



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

P&Z#: 24-17000004

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

Development Application

Project Type: Special Exceptions

Submission #: SPEX-2025-8

Site Data

Project Name:	Rising Tide Car Wash	Size of property:	52371.0
Street Address:	W ATLANTIC BLVD POMPANO BEACH FL 33069	Number of units (Residential):	0.0
Folio Number(s):	484233450010	Total square feet of the building* (Non-Residential):	3500.0
Project Narrative:	The contract buyer ("Applicant") intends to develop the property with a new 3,500 sq. ft. express car wash and related site and landscape modifications.		

Applicant			Landowner (Owner of Record)		
Name:			Business Name (if applicable):		
Paola A. West			RACETRAC PETROLEUM INC		
Title:			Print Name:		
President/ Land Planner			Robby Posner		
Street Address:			Street Address:		
10152 Indiantown Road, #159			200 Galleria Parkway SE, Suite 900		
Mailing Address City/ State/ Zip:			Mailing Address City/ State/ Zip:		
Jupiter	FL	33478	Atlanta	GA	30339
Phone Number:			Phone Number:		
954-529-9417			770-431-7600		
Email:			Email:		
pwest@planw3st.com			tderi@risingtidecarwash.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-2025-8

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: Paola A. West 04/17/2025

Signature: P West

February 20th, 2025

Frank Manusky, Assistant Planner
City of Pompano Beach
Development Services, Department 1510
100 West Atlantic Boulevard
Pompano Beach, Florida 33060


RE: Special Exception & Site Plan for W ATLANTIC BLVD POMPANO BEACH FL 33069
(484233450010)

Dear Frank,

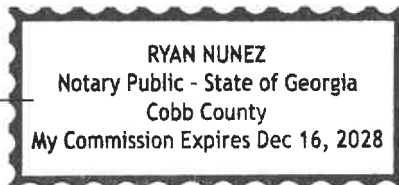
The purpose of this letter is to authorize PLANW3ST LLC to sign the Pompano Beach development applications, for their intended car wash development as contract purchaser for RaceTrac as owner, with respect to submitting and processing the above-referenced application.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,



Name: Robby Posner
Address: 200 GALLERIA PARKWAY SE, SUITE 900 ATLANTA, GA 30339
Phone: 770-431-7600


NOTARY

2024 FOREIGN PROFIT CORPORATION AMENDED ANNUAL REPORT

DOCUMENT# P14841

Entity Name: RACETRAC, INC.

Current Principal Place of Business:

200 GALLERIA PARKWAY SE, SUITE 900
ATLANTA, GA 30339

Current Mailing Address:

200 GALLERIA PARKWAY SE, SUITE 900
ATTN: JAMES SHADE
ATLANTA, GA 30339 US

FEI Number: 63-0642959

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408 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

Officer/Director Detail :

Title SECRETARY, DIRECTOR
Name BOLCH, SUSAN BASS
Address 200 GALLERIA PARKWAY SE, SUITE 900
City-State-Zip: ATLANTA GA 30339

Title CEO, ASST. SECRETARY, CHAIRMAN
Name MORHOUS, NATALIE BOLCH
Address 200 GALLERIA PARKWAY SE, SUITE 900
City-State-Zip: ATLANTA GA 30339

Title DIRECTOR
Name BOLCH, JORDAN BASS
Address 200 GALLERIA PARKWAY SE, SUITE 900
City-State-Zip: ATLANTA GA 30339

Title CHIEF DEVELOPMENT OFFICER
Name POSENER, ROBERT
Address 200 GALLERIA PARKWAY SE, SUITE 900
City-State-Zip: ATLANTA GA 30339

Title ASST. SECRETARY, CHIEF LEGAL OFFICER
Name AKERS, JOSEPH H
Address 200 GALLERIA PARKWAY SE, SUITE 900
City-State-Zip: ATLANTA GA 30339

Title CHIEF BRAND OFFICER, ASST. SECRETARY, DIRECTOR
Name ISBILL, MELANIE BOLCH
Address 200 GALLERIA PARKWAY SE, SUITE 900
City-State-Zip: ATLANTA GA 30339

Title VICE PRESIDENT OF CONSTRUCTION AND ENGINEERING
Name GIAMBALVO, JUSTEN
Address 200 GALLERIA PARKWAY SE, SUITE 900
City-State-Zip: ATLANTA GA 30339

Title VICE PRESIDENT OF STORE SUPPORT
Name REESE, MARK
Address 200 GALLERIA PARKWAY SE, SUITE 900
City-State-Zip: ATLANTA GA 30339

Continues on page 2

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 an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JOSEPH H. AKERS

ASST. SECRETARY,
CHIEF LEGAL OFFICER

09/09/2024

Officer/Director Detail Continued :

Title CFO
Name AHLERT, KARLA B.
Address 200 GALLERIA PARKWAY SE, SUITE 900
City-State-Zip: ATLANTA GA 30339