



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

P&Z#: 25-17000003

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

Development Application

Project Type: Special Exceptions

Submission #: SPEX-2025-2

Site Data

Project Name:	1305 NE 23rd Office	Size of property:	4000.0
Street Address:	1305 NE 23rd Ave.	Number of units (Residential):	1.0
Folio Number(s):	484330200010	Total square feet of the building* (Non-Residential):	4000.0
Project Narrative:	Former office user didn't have BTR and we need to get reapproved for office use.		

Applicant

Landowner (Owner of Record)

Name:	Business Name (if applicable):		
	Belcrest Property 1, LLC		
Title:	Print Name:		
	Joshua Deitchman		
Street Address:	Street Address:		
	3101 North Federal Highway, Suite 502		
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:		
	Oakland Park	FL	33306
Phone Number:	Phone Number:		
	954-372-7280		
Email:	Email:		
	JoshD@LEVELrealty.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-2025-2

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: Joshua Deitchman 02/05/2025

Signature: Joshua Deitchman

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L22000228619

Entity Name: BELCREST PROPERTY 1, LLC

Current Principal Place of Business:

3101 N FEDERAL HWY STE 502
OAKLAND PARK, FL 33306

Current Mailing Address:

3101 N FEDERAL HWY STE 502
OAKLAND PARK, FL 33306 US

FEI Number: 88-2434488

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

DEITCHMAN, JOSH
3101 N FEDERAL HWY STE 502
OAKLAND PARK, FL 33306 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 MGR
Name DEITCHMAN, DANIEL
Address 3101 N FEDERAL HWY STE 502
City-State-Zip: OAKLAND PARK FL 33306

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: DANIEL DEITCHMAN

MANAGER

04/22/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date