



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

P&Z#: 26-11000010

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

**Development Application**

**Project Type:** Variance

**Submission #:** VAR-2026-15

Site Data			
Project Name:	Car Storage Facility	Size of property:	31185.0
Street Address:	621 NE 1st Ave, Pompano Beach, FL	Number of units (Residential):	0.0
Folio Number(s):	4842-3592-0010	Total square feet of the building* (Non-Residential):	10000.0
Project Narrative:	At existing 2 buildings of approximately 5000 square feet each, variance from required parking.		

Applicant	Landowner (Owner of Record)
Name:	Business Name (if applicable):
	Follia Building LLC
Title:	Print Name:
	Dmytro Nartov
Street Address:	Street Address:
	3151 Jasmine Drive
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
	Delray Beach FL 33483
Phone Number:	Phone Number:
	805-216-6071
Email:	Email:

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-2026-15

**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: Dmytro Nartov 04/06/2026

Signature: *Dmytro Nartov*

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L25000507810  
FILED 8:00 AM  
November 06, 2025  
Sec. Of State  
grkersey

**Article I**

The name of the Limited Liability Company is:

FOLLIA BUILDING LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

621 NE 1ST AVENUE  
POMPANO BEACH, FL. 33060

The mailing address of the Limited Liability Company is:

3151 JASMINE DRIVE  
DELRAY BEACH, FL. 33483

**Article III**

The name and Florida street address of the registered agent is:

DMYTRO NARTOV  
3151 JASMINE DRIVE  
DELRAY BEACH, FL. 33483

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: DMYTRO NARTOV

## **Article IV**

The name and address of person(s) authorized to manage LLC:

Title: MGR  
DMYTRO NARTOV  
3151 JASMINE DRIVE  
DELRAY BEACH, FL. 33483

**L25000507810**  
**FILED 8:00 AM**  
**November 06, 2025**  
**Sec. Of State**  
grkersey

Signature of member or an authorized representative

Electronic Signature: DMYTRO NARTOV

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.