



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

P&Z#: 22-17000011

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

Development Application

Project Type: Special Exceptions

Submission #: SPEX-2022-15

| Site Data | | | |
|---------------------------|---|--|---------|
| Project Name: | Amway Auto special exception | Size of property: | 2914.79 |
| Street Address: | 1700 S Dixie Hwy | Number of units (Residential): | 0.0 |
| Folio Number(s): | 4942 11 00 0150 | Total square feet of the building* (Non-Residential): | 432.0 |
| Project Narrative: | the allowance of display vehicles to be outdoors without a covering | | |

| Applicant | | Landowner (Owner of Record) | |
|--|------------------------|--|------------------------|
| Name: | Rohan Keen | Business Name (if applicable): | Amway Properties LLC |
| Title: | | Print Name: | |
| Street Address: | 1750 S Dixie Highway | Street Address: | 1750 S Dixie Highway |
| Mailing Address City/ State/ Zip: | Pompano Beach FL 33060 | Mailing Address City/ State/ Zip: | Pompano Beach FL 33060 |
| Phone Number: | 754-234-3301 | Phone Number: | 754-234-3301 |
| Email: | amwayautoss@gmail.com | Email: | amwayautoss@gmail.com |

| ePlan agent (if different): | |
|-------------------------------------|--|
| Name of ePlan agent: | |
| Email of ePlan agent: | |
| Phone Number of ePlan agent: | |



OWNER'S CERTIFICATE

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: Rohan Keen 09/06/2022

Signature: *Rohan Keen*

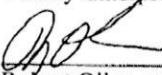
POST CLOSING COMPLIANCE AGREEMENT & DISCLOSURE

Buyer(s): Amway Properties, LLC
Seller(s): JSG Family Enterprises, Inc., a Florida corporation
Closing Agent: Law Offices of Oates & Oates, P.A.
Property Address: 1750 South Dixie Highway, Pompano Beach, FL 33060
and 1700 South Dixie Highway, Pompano Beach, FL 33060

LAW OFFICES OF OATES & OATES, P.A. is the Settlement Agent for the above referenced transaction. In that regard we have prepared the HUD-1 Settlement Statement for the closing. We used figures provided to us by third parties to compute prorations for items such as real estate taxes and homeowner's and/or condominium association fees. We also obtained balances from municipalities to pay outstanding utility charges and from lenders to pay off existing mortgages. The undersigned Buyer and Seller, acknowledge and understand that LAW OFFICES OF OATES & OATES, P.A. relies on information provided by these third parties; however, LAW OFFICES OF OATES & OATES, P.A. does not have any way to independently verify the amounts. Buyer and Seller further agree that should any of the figures turn out to be incorrect and a party owes additional monies from the closing, then that party will pay said sums, (and/or reimburse LAW OFFICES OF OATES & OATES, P.A., if it advanced any money) for which it is responsible. In addition, in the event a re-proration of the real estate taxes or homeowner's and/or condominium association fees is necessary, the parties agree to handle said re-proration between themselves.

SELLER:

JSG Family Enterprises, Inc., a Florida corporation

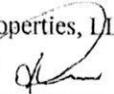
By: 
Robert Oliva, as Director

By: 
Michelle Oliva, as Director

(Corporate Seal)

BUYER:

Amway Properties, LLC

By: 
Rohan Keen, Manager

2022 FLORIDA LIMITED LIABILITY COMPANY REINSTATEMENT

DOCUMENT# L21000133355

Entity Name: AMWAY PROPERTIES, LLC

Current Principal Place of Business:

1750 SOUTH DIXIE HIGHWAY
POMPANO BEACH, FL 33060

Current Mailing Address:

1750 SOUTH DIXIE HIGHWAY
POMPANO BEACH, FL 33060

FEI Number: 92-0494902

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

KEEN, ROHAN
1750 SOUTH DIXIE HIGHWAY
POMPANO BEACH, FL 33060 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: ROHAN KEEN

09/27/2022

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name KEEN, ROHAN
Address 1750 SOUTH DIXIE HIGHWAY
City-State-Zip: POMPANO BEACH FL 33060

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: ROHAN KEEN

MGR

09/27/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date