



### Owner Affidavit / Letter of Authorization

City of Pompano Beach  
Department of Development Services  
100 W. Atlantic Blvd.  
Pompano Beach, FL 33060

Broward County Resilient Environment  
URBAN PLANNING DIVISION  
1 N. University Drive, Box 102A  
Plantation, FL 33324

**RE: 1660 SW 13 Pompano LLC  
1660 SW 13<sup>th</sup> Court – Jadian IOS**

Folio(s): 49420300646

To Whom It May Concern:

State of Florida  
County of Broward

I, Daniel Schuchinsky, am the authorized agent of **1660 SW 13 Pompano LLC**, ("Owner") the owners of the described in the legal descriptions below:

**PARCEL NO.1 (FOLIO: 49420300646)**

A CERTAIN PARCEL OF LAND LYING AND BEING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3, THENCE NORTH 00 DEGREES 07'20" WEST, ALONG THE EAST BOUNDARY OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 587.09 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 13TH COURT AS SAME IS DESCRIBED IN DEED TO BROWARD COUNTY, DATED AUGUST 25, 1959, AND RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 273, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 87 DEGREES 58'24" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHWEST 13TH COURT, 310 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 87 DEGREES 58'24" WEST, ALONG THE LAST DESCRIBED LINE, 270 FEET TO A POINT; THENCE SOUTH 00 DEGREES 07'20" EAST, 200 FEET TO A POINT; THENCE NORTH 87 DEGREES 58'24" WEST, 62 FEET TO A POINT; THENCE SOUTH 00 DEGREES 07'20" EAST, 173.54 FEET TO A POINT, THENCE SOUTH 87 DEGREES 58'24" EAST, 442 FEET TO A POINT; THENCE NORTH 00 DEGREES 07'20" WEST, 173.54 FEET TO A POINT; THENCE NORTH 87 DEGREES 58'24" WEST, 110 FEET TO A POINT; THENCE NORTH 00 DEGREES 07'20" WEST, 200 FEET TO THE POINT OF BEGINNING, ALL LOCATED IN BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A CERTAIN PARCEL OF LAND LYING AND BEING THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE NORTH 00 DEGREES 07'20" WEST, ALONG THE EAST BOUNDARY OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 587.08 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 13TH COURT AS SAME AS DESCRIBED IN DEED TO BROWARD COUNTY, DATED AUGUST 25, 1959 AND RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 273, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

[www.KEITHteam.com](http://www.KEITHteam.com)

**DRC**

PZ25-12000025  
11/19/2025

THENCE NORTH 87 DEGREES 58'24" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHWEST 13TH COURT, 563.00 FEET TO THE POINT OF BEGINNING OF THIS SAID DESCRIPTION; THENCE SOUTH 00 DEGREES 07'20" EAST, PARALLEL TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/2 OF SAID SECTION 3, A DISTANCE OF 200.00 FEET; THENCE NORTH 87 DEGREES 58'24" WEST, PARALLEL WITH THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 13TH COURT, A DISTANCE OF 17.00 FEET; THENCE NORTH 00 DEGREES 07'20" WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 87 DEGREES 58'24" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 13TH COURT, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

We herby authorize Matt Perlmutter and KEITH to act on our behalf to submit all applications necessary for entitlement and development related issues.

Signature of owner/agent

Print Name

Daniel Schuchinsky

Sworn and subscribed before me this 24 day of June, 2025

( ) He/She is personally know to me or

( ) Has presented identification

( ) Online notarization

Signature of Notary Public:

Print Name:

Pernille Florin

Witness:

Date:

[Signature]

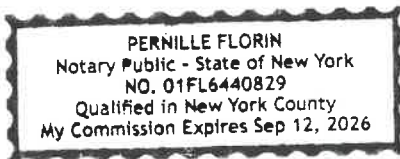
6/24/25

Date:

6/24/2025

Address:

330 Madison Ave, Fl. 20  
New York, NY 10017



Witness:

Date:

[Signature]

6/24/25

Address:

330 Madison Ave, Fl. 20  
New York, NY 10017

**DRC**



PZ25-12000025

10/01/2025

**DRC**

Engineering Inspired Design.

PZ25-12000025

08/06/2025