



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

21
P&Z#: 12-000004

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 checked="" type="checkbox"/> Applicable (AAC Required)	<input type="checkbox"/> Not Applicable
Street Address: 3301 N Federal Highway, Pompano Beach, FL 33064		Folio Number: 484224190010	Zoning District: B-3
Subdivision: Cresthaven NO 9 Replat (PB 46, PG 1)		Block: 1	Lot: 1, 2, 18, 19, 20
Date of Pre-Application Meeting (Required for Major Site Plan): February 9, 2021			

Site Data		
Project Name: Shopper's Haven Redevelopment		
Acres*: +/- 10.011	Number of units (Residential): N/A	Total square feet of the building* (Non-Residential): +/- 52,847 SF

*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): Dunay, Miskel & Backman LLP	Business Name (if applicable): 40th Street LLC
Print Name and Title: Matthew Scott, Esq.	Print Name and Title: Chris Partridge - Managing Member
Signature: 	Signature: 
Date: 6/2/21	Date: 3/29/2021
Street Address: 14 SE 4th Street, Suite 36	Street Address: 1769 NE 33 Street
Mailing Address City/ State/ Zip: Boca Raton, FL 33432	Mailing Address City/ State/ Zip: Pompano Beach, FL 33064
Phone Number: 561-405-3350	Phone Number: 954-247-9309
Email: mscott@dmbblaw.com	Email: CHP@partridgeequities.com
Email of ePlan agent (if different): njaeger@dmbblaw.com	





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Zoning Board of Appeals Application

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. I further certify that this request is not related to any existing violation of the zoning code.

Note: If this request is related to an existing zoning violation, please submit documentation as to the Special Master's disposition of the matter.

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: Chris Partridge, managing member for 40TH STREE LLC, WHITNEY LLC, CLERMONT REALTY LLC,
(Print or Type) and NEWTON HALL LLC

Address: 1769 NE 33 Street
Pompano Beach, FL 33064
(Zip Code)

Phone: 954-247-9309

Email address: CHP@partridgeequities.com

(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 29th day of March, 2021 by means of
☒ physical presence or ☐ online notarization.

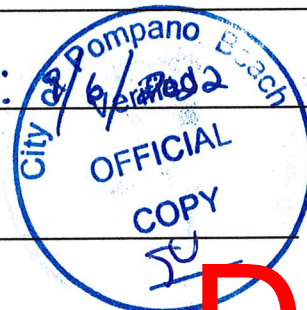
NOTARY PUBLIC, STATE OF FLORIDA

Jessica Lower GG 256159 Expires: 8/6/2022
(Name of Notary Public: Print, stamp, or Type as Commissioned.)



Personally know to me, or
Produced identification:

(Type of Identification Produced)





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

I Chris Partridge am the Managing Member for 40TH STREE LLC, WHITNEY LLC, CLERMONT REALTY LLC, and NEWTON HALL LLC 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:

3/29/21



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7/07/2021



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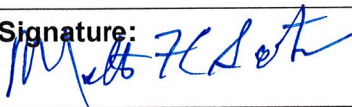
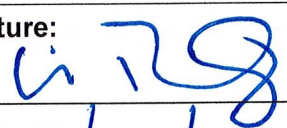
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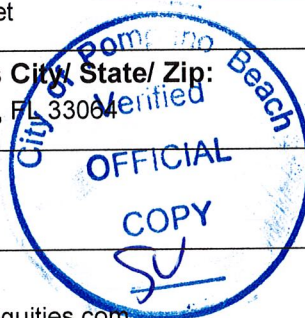
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Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Dunay, Miskel & Backman LLP	Business Name (if applicable): NEWTOWN HALL LLC
Print Name and Title: Matthew Scott, Esq.	Print Name and Title: Chris Partridge - Managing Member
Signature: 	Signature: 
Date: 6/2/21	Date: 3/29/2021
Street Address: 14 SE 4th Street, Suite 36	Street Address: 1769 NE 33 Street
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Business Name (if applicable): Dunay, Miskel & Backman LLP	Business Name (if applicable): CLERMONT REALTY LLC
Print Name and Title: Matthew Scott, Esq.	Print Name and Title: Chris Partridge - Managing Member
Signature: 	Signature: 
Date: 6/2/21	Date: 3/29/2021
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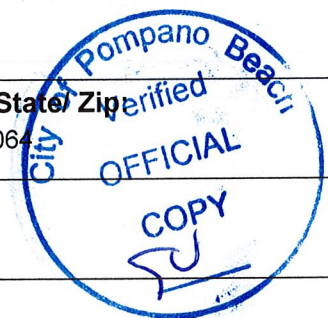
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Business Name (if applicable): Dunay, Miskel & Backman LLP	Business Name (if applicable): Whitney LLC
Print Name and Title: Matthew Scott, Esq.	Print Name and Title: Chris Partridge - Managing Member
Signature: 	Signature: 
Date: 6/2/21	Date: 3/29/2021
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