



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

P&Z#: 24-11000011

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

Development Application

Project Type: Variance

Submission #: VAR-2024-16

Site Data			
Project Name:	2131 BLOUNT RD WAREHOUSE	Size of property:	34997.0
Street Address:	2131 BLOUNT RD	Number of units (Residential):	1.0
Folio Number(s):	4842 28 09 0142	Total square feet of the building* (Non-Residential):	1.0
Project Narrative:	ADDING APPROX 10,000 SF TO EXISITING WAREHOUSE		

Applicant		Landowner (Owner of Record)	
Name:		Business Name (if applicable):	
Jim Frogner		RWA PROPERTIES LLC	
Title:		Print Name:	
Agent for Owner		RWA PROPERTIES LLC	
Street Address:		Street Address:	
3402 SE Clubhouse Pl		2131 BLOUNT ROAD	
Mailing Address City/ State/ Zip:		Mailing Address City/ State/ Zip:	
Stuart FL 34997		POMPANO BEACH FL 33069	
Phone Number:		Phone Number:	
561-386-3035		864-341-4171	
Email:		Email:	
jfrogner@comcast.net		martin@marreroconstruction.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**

VAR-2024-16

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: Jim Frogner 07/15/2024

Signature: 

RWA PROPERTIES, LLC
2131 Blount Road
Pompano Beach, FL 33069

July 15, 2024

City of Pompano Beach
Department of Development Services
Planning and Zoning Division
100 East Atlantic Blvd
Pompano Beach, FL 33060

RE: Owner Authorization

I am the Manager of the property located at 2131 Blount Road in the City of Pompano Beach, Florida. Mr. Jim Frogner of Frogner Consulting, LLC and Mr. Martin Marrero have my permission to represent me before city agencies during the Board of Adjustment process on our property at 2131 Blount Road.

If you have any questions, please contact me.

Sincerely,


Ralph William Albrecht

RWA/en

Cc: Frogner Consulting
Marrero Construction

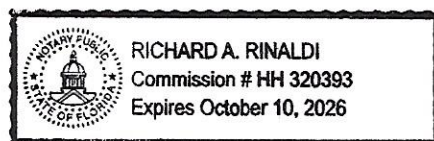
NOTARY PUBLIC INFORMATION: STATE OF FLORIDA COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 25 day of July, 2024 by Ralph Albrecht (name of person acknowledging). ~~He/she is personally known to me~~ or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).

Richard Rinaldi
(Name - type, stamp or print clearly)


(Signature)

My Commission Expires on: NOTARY'S SEAL OR STAMP



2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L10000092377

Entity Name: RWA PROPERTIES, LLC

Current Principal Place of Business:

2131 BLOUNT ROAD
POMPANO BEACH, FL 33069

Current Mailing Address:

2131 BLOUNT ROAD
POMPANO BEACH, FL 33069 US

FEI Number: 27-3376694

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

ALBRECHT, RALPH WILLIAM
2131 BLOUNT ROAD
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: RALPH W ALBRECHT

04/29/2024

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGRM
Name RALPH W ALBRECHT REVOCABLE TRUST
Address 2131 BLOUNT ROAD
City-State-Zip: POMPANO BEACH 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: RALPH ALBRECHT

MGRM

04/29/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date