



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

P&Z#: 23-17000003

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

**Development Application**

**Project Type:** Special Exceptions

**Submission #:** SPEX-2023-9

Site Data			
Project Name:	Atlantic Industrial Warehouses	Size of property:	70146.0
Street Address:	1528 W Atlantic Blvd	Number of units (Residential):	0.0
Folio Number(s):	484234000580; 484234030960; 484234030970	Total square feet of the building* (Non-Residential):	9152.0
Project Narrative:	The owner intends to develop the property with 4 warehouse buildings and outdoor storage.		

Applicant			Landowner (Owner of Record)		
Name:			Business Name (if applicable):		
Paola A. West			ATLANTIC INDUSTRIAL PROPERTY LLC		
Title:			Print Name:		
Principal/ Senior Land Planner			Mark Antonelli		
Street Address:			Street Address:		
10152 Indiantown Road, #159			730 NW 9th St		
Mailing Address City/ State/ Zip:			Mailing Address City/ State/ Zip:		
Jupiter	Florida	33478	Fort Lauderdale	FL	Fort Lauderdale, FL 33311
Phone Number:			Phone Number:		
954-529-9417			954-868-9006		
Email:			Email:		
pwest@planw3st.com			mark@gencodevelops.com		
ePlan agent (if different):					
Name of ePlan agent:					
Email of ePlan agent:					
Phone Number of ePlan agent:					



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**Owner's Certificate**  
**Special Exceptions**

**OWNER'S CERTIFICATE**

SPEX-2023-9

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: Paola A. West 06/22/2023

Signature: *PA West*

June 14, 2023

Scott Reale, Senior Planner  
City of Pompano Beach  
Development Services, Department 1510  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

Via Electronic Mail: [scott.reale@copbfl.com](mailto:scott.reale@copbfl.com)

RE: Site Plan and Special Exception for W Atlantic Boulevard (Folios 484234000580, 484234030960, 484234030970)

Mr. Reale,

The purpose of this letter is to authorize PlanW3st LLC to act as ATLANTIC INDUSTRIAL PROPERTY LLC's agent with respect to submitting, representing, and processing the above-referenced application.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,



Mark Antonelli  
ATLANTIC INDUSTRIAL PROPERTY LLC  
730 NW 9<sup>th</sup> Street  
Fort Lauderdale, FL 33311  
954-868-9006

*Mark Antonelli appeared before me, is personally know, this the 15<sup>th</sup> of June 2023*



Karl Gustafson

**2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L21000396790

**Entity Name:** ATLANTIC INDUSTRIAL PROPERTY LLC

**Current Principal Place of Business:**

730 NW 9TH ST  
FORT LAUDERDALE, FL 33311

**Current Mailing Address:**

730 NW 9TH ST  
FORT LAUDERDALE, FL 33311 US

**FEI Number: 87-2555368**

**Certificate of Status Desired: No**

**Name and Address of Current Registered Agent:**

**ANTONELLI, MARK**

730 NW 9TH ST  
FORT LAUDERDALE, FL 33311 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** \_\_\_\_\_

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title AMBE  
Name MANUKS DEVELOPMENT  
Address 730 NW 9TH ST  
City-State-Zip: FORT LAUDERDALE FL 33311

Title MGR  
Name EDC 5, LLC  
Address 730 NW 9 STREET  
City-State-Zip: FORT LAUDERDALE FL 33311

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE: MARK ANTONELLI**

**MANAGER**

**03/23/2023**

Electronic Signature of Signing Authorized Person(s) Detail

Date