



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

P&Z#: 25-11000015

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

Development Application

Project Type: Variance

Submission #: VAR-2025-24

Site Data

Project Name:	FLACK'S WAREHOUSE	Size of property:	33442.0
Street Address:	1220 SW 12 AVE POMPANO BEACH, FL 33069-4617	Number of units (Residential):	0.0
Folio Number(s):	494202000660	Total square feet of the building* (Non-Residential):	9639.0
Project Narrative:	Variance for side setback for new addition		

Applicant

Landowner (Owner of Record)

Name:	Business Name (if applicable):		
Brian Bullock	1220 HOLDINGS LLC		
Title:	Print Name:		
Architect	Patrick Flack		
Street Address:	Street Address:		
1525 NW 3rd Street, Suite 1	1220 SW 12 AVE		
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:		
Deerfield Beach Florida 33442	POMPANO BEACH	FL	33069
Phone Number:	Phone Number:		
954-570-9500	954-786-7535		
Email:	Email:		
brian@tbbg.net	flacksrestoration@gmail.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
Variance**

OWNER'S CERTIFICATE

VAR-2025-24

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: Brian Bullock 07/24/2025

Signature: Brian Bullock


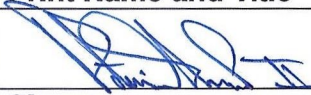


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Phone: 954.786.4634 Fax: 954.786.4666

Variance Application

1220 SW 12th Ave, Pompano Beach, FL 33069-4617		I-1 - GENERAL INDUSTRIAL
STREET ADDRESS		Zoning District
Andrews Industrial District		5
Subdivision	Block	Lot
Representative or Agent's interest in property (Owner, Lessee, Etc)	Patrick Flack (1220 HOLDINGS LLC)	
Has any previous application(s) been filed?	Yes _____ No <input checked="" type="checkbox"/>	
If Yes, give date of hearing and finding		

Owner's Representative or Agent	Landowner (Owner of Record)
The Benedict Bullock Group PA	1220 HOLDINGS LLC
Business Name (if applicable)	Business Name (if applicable)
Brian Bullock - Architect	Patrick Flack - Owner
Print Name and Title	Print Name and Title
	
Signature	Signature
7/24/2025	
Date	Date 8/7/25
1525 NW 3rd St. Suite 1	1220 SW 12th Ave,
Street Address	Street Address
Deerfird Beach FL 33442	Pompano Beach, FL 33069-4617
Mailing Address City/ State/ Zip	Mailing Address City/ State/ Zip
954-570-9500	(954) 786-7535
Phone Number	Phone Number
brian@tbbg.net	flacksrestoration@gmail.com
Email	Email
Indicate your preferred medium to receive agendas and notifications: _____ Mail <input checked="" type="checkbox"/> E-Mail	Indicate your preferred medium to receive agendas and notifications: _____ Mail <input checked="" type="checkbox"/> E-Mail



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Variance 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.

Owner's Name: Patrick Flack II c/o 1220 Holdings LLC
(Print or Type)
Address: 1220 SW 12th Avenue
Pompano Beach, FL 33069
(Zip Code)

Phone: 954-786-7535

Email address: flacksrestoration@gmail.com

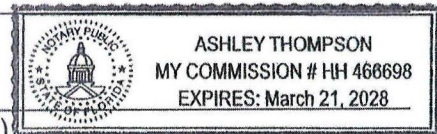

(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 25 day of July, 2025.


NOTARY PUBLIC, STATE OF FLORIDA

Ashley Thompson

(Name of Notary Public: Print, stamp, or Type as Commissioned.)



☒ Personally know to me, or

☐ Produced identification: _____
(Type of Identification Produced)

Affidavit on Owner's Behalf

Property Information

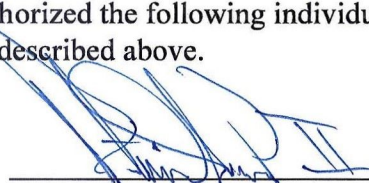
1220 Holdings LLC
Property Owner Name

Case Number

1220 SW 12 AVE , FL 33069
Property Address: Street

POMPANO BEACH FL 33069
City State ZIP Code

I, the property owner listed above, do hereby certify that I have authorized the following individual(s) to act as agent(s) on my behalf to represent the real property owned by me, described above.


Owner signature/date

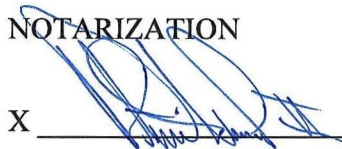
Agent Information

BRIAN BULLOCK 954-570-95
Name(s) Phone

1525 NW 3RD ST SUITE 1
Mailing Address: Street

DEERFEILED BEACH FL 33442
City State ZIP Code

NOTARIZATION

X 

STATE OF Florida COUNTY OF Broward

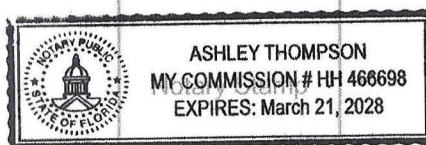
The foregoing instrument was acknowledged before me, by means of ☒ Physical presence or ☐ Online notarization, this 28 day of May, 2025 by Patrick Flack II, who is personally known to me or who has produced _____, as identification.



(NOTARY'S SIGNATURE)

Notary Name Ashley Thompson

(Print, Type or Stamp Notary's Name)



2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L24000325183

Entity Name: 1220 HOLDINGS LLC

Current Principal Place of Business:

1220 SW 12TH AVENUE
POMPANO BEACH, FL 33060

Current Mailing Address:

1220 SW 12TH AVENUE
POMPANO BEACH, FL 33060 US

FEI Number: 99-4162996

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

FLACK, TAMARA S
1220 SW 12TH AVENUE
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:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name FLACK, PATRICK J
Address 1220 SW 12TH AVENUE
City-State-Zip: POMPANO BEACH FL 33060

Title MGR
Name FLACK, TAMARA S
Address 1220 SW 12TH AVENUE
City-State-Zip: POMPANO BEACH FL 33060

Title MGR
Name FLACK, PATRICK J II
Address 1220 SW 12TH AVENUE
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: PATRICK FLACK II

MGR

01/22/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date