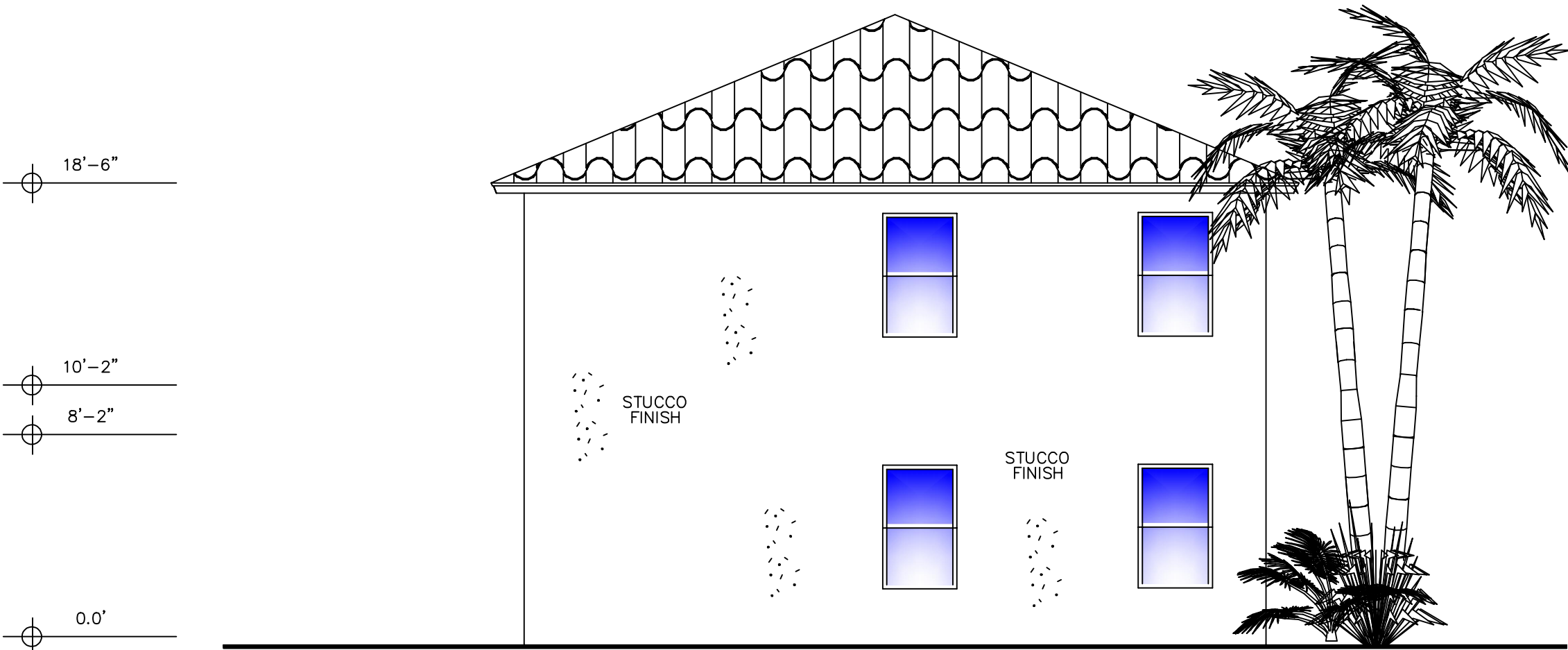
WALLS-STUCCO SMOOTH FINISH
ESCAPADE GOLD SHERWIN WILLIAMS

ROOF-SPANISH S TILE
US TILE COLOR MALLORCA OR EQUAL

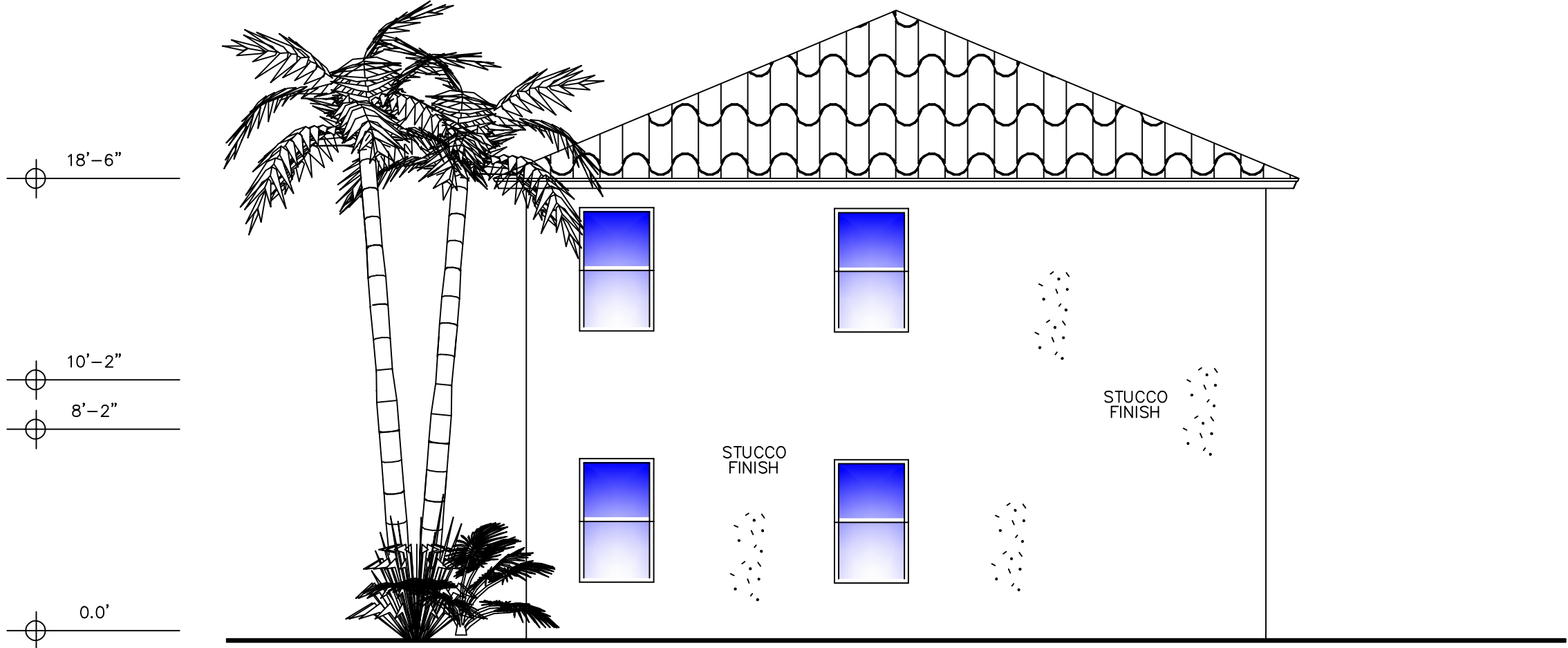
WINDOWS-WHITE ALUMINUM
LIGHT GREY TINT IMPACT GLASS

RAILINGS -WHITE ALUMINUM

FASCIA/DRIP EDGE -WHITE



LEFT ELEVATION



RIGHT ELEVATION

Luis Uriarte

Digitally signed
by Luis Uriarte
DN: cn=Luis Uriarte, o=Blue Project USA LLC, ou=AR94107, email=inviusa@live.com, c=US
Date: 2018.10.11 09:58:06 -04'00'

PROPOSED 4 PLEX

701 SW 10TH DRIVE
POMPANO BEACH, FLORIDA 33060

ARCHITECT

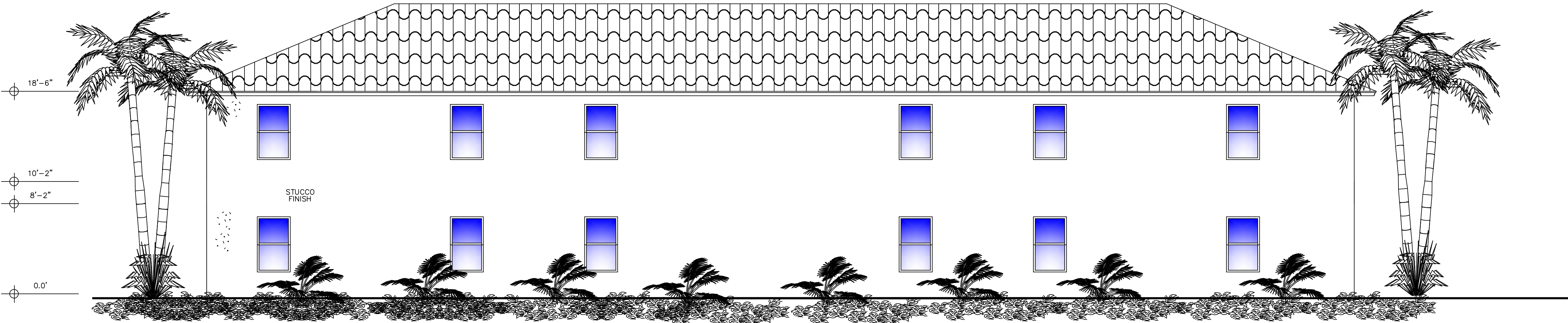
LUIS URIATE

LICENSED ARCHITECT

FL AR94107

EMAIL: INVIUSA@LIVE.COM

PHONE: 786 290 9807



REAR ELEVATION

Received after DRC Meeting
to address DRC comments
prior to the submission of a
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10/16/2018