



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

P&Z#: 22-11000003

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

Project Information	
Request: To allow a Specialty Medical use within 500' separation from RD zoned district	
Representative or Agent's interest in property (Owner, Lessee, Etc): <b>Property Mgt./Agent</b>	
Have any previous applications been filed? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, give date of hearing and/or appeal #:

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

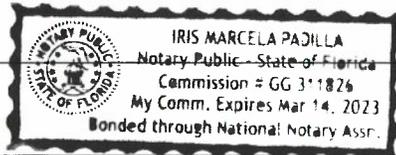
Phone: (561) 945-7772

Email address: joseph@onegroup1.com

Handwritten signature: Joseph Scaron, 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.

Handwritten signature of 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)

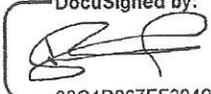
### Letter of Authorization

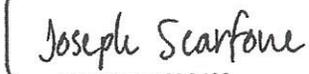
Ibrahim Yasubuga  
Date: September 27, 2021

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:  
  
88C4D067FE39400  
Ibrahim Yasubuga  
Selby of Florida LLC  
Owner

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

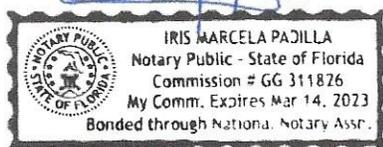
The foregoing instrument was acknowledged before me this 27 day of September, 2021.

By Ibrahim Yasubuga who I personally know.

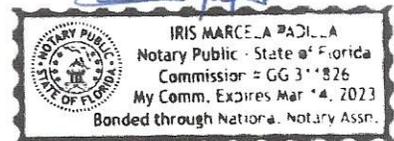
The foregoing instrument was acknowledged before me this 27 day of September, 2021.

By Joseph Scarfone, who I personally know.

Iris Padilla  
Notary Name



Iris Padilla  
Notary Name





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## Detail by Entity Name

Florida Limited Liability Company  
SELBY OF FLORIDA LLC

### Filing Information

<b>Document Number</b>	L21000264956
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	06/08/2021
<b>Effective Date</b>	06/07/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	07/12/2021
<b>Event Effective Date</b>	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](#)

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

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## DIVISION OF CORPORATIONS



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## Detail by Entity Name

Florida Limited Liability Company  
ONE INVESTMENT GROUP LLC

### Filing Information

<b>Document Number</b>	L20000036079
<b>FEI/EIN Number</b>	84-4495485
<b>Date Filed</b>	01/29/2020
<b>State</b>	FL
<b>Status</b>	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**

[02/11/2022 -- ANNUAL REPORT](#)

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[04/07/2021 -- ANNUAL REPORT](#)

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[01/29/2020 -- Florida Limited Liability](#)

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**

Date	Type	Price	Book/Page or CIN
7/23/2021	SWD-Q	\$16,500,000	117448877
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

**Land Calculations**

Price	Factor	Type
\$12.00	159,149	SF
<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								