



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

P&Z#: 25-11000004

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

**Development Application**

**Project Type:** Variance

**Submission #:** VAR-2025-4

Site Data			
<b>Project Name:</b>	Gulf Stream Brewing Company Production Facility	<b>Size of property:</b>	25470.0
<b>Street Address:</b>	3141 W. McNab Rd, Pompano Beach, FL 33069	<b>Number of units (Residential):</b>	
<b>Folio Number(s):</b>	4942-04-05-0130	<b>Total square feet of the building* (Non-Residential):</b>	
<b>Project Narrative:</b>	Variance from mechanical equipment screening requirements		

Applicant		Landowner (Owner of Record)	
<b>Name:</b>	Sharee Eriks	<b>Business Name (if applicable):</b>	McNab Building Venture, LLC
<b>Title:</b>	General Counsel and Director of Operations	<b>Print Name:</b>	McNab Building Venture, LLC
<b>Street Address:</b>	1105 NE 13th Street	<b>Street Address:</b>	3141 W McNab Road
<b>Mailing Address City/ State/ Zip:</b>	Fort Lauderdale Florida 33304	<b>Mailing Address City/ State/ Zip:</b>	Pompano Beach Florida 33069
<b>Phone Number:</b>	253-569-2560	<b>Phone Number:</b>	954-977-6653
<b>Email:</b>	sharee@gulfstreambeer.com	<b>Email:</b>	

ePlan agent (if different):	
<b>Name of ePlan agent:</b>	
<b>Email of ePlan agent:</b>	
<b>Phone Number of ePlan agent:</b>	



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

**Owner's Certificate  
Variance**

**OWNER'S CERTIFICATE**

VAR-2025-4

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: Sharee Eriks 02/21/2025

Signature: *Sharee Eriks*

February 24, 2025

**Re: Letter of Authorization for Variance Application – Gulf Stream Brewing Company**

To Whom It May Concern:

I hereby certify that I, Ronald F. Giffler, am the managing member of McNab Building Venture, LLC, the entity that owns the property located at 3141 W McNab Rd, Pompano Beach, FL 33069 (Folio 4942-04-05-0130 ("Property")). I hereby further certify that McNab Building Venture, LLC authorizes Sharee Eriks, General Counsel and Director of Operations, Gulf Stream Brewing Company, LLC, to submit a variance application to the City of Pompano Beach with respect to Gulf Stream Brewing Company's development of its beer production facility at the Property.

This authorization is effective February 21, 2025, and expires upon issuance of a certificate of occupancy by the City of Pompano Beach to Gulf Stream Brewing Company, LLC with respect to the Property.

Date: February 25, 2025

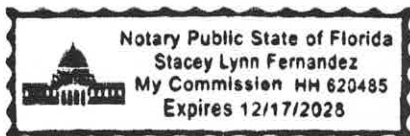
*Ronald F. Giffler*

Ronald F. Giffler  
McNab Building Venture, LLC

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of February, 2025, by Ronald F. Giffler of McNab Building Venture, LLC, a Florida limited liability company, on behalf of the company.

(Seal)



*Stacey L.*

Signature of Notary Public

Name: Stacey L. Fernandez

Personally known: ✓

OR Produced Identification: \_\_\_\_\_ Type of Identification Produced: \_\_\_\_\_

**2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L08000015125

**Entity Name:** MCNAB BUILDING VENTURE, LLC

**Current Principal Place of Business:**

3141 WEST MCNAB ROAD  
POMPANO BEACH, FL 33069

**Current Mailing Address:**

3141 WEST MCNAB ROAD  
POMPANO BEACH, FL 33069

**FEI Number:** 26-1979169

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

GIFFLER, RONALD F  
3141 W MCNAB RD  
POMPANO BEACH, FL 33069 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 MGRM  
Name GIFFLER MCNAB INVESTOR INC.  
Address 3141 W MCNAB ROAD  
City-State-Zip: PLANTATION FL 33069

*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:** RONALD GIFFLER

**OWNER**

**04/05/2024**

\_\_\_\_\_  
Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_  
Date