



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

P&Z#: 24-11000013

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

**Development Application**

**Project Type:** Variance

**Submission #:** VAR-2024-22

Site Data			
Project Name:	505 N. Ocean Blvd. Variances	Size of property:	6617.0
Street Address:	505 N. Ocean Boulevard	Number of units (Residential):	3.0
Folio Number(s):	484331080040	Total square feet of the building* (Non-Residential):	0.0
Project Narrative:	Variances from landscape buffer, two-way driveway width, side setbacks and stepbacks, and rear stepback.		

Applicant	Landowner (Owner of Record)
<b>Name:</b>	<b>Business Name (if applicable):</b>
Matthew Scott, Esq. for Greenspoon Marder LLP	505 N. Ocean, LLC
<b>Title:</b>	<b>Print Name:</b>
Partner	Marwan Eid
<b>Street Address:</b>	<b>Street Address:</b>
200 E. Broward Boulevard, Suite 1800	2102 Bay Drive
<b>Mailing Address City/ State/ Zip:</b>	<b>Mailing Address City/ State/ Zip:</b>
Fort Lauderdale Florida 33301	Pompano Beach Florida 33062
<b>Phone Number:</b>	<b>Phone Number:</b>
954-333-4372	954-275-1875
<b>Email:</b>	<b>Email:</b>
matthew.scott@gmlaw.com	mike@sfcgrp.com

ePlan agent (if different):	
<b>Name of ePlan agent:</b>	
<b>Email of ePlan agent:</b>	
<b>Phone Number of ePlan agent:</b>	



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**Owner's Certificate  
Variance**

VAR-2024-22

**OWNER'S CERTIFICATE**

This is to certify that:

- I am the owner of the property, or
- I am authorized by the owner of the property to submit this application on their behalf and (if I am not the owner of the property) I will submit documentation that confirms my authority.

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).

By signing below, I acknowledge that lying or misrepresentation in the application can lead to revocation. (155.8402. B. *Revocation of Approval*).

Name: Shane Zalonis for Greenspoon Marder LLP 11/19/2024

Signature: *Shane Zalonis*

505 N. Ocean, LLC  
2102 Bay Drive  
Pompano Beach, FL 33062

**Authorization and Letter of Representation**

505 N. Ocean, LLC hereby authorizes Matthew H. Scott, Esq. and/or the law firm of Greenspoon Marder LLP to represent 505 N. Ocean, LLC before all officials, bodies, instrumentalities and at any meetings and public hearings necessary, and to act as agents and applicants in connection with the submittal of the variance application for the property located at 505. N. Ocean Boulevard in the City of Pompano Beach, Florida.

By: 505 N. Ocean, LLC


  
\_\_\_\_\_  
Marwan Eid, Authorized Member

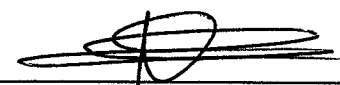
STATE OF Florida ) ss  
COUNTY OF Broward )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, by Marwan Eid, Authorized Member of 505 N. Ocean, LLC, a Florida Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced \_\_\_\_\_ (Type of Identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of October, 2024.

NOTARY'S SEAL:

  
ASHLEY WORLEY  
Commission # HH 216878  
Expires January 17, 2026  
My Commission Expires:

  
\_\_\_\_\_  
FL Notary Public-Signature  
Ashley Worley  
\_\_\_\_\_  
Name of Notary Public Typed, Printed or Stamped



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## Detail by Entity Name

Florida Limited Liability Company  
505 N. OCEAN, LLC

### Filing Information

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**State** FL  
**Status** ACTIVE

### Principal Address

2102 BAY DRIVE  
POMPANO BEACH, FL 33062

### Mailing Address

2102 BAY DRIVE  
POMPANO BEACH, FL 33062

### Registered Agent Name & Address

#### EID, MARWAN

2300 E ATLANTIC BOULEVRD  
POMPANO BEACH, FL 33062

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

#### EID, MARWAN

2300 E ATLANTIC BOULEVARD  
POMPANO BEACH, FL 33062

Title AMBR

ECK, LESLIE A  
2102 BAY DRIVE  
POMPANO BEACH, FL 33062

### Annual Reports

**No Annual Reports Filed**

**Document Images**

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