



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

P&Z#: 22-17000003

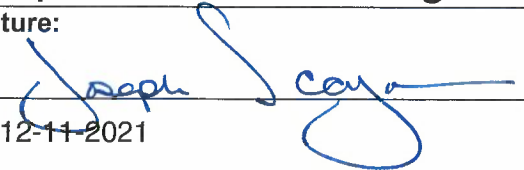
100 W. Atlantic Blvd Pompano Beach, FL 33060  
Phone: 954.786.4679 Fax: 954.786.4666

## Zoning Board of Appeals Application

### Zoning Board of Appeals Application (Check all that apply)

| Zoning Board of Appeals Application (Select one of the following)                            |                                          |                                                     |                                                    |
|----------------------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------------------|----------------------------------------------------|
| <input checked="" type="checkbox"/> <b>Special Exception</b>                                 | <input type="checkbox"/> <b>Variance</b> | <input type="checkbox"/> <b>Major Temporary Use</b> | <input type="checkbox"/> <b>Interim Use Permit</b> |
| <b>Street Address:</b> 800 N. Federal Hwy                                                    |                                          | <b>Folio Number:</b> 4843 31 23 0010                | <b>Zoning District:</b> B-3                        |
| <b>Subdivision:</b> BEACHWAY ESTATES PARCEL A<br>LESS PTS DESC'D IN OR 29306/1036<br>FOR R/W |                                          | <b>Block:</b> 30-14 B                               | <b>Lot:</b> 0010                                   |
| <b>Date of Required Pre-Application Meeting:</b> DECEMBER 9, 2021                            |                                          |                                                     |                                                    |

| Project Information                                                                                                   |                                                      |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| <b>Request:</b> To allow a Specialty Medical use exceeding 5,000 sf                                                   |                                                      |
| <b>Representative or Agent's interest in property (Owner, Lessee, Etc):</b> Property Mgt./Agent                       |                                                      |
| <b>Have any previous applications been filed?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | <b>If Yes, give date of hearing and/or appeal #:</b> |

| Owner's Representative or Agent                                  | Landowner (Owner of Record)                                                                               |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Business Name (if applicable):</b><br>Frogner Consulting, LLC | <b>Business Name (if applicable):</b><br>Selby of Florida, LLC                                            |
| <b>Print Name and Title:</b><br>Jim Frogner, President           | <b>Print Name and Title:</b><br>Joseph Scarfone, Manager                                                  |
| <b>Signature:</b>                                                | <b>Signature:</b><br> |
| <b>Date:</b> 12.09.2021                                          | <b>Date:</b> 12-11-2021                                                                                   |
| <b>Street Address:</b> 3402 SE Clubhouse PL                      | <b>Street Address:</b> 7480 SW 40th Street, Ste. 810                                                      |
| <b>Mailing Address City/ State/ Zip:</b><br>Stuart, FL 34997     | <b>Mailing Address City/ State/ Zip:</b><br>Miami, FL 33155                                               |
| <b>Phone Number:</b><br>561-386-3035                             | <b>Phone Number:</b><br>(561) 945-7772                                                                    |
| <b>Email:</b> jfrogner@comcast.net                               | <b>Email:</b> Joseph@onegroup1.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.

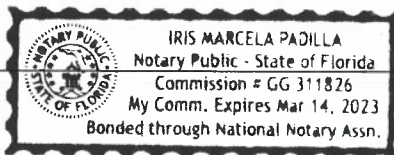
By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting 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:** Selby of Florida, LLC  
(Print or Type)  
**Address:** 7480 SW 40th Street, suite 810  
Miami, Florida 33155  
(Zip Code)  
**Phone:** (561) 945-7772  
**Email address:** joseph@onegroup1.com

Joseph Scayon, Manager  
(Signature of Owner or Authorized Official)

**SWORN AND SUBSCRIBED** before me this 13 day of December, 2021 by means of  
☒ physical presence or ☐ online notarization.

Iris Padilla  
**NOTARY PUBLIC, STATE OF FLORIDA**



Iris Padilla

(Name of Notary Public: Print, stamp, or Type as Commissioned.)

☒ Personally know to me, or  
☐ Produced identification: \_\_\_\_\_  
(Type of Identification Produced)

## Letter of Authorization

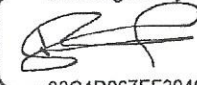
Ibrahim Yasubuga

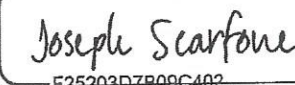
Date: September 27, 2021

To whom it may concern,

I Ibrahim Yasubuga owner of Selby of Florida LLC, hereby authorize the owner of One Investment Group, Joseph Scarfone, to sign all permits or applications related to the city of Pompano Beach on my behalf.

The authorized person signature is provided below for your reference and verification purposes.

DocuSigned by:  
  
88C4D067EE39400  
Ibrahim Yasubuga  
Selby of Florida LLC  
Owner

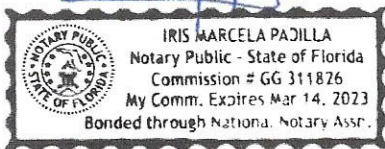
DocuSigned by:  
  
F25203D7B00C402...  
Joseph Scarfone  
One Investment Group  
Owner

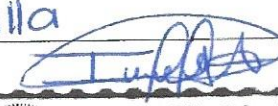
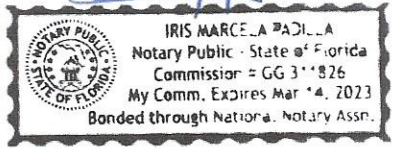
The foregoing instrument was  
acknowledged before me this 27 day of  
September, 2021.

By Ibrahim Yasubuga who I  
personally known.

The foregoing instrument was  
acknowledged before me this 27 day of  
September, 2021.

By Joseph Scarfone, who I  
personally known.

Iris Padilla  
Notary Name  
  


Iris Padilla  
Notary Name  
  


DIVISION OF CORPORATIONS



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Detail by Entity Name

Florida Limited Liability Company  
SELBY OF FLORIDA LLC

Filing Information

|                      |              |
|----------------------|--------------|
| Document Number      | L21000264956 |
| FEI/EIN Number       | NONE         |
| Date Filed           | 06/08/2021   |
| Effective Date       | 06/07/2021   |
| State                | FL           |
| Status               | ACTIVE       |
| Last Event           | LC AMENDMENT |
| Event Date Filed     | 07/12/2021   |
| Event Effective Date | NONE         |

Principal Address

7480 SW 40TH ST  
SUITE #810  
MIAMI, FL 33155

Mailing Address



7480 SW 40TH ST  
SUITE #810  
MIAMI, FL 33155

**Registered Agent Name & Address**

GREENLIGHT FINANCIAL LLC  
7480 SW 40TH ST  
SUITE #810  
MIAMI, FL 33155

**Authorized Person(s) Detail**

**Name & Address**

Title AMBR

SUPER HOLDING USA INC  
14 PENNSYLVANIA PLAZA  
#1800  
NEW YORK, NY 10122

Title MGR

YASUBUGA, IBRAHIM  
7480 BIRD ROAD #810  
MIAMI, FL 33155

**Annual Reports**

**No Annual Reports Filed**

**Document Images**

[07/12/2021 -- LC Amendment](#)

[View image in PDF format](#)

[06/21/2021 -- LC Amendment](#)

[View image in PDF format](#)

DIVISION OF CORPORATIONS



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Detail by Entity Name

Florida Limited Liability Company  
ONE INVESTMENT GROUP LLC

Filing Information

|                 |              |
|-----------------|--------------|
| Document Number | L20000036079 |
| FEI/EIN Number  | 84-4495485   |
| Date Filed      | 01/29/2020   |
| State           | FL           |
| Status          | ACTIVE       |

Principal Address

4891 N. FEDERAL HWY  
UNIT C  
POMPANO BEACH, FL 33064

Changed: 06/09/2020

Mailing Address

4891 N. FEDERAL HWY  
UNIT C  
POMPANO BEACH, FL 33064

Changed: 08/04/2020

**Registered Agent Name & Address**

SCARFONE, JOSEPH  
4891 N. FEDERAL HWY  
UNIT C  
POMPANO BEACH, FL 33064

Address Changed: 04/07/2021

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

SCARFONE, JOSEPH  
4891 N. FEDERAL HWY  
UNIT C  
POMPANO BEACH, FL 33064

**Annual Reports**

| Report Year | Filed Date |
|-------------|------------|
| 2021        | 04/07/2021 |
| 2022        | 02/11/2022 |

**Document Images**

|                                                         |                          |
|---------------------------------------------------------|--------------------------|
| <a href="#">02/11/2022 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">04/07/2021 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">01/29/2020 -- Florida Limited Liability</a> | View image in PDF format |





|                               |                                                                            |                |                 |
|-------------------------------|----------------------------------------------------------------------------|----------------|-----------------|
| <b>Site Address</b>           | 800-898 N FEDERAL HIGHWAY, POMPANO BEACH FL 33062                          | <b>ID #</b>    | 4843 31 23 0010 |
| <b>Property Owner</b>         | SELBY OF FLORIDA LLC                                                       | <b>Millage</b> | 1511            |
| <b>Mailing Address</b>        | 7480 SW 40 ST STE 810 MIAMI FL 33155                                       | <b>Use</b>     | 11              |
| <b>Abbr Legal Description</b> | BEACHWAY ESTATES 30-14 B PARCEL A LESS PTS DESC'D IN OR 29306/1036 FOR R/W |                |                 |

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

\* 2022 values are considered "working values" and are subject to change.

| Property Assessment Values |             |                        |                     |                      |              |
|----------------------------|-------------|------------------------|---------------------|----------------------|--------------|
| Year                       | Land        | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax          |
| 2022*                      | \$1,909,790 | \$4,327,210            | \$6,237,000         | \$6,237,000          |              |
| 2021                       | \$1,909,790 | \$4,327,210            | \$6,237,000         | \$6,237,000          | \$146,250.22 |
| 2020                       | \$1,909,790 | \$4,327,210            | \$6,237,000         | \$6,237,000          | \$144,104.06 |

| 2022* Exemptions and Taxable Values by Taxing Authority |             |              |             |             |
|---------------------------------------------------------|-------------|--------------|-------------|-------------|
|                                                         | County      | School Board | Municipal   | Independent |
| <b>Just Value</b>                                       | \$6,237,000 | \$6,237,000  | \$6,237,000 | \$6,237,000 |
| <b>Portability</b>                                      | 0           | 0            | 0           | 0           |
| <b>Assessed/SOH</b>                                     | \$6,237,000 | \$6,237,000  | \$6,237,000 | \$6,237,000 |
| <b>Homestead</b>                                        | 0           | 0            | 0           | 0           |
| <b>Add. Homestead</b>                                   | 0           | 0            | 0           | 0           |
| <b>Wid/Vet/Dis</b>                                      | 0           | 0            | 0           | 0           |
| <b>Senior</b>                                           | 0           | 0            | 0           | 0           |
| <b>Exempt Type</b>                                      | 0           | 0            | 0           | 0           |
| <b>Taxable</b>                                          | \$6,237,000 | \$6,237,000  | \$6,237,000 | \$6,237,000 |

| Sales History |       |              |                  | Land Calculations                      |         |       |
|---------------|-------|--------------|------------------|----------------------------------------|---------|-------|
| Date          | Type  | Price        | Book/Page or CIN | Price                                  | Factor  | Type  |
| 7/23/2021     | SWD-Q | \$16,500,000 | 117448877        | \$12.00                                | 159,149 | SF    |
| 8/9/2018      | SWD-D | \$8,183,800  | 115299512        |                                        |         |       |
| 6/30/2008     | WD-Q  | \$6,350,000  | 45515 / 117      |                                        |         |       |
| 5/19/2003     | SWD   | \$4,950,000  | 35314 / 596      |                                        |         |       |
| 6/10/2002     | SWD   | \$630,000    | 33534 / 1340     |                                        |         |       |
|               |       |              |                  | <b>Adj. Bldg. S.F. (Card, Sketch)</b>  |         | 55428 |
|               |       |              |                  | <b>Eff./Act. Year Built: 1983/1973</b> |         |       |

| Special Assessments |      |       |       |      |      |       |       |      |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire                | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 15                  |      |       |       |      |      |       |       |      |
| C                   |      |       |       |      |      |       |       |      |