



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

P&Z#: 23-11000018

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

Development Application

Project Type: Variance

Submission #: VAR-2023-19

Site Data			
Project Name:	EL CAR WASH	Size of property:	37497.0
Street Address:	3685 N FEDERAL HWY POMPANO BEACH FL 33064	Number of units (Residential):	0.0
Folio Number(s):	484318010100	Total square feet of the building* (Non-Residential):	4902.0
Project Narrative:	Requesting variance for a car wash with drive-through service facility located less than 100 feet from a residential zoning district.		

Applicant			Landowner (Owner of Record)		
Name:			Business Name (if applicable):		
Paola A. West			KAJA PROPERTIES, INC.		
Title:			Print Name:		
Principal/ Senior Land Planner			James Argyropoulos		
Street Address:			Street Address:		
10152 Indiantown Road, #159			3685 N FEDERAL HWY		
Mailing Address City/ State/ Zip:			Mailing Address City/ State/ Zip:		
JUPITER	FL	33478	Pompano Beach	Florida	33064
Phone Number:			Phone Number:		
954-529-9417			917-680-5575		
Email:			Email:		
pwest@planw3st.com			nowjamesis@gmail.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
Variance**

VAR-2023-19

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: Paola A. West 08/28/2023

Signature: *PA West*

August 26, 2023

Frank Manusky, Assistant Planner
City of Pompano Beach
Development Services, Department 1510
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

Via Electronic Mail: Frank.Manusky@copbfl.com

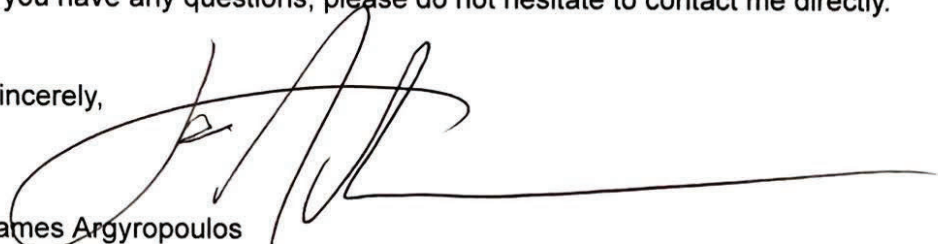
RE: Minor Site Plan & Special Exception for El Car Wash (3685 N Federal Highway, Folio 484318010100)

Dear Frank,

The purpose of this letter is to authorize PlanW3st LLC to act as KAJA PROPERTIES INC'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,



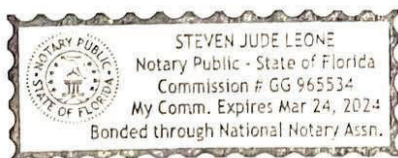
James Argyropoulos
KAJA PROPERTIES INC
3685 N FEDERAL HWY
POMPANO BEACH, FL
nowjamesis@yahoo.com

State of Florida

County of Broward

On this 28th day of August, 2023, this record was signed before me by:

James Argyropoulos



Notary Public Signature

2023 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P04000089832

Entity Name: KAJA PROPERTIES, INC.

Current Principal Place of Business:

3685 N FEDERAL HWY
POMPANO BEACH, FL

Current Mailing Address:

1007 N FEDERAL HWY
#231
FORT LAUDERDALE, FL 33304 US

FEI Number: 20-1227905

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SALPETER GITKIN, LLP
3864 SHERIDAN STREET
HOLLYWOOD, FL 33021 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: ERIC T. SALPETER

01/25/2023

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PRESIDENT

Name ARGYROPOULOS, JAMES

Address 1007 N FEDERAL HIGHWAY
#231

City-State-Zip: FORT LAUDERDALE FL 33304

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 an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JAMES ARGYROPOULOS

PRESIDENT

01/25/2023

Electronic Signature of Signing Officer/Director Detail

Date