

Scott Reale

From: Matthew Scott <Matthew.Scott@gmlaw.com>
Sent: Friday, February 14, 2025 8:55 AM
To: Scott Reale
Cc: Shane Zalonis; Julian Bobilev; Meredith Rollins
Subject: Re: 505 N Ocean Blvd - Variance application #24-11000013

This Message Is From an External Sender

This message came from outside your organization.

We are withdrawing. Sorry for not getting back to you sooner.

Thanks

Matthew Scott
Greenspoon Marder LLP
Partner
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Direct Phone Number: 954-298-0285
Matthew.Scott@gmlaw.com

On Feb 10, 2025, at 10:25 AM, Scott Reale <Scott.Reale@copbfl.com> wrote:

Good Morning Matt,

Happy Monday! I wanted to follow up and confirm whether you still plan to present this Variance application at the ZBA meeting on 2/20/2025.

Please let me know at your earliest convenience.

Thank you!



Scott Reale, AICP
Principal Planner
scott.reale@copbfl.com
954.786.4667
Pompanobeachfl.gov



Hours of Operation Mon – Thurs 7am to 6pm

From: Matthew Scott <Matthew.Scott@gmlaw.com>
Sent: Monday, January 13, 2025 3:21 PM
To: Scott Reale <Scott.Reale@copbfl.com>
Cc: Shane Zalonis <Shane.Zalonis@gmlaw.com>; Julian Bobilev <Julian.Bobilev@gmlaw.com>; Meredith Rollins <Meredith.Rollins@copbfl.com>
Subject: RE: 505 N Ocean Blvd - Variance application #24-11000013

Thank you!

Greenspoon Marder

Matthew H. Scott
Greenspoon Marder LLP
Partner
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Direct Phone Number: 954-333-4372
Office Phone Number: 954-491-1120
Cell Phone Number: 954-298-0285
Email Address: matthew.scott@gmlaw.com
www.gmlaw.com

From: Scott Reale <Scott.Reale@copbfl.com>
Sent: Monday, January 13, 2025 2:54 PM
To: Matthew Scott <Matthew.Scott@gmlaw.com>
Cc: Shane Zalonis <Shane.Zalonis@gmlaw.com>; Julian Bobilev <Julian.Bobilev@gmlaw.com>; Meredith Rollins <Meredith.Rollins@copbfl.com>
Subject: RE: 505 N Ocean Blvd - Variance application #24-11000013

Good Afternoon Matt,

Thank you for the update. This will be your second postponement. As per the ZBA Rules of Procedure, applicants are entitled to a second postponement (without being present) to extend the hearing for 30 more days. The Board will make a motion at this Thursday's meeting to place the item on the 2/20/2025 ZBA agenda. Failure of an applicant to proceed at the next hearing scheduled for the matter following two (2) postponements, shall result in the matter being stricken from the agenda by the Board. Any such

matter stricken must undergo a new application process to again be placed before the Board for a determination.

Sincerely,

<image001.jpg>

Hours of Operation Mon – Thurs 7am to 6pm

From: Matthew Scott <Matthew.Scott@gmlaw.com>

Sent: Monday, January 13, 2025 2:43 PM

To: Scott Reale <Scott.Reale@copbfl.com>

Cc: Shane Zalonis <Shane.Zalonis@gmlaw.com>; Julian Bobilev <Julian.Bobilev@gmlaw.com>

Subject: RE: 505 N Ocean Blvd - Variance application #24-11000013

Hi Scott,

We would like to defer for another month. Thank you,

<image002.png>

Matthew H. Scott

Greenspoon Marder LLP

Partner

200 East Broward Boulevard, Suite 1800

Fort Lauderdale, FL 33301

Direct Phone Number: 954-333-4372

Office Phone Number: 954-491-1120

Cell Phone Number: 954-298-0285

Email Address: matthew.scott@gmlaw.com

www.gmlaw.com

From: Scott Reale <Scott.Reale@copbfl.com>

Sent: Thursday, January 9, 2025 5:58 PM

To: Matthew Scott <Matthew.Scott@gmlaw.com>

Cc: Shane Zalonis <Shane.Zalonis@gmlaw.com>; Julian Bobilev <Julian.Bobilev@gmlaw.com>

Subject: RE: 505 N Ocean Blvd - Variance application #24-11000013

Thank you. Have a great weekend!

<image001.jpg>

Hours of Operation Mon – Thurs 7am to 6pm

From: Matthew Scott <Matthew.Scott@gmlaw.com>

Sent: Thursday, January 9, 2025 5:57 PM

To: Scott Reale <Scott.Reale@copbfl.com>

Cc: Shane Zalonis <Shane.Zalonis@gmlaw.com>; Julian Bobilev <Julian.Bobilev@gmlaw.com>

Subject: Re: 505 N Ocean Blvd - Variance application #24-11000013

Hi Scott- sorry for not responding sooner. We had a community meeting this week and are trying to address the fire concerns. Will have an update one way or another on Monday.

Matthew Scott

Greenspoon Marder LLP
Partner
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Direct Phone Number: 954-298-0285
Matthew.Scott@gmlaw.com

On Jan 8, 2025, at 12:06 PM, Scott Reale <Scott.Reale@copbfl.com> wrote:

Good Afternoon Matt,

Happy New Year! I hope you're doing well.

As you're aware, this variance application has been rescheduled for the ZBA meeting on 1/16/2025. Could you please provide an update on the status? Specifically, let us know if you plan to present on 1/16, request another postponement, or withdraw the application.

Looking forward to your response.

Best regards,

<image001.jpg>
Hours of Operation Mon – Thurs 7am to 6pm

From: Matthew Scott <Matthew.Scott@gmlaw.com>
Sent: Tuesday, December 17, 2024 12:50 PM
To: Scott Reale <Scott.Reale@copbfl.com>
Cc: Shane Zalonis <Shane.Zalonis@gmlaw.com>; Julian Bobilev <Julian.Bobilev@gmlaw.com>
Subject: RE: 505 N Ocean Blvd - Variance application #24-11000013

Yes, we would like to postpone to January. Please let me know if there is anything else you need from me to effectuate this.

<image002.png>
Matthew H. Scott
Greenspoon Marder LLP
Partner
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301
Direct Phone Number: 954-333-4372
Office Phone Number: 954-491-1120
Cell Phone Number: 954-298-0285
Email Address: matthew.scott@gmlaw.com
www.gmlaw.com

From: Scott Reale <Scott.Reale@copbfl.com>
Sent: Tuesday, December 17, 2024 11:43 AM

To: Matthew Scott <Matthew.Scott@gmlaw.com>
Cc: Shane Zalonis <Shane.Zalonis@gmlaw.com>; Julian Bobilev <Julian.Bobilev@gmlaw.com>
Subject: 505 N Ocean Blvd - Variance application #24-11000013

Good Morning Matt,

As of 11:30 AM today, we've received 11 emails objecting to [Variance application #24-11000013 \[pompano.legistar.com\]](#). All but one of these emails are from residents of the Silver Thatch Atlantic Plaza Condo. Given these concerns, along with the Fire Memo, it may be advisable to request a postponement to the 1/16/2025 ZBA meeting. Please let me know your thoughts as soon as possible.

Sincerely,

<image001.jpg>

Hours of Operation Mon – Thurs 7am to 6pm

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