



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

P&Z#: 23-17000009

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

Development Application

Project Type: Special Exceptions

Submission #: SPEX-2023-14

Site Data			
Project Name:	Gold Leaf Florida, LLC	Size of property:	274863.0
Street Address:	3260 NW 22nd Ter. Bldg. E Unit 1300	Number of units (Residential):	0.0
Folio Number(s):	484221090170	Total square feet of the building* (Non-Residential):	59620.0
Project Narrative:	Special Exception approval to allow a Medical Marijuana Treatment Center (MMTC) Related Industrial Establishment. Please see attached narrative for more details		

Applicant	Landowner (Owner of Record)
Name:	Business Name (if applicable):
Matthew Scott/Dunay, Miskel & Backman, LLP	Whispering Lakes II Partnership
Title:	Print Name:
Attorney for Owner	Whispering Lakes II Partnership
Street Address:	Street Address:
14 SE 4th St., Suite 36	1717 Penn Ave.
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
Boca Raton FL 33432	Pittsburgh PA 15221
Phone Number:	Phone Number:
954-298-0285	561-405-3350
Email:	Email:
amartinez@dmbblaw.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-2023-14

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: Matthew Scott 10/11/2023

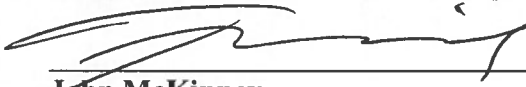
Signature: *Matthew Scott*

Whispering Lakes II Partnership
1717 Penn Ave.
Pittsburgh, PA 15221

Authorization and Letter of Representation

Whispering Lakes II Partnership hereby authorizes Matthew Scott, Esq., and/or the law firm of DUNAY, MISKEL AND BACKMAN, LLP to represent Whispering Lakes II Partnership before all officials, bodies, instrumentalities and at any meetings and public hearings necessary in connection with the special exception application for Gold Leaf Florida, LLC's occupation of the tenant space located at 3260 NW 22nd Terrace, Building E-Unit 1300, with the City of Pompano Beach, Florida.

**By: Whispering Lakes II Partnership
McKinney Equity Management Corporation, its general partner**

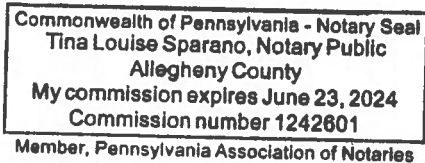


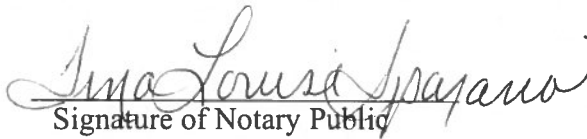
**John McKinney
President**

State of Pennsylvania

County of Allegheny

Sworn to (or affirmed) and subscribed before me by means of physical presence notarization, this 24th day of October 2023, by John McKinney as President of McKinney Equity Management Corporation.




Signature of Notary Public

Tina Louise Sparano
Print, type or stamp commissioned name of Notary Public


Personally Known OR Produced Identification

Type of Identification Produced _____

Gold Leaf Florida, LLC
1100 Niles Rd.
Mt. Dora, FL 32757

Authorization and Letter of Representation

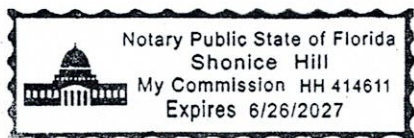
Gold Leaf Florida, LLC hereby authorizes Matthew Scott, Esq., and/or the law firm of DUNAY, MISKEL AND BACKMAN, LLP to represent Gold Leaf Florida, LLC before all officials, bodies, instrumentalities and at any meetings and public hearings necessary in connection with their matters with the City of Pompano Beach, Florida.

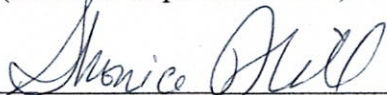
By: Jessica Engle - VP of Compliance 
Type name & title here

State of Florida

County of Marion

Sworn to (or affirmed) and subscribed before me by means of physical presence or
 online
notarization, this 12th day of Oct, 2023, by Shonice Hill (name of person)
as Notary (type of authority . . . e.g., officer, trustee, attorney in fact) for
The UPS Store (name of corporation/LLC).




Signature of Notary Public

Shonice Hill

Print, type or stamp commissioned name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced Drivers License