

**POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY
FAÇADE AND BUSINESS SITE IMPROVEMENT PROGRAM GRANT AGREEMENT**

THIS FAÇADE AND BUSINESS SITE IMPROVEMENT PROGRAM GRANT AGREEMENT (the “Agreement”) is made and entered into this 21st day of October, 2025, by and between the Pompano Beach Community Redevelopment Agency, a public body corporate and politic, under Part III, Chapter 163, Florida Statutes, 501 Dr. Martin Luther King Jr. Boulevard, Pompano Beach, FL 33060 (the “CRA”), and 2201, LLC with an address 2201 West Atlantic Boulevard, Pompano Beach, FL 33069 (the “GRANTEE”).

WITNESSETH:

WHEREAS, the CRA undertakes activities for redevelopment and to remedy blight in the community redevelopment areas of the City of Pompano Beach; and

WHEREAS, in furtherance of its goals, the CRA adopted redevelopment incentive programs to provide grants to eligible recipients; and

WHEREAS, the GRANTEE is a tenant in the property in the Pompano Beach Redevelopment Area, and has applied for a grant under the Façade and Business Site Improvement Program; and

WHEREAS, the CRA wishes to enter into an Agreement with the GRANTEE to provide a grant for property improvement and to define the relationship between the parties.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the value of which is hereby acknowledged by both parties, the parties agree as follows.

SECTION 1. RECITALS

The recitals set forth above are incorporated herein and made a part of this Agreement.

SECTION 2. THE PROPERTY

2.1 The Property is owned or leased by GRANTEE. The property is located at **2201 West Atlantic Boulevard, Pompano Beach, FL 33069** legally described as:

POMPANO MERCHANDISE MART PHASE III 112-39 B PARCEL A

Parcel Identification Number: 4842 33 29 0010

2.2 GRANTEE shall provide proof of long-term lease or ownership of the Property and the status of the business, satisfactory to CRA, prior to disbursement of any funds by CRA.

SECTION 3. THE GRANT

- 3.1 The CRA hereby awards GRANTEE a sum not to exceed two hundred thousand 00/100 Dollars (\$200,000) (the "Grant"). The full amount of the Grant shall be used solely for exterior renovations to the Property. The use of all funds shall be governed by the Application and Scope of Work attached and incorporated herein as composite Exhibit "A" (the "Scope of Work").
- 3.2 The CRA's obligation is limited to awarding the Grant. The CRA does not assume any liability for GRANTEE'S personnel decisions, business decisions or policies, including but not limited to the hiring of staff, paying of staff salaries or the expenditure of overhead costs.
- 3.3 Changes in the use of the Grant proceeds or amendments to the project's budget must be approved, in writing, by the CRA's Executive Director. Requests for changes must be in writing by the GRANTEE to the CRA Executive Director and include a detailed justification for the request.
- 3.4 As security for GRANTEE'S performance hereunder, GRANTEE shall, at the discretion of the CRA's Executive Director, execute a Promissory Note, a Mortgage and Security Agreement, a Restrictive Covenant and/or a Guaranty in favor of CRA (the "Grant Documents"), all of which shall be cancelled upon full compliance with the terms of said documents by GRANTEE. The Restrictive Covenant shall provide that the property may not be sold or transferred by the GRANTEE for a period of two years.
- 3.5 All disbursements of the Grant proceeds shall be made on a reimbursement basis according to the "Project Overview" outlined in Exhibit "A". Grant funds may be used solely for interior leasehold improvements to The Property and are subject to the CRA's receipt of documentation establishing prior payment by the GRANTEE of improvements, including receipts, invoices, canceled checks, and such other documents as the CRA may require. The submissions for reimbursements must be submitted to the CRA Executive Director and shall include a letter summarizing the funding request. Disbursements of the Grant proceed may be made on a reimbursement basis or paid directly to the Service Provider, in accordance with the Scope of Work and provided applicant first approves of payment to Service Provider.

SECTION 4. INSURANCE

- 4.1 The Grant awarded to GRANTEE is subject to the following Insurance requirements:
 - 4.1.1 The CRA's receipt of an original certificate of insurance for the following forms of insurance:
 - 4.1.2 Worker's Compensation insurance for all employees of the GRANTEE, as required by Chapter 440, Florida Statutes, as may be amended from time to time.

- 4.1.3 General Liability insurance annually in an amount not less than \$300,000 combined single limits per occurrence for bodily injury and property damage which lists the CRA as an additional insured.
- 4.1.4 The insurance coverage required must include those classifications listed in standard liability insurance manuals, which most nearly reflect the operations of the GRANTEE.
- 4.1.5 Companies issuing all insurance policies required above must be authorized to do business under the laws of the State of Florida, with the following qualifications:
- 4.1.6 The company must hold a valid Florida Certificate of Authority as shown in the latest "List of All Insurance Companies Authorized or Approved to Do Business in Florida," issued by the State of Florida Department of Insurance and be a member of the Florida Guaranty Fund;
- 4.1.7 Certificates of Insurance must provide that the GRANTEE will make no material adverse change, cancellation, or non-renewal of coverage without thirty (30) days advance written notice to the CRA.

SECTION 5. SCOPE OF WORK

- 5.1 Grantee shall use funds provided in accordance with the Scope of Work.
- 5.2 Any amendments to composite Exhibit "A" desired by GRANTEE shall be submitted in writing to the CRA Executive Director. Amendment must be accompanied by written justification and must be approved by the CRA Executive Director in writing before the amendment becomes effective.

SECTION 6. TERM, COMMENCEMENT AND COMPLETION DATES

- 6.1 The effective date of this Agreement shall be the date of execution by the last of the parties.
- 6.2 The term of this Agreement shall be for twenty-four (24) months from the effective date (the "Term").
- 6.3 Work provided in the Scope of Work shall not commence before the effective date. GRANTEE shall obtain a Building Permit within six (6) months of the effective date and commence construction within twelve (12) months of the effective date. The work shall be fully completed not later than 60 days prior to the end of the Term.

SECTION 7. RECORDS

- 7.1 INSPECTION. All of GRANTEE'S books and records and documents related to the grant must be made available for inspection and/or audits by the CRA and any

other organization conducting reviews for the CRA upon 24 hours notice throughout the Term of this Agreement and in accordance with Chapter 119, Florida Statutes. In addition, GRANTEE must retain all records related to the grant in proper order for at least three (3) years following the expiration of the Agreement. The CRA shall have access to such records, for the purpose of inspection or audit during the three (3) years period. This Section shall survive the expiration of this Agreement

SECTION 8. SPECIAL CONDITIONS

- 8.1 **CESSATION OF OCCUPANCY OR OWNERSHIP.** In the event the GRANTEE sells, ceases to own or occupy the Property during the Restrictive Period provided in the Restrictive Covenant associated herewith, or, in the absence of a Restrictive Covenant, two years from the date of completion of improvements, GRANTEE shall repay the full amount of the grant to the CRA and any un-advanced portion of the Grant shall be retained by the CRA. The determination that GRANTEE has sold, ceased to own or occupy the Property shall be made solely by the CRA. Additionally, sale, cessation of ownership or occupancy constitutes an event of default for which all other default provisions of this Agreement shall apply, including but not limited to those provided in Section 9 below. This provision shall survive termination or expiration of this agreement.
- 8.2 **MATERIAL CHANGE OF CIRCUMSTANCES.** GRANTEE shall immediately notify the CRA of any material change of circumstances of the project. For the purpose hereof, material change of circumstances shall include, but not be limited to, the failure of the GRANTEE to diligently and actively pursue commencement or completion of the Scope of Work, failure to fulfill the terms of this agreement or the other Grant Documents, cessation of occupancy, sale or transfer of ownership of the business or the property, voluntary or involuntary bankruptcy or an assignment for the benefit of creditors. A material change of circumstances shall constitute a default under this agreement for which the CRA shall have the right to pursue any remedy provided in this agreement or the other Grand Documents, or by law or in equity.
- 8.3 **ASSIGNMENT.** GRANTEE shall not assign, transfer, or otherwise dispose of any of its rights or obligations under this Agreement without prior written consent of the CRA.
- 8.4 **RULES, REGULATIONS AND LICENSING REQUIREMENTS.** GRANTEE and its staff must possess the licenses and permits required to conduct its affairs including federal, state, city and county. In addition, GRANTEE shall comply with all, laws, ordinances and regulations applicable to carrying out the Scope of Work including, but not limited to, conflicts of interest, building, zoning, land and property use regulations.
- 8.5 **PERSONNEL.** GRANTEE shall notify the CRA of all changes in personnel within five (5) working days of the change. All personnel of the GRANTEE are solely employees of the GRANTEE and not employees or agents of the CRA.

8.6 INDEMNIFICATION. GRANTEE shall indemnify and hold harmless the CRA and the City of Pompano Beach, Florida, and their Board or Commission members, employees or agents from any claims, liability, losses and causes of action that may arise out of any activity related to this Agreement or GRANTEE'S use of the funds. GRANTEE will pay all claims and losses of any nature related to this Agreement or GRANTEE'S use of the funds, and will defend all suits, in the name of the CRA when applicable, and will pay all costs and judgments that may issue from it, except those caused by the sole negligence of CRA employees or officers. The GRANTEE recognizes the broad nature of this indemnification and hold harmless clause, and voluntarily makes this covenant and expressly acknowledges the receipt of good and valuable consideration provided by the CRA in support of the obligation in accordance with the laws of the State of Florida. Nothing herein shall be construed to waive any of the CRA's or the City's rights set forth in Section 768.28, Florida Statutes. This paragraph shall survive the termination of this Agreement. Nothing contained in this Agreement shall be deemed a waiver of sovereign immunity by the CRA or the City.

8.7 NOTICES. All notices required in this Agreement if sent to the CRA shall be mailed to:

Pompano Beach Community Redevelopment Agency
501 Dr. Martin Luther King Jr. Boulevard
Suite 1
POMPANO BEACH, Florida 33060
Attn: Executive Director

And to:

Pompano Beach City Attorney's Office
100 W. Atlantic Blvd.
P.O. Box 1300
Pompano Beach, Florida 33060

All written notices if sent to the GRANTEE shall be mailed to the address in paragraph one of page one above.

8.8 NONDISCRIMINATION. GRANTEE represents and warrants to the CRA that GRANTEE does not and will not engage in discriminatory practices and that there shall be no discrimination in connection with GRANTEE'S performance under this Agreement on account of race, gender, religion, color, age, disability, national origin, marital status, familial status, sexual orientation or political affiliation. GRANTEE further covenants that no otherwise qualified individual shall, solely by reason of his/her race, color, sex, religion, age, handicap, marital status or national origin, be excluded from participation in, be denied services, or be subject to discrimination under any provision of this Agreement.

8.9 ADA REQUIREMENTS. GRANTEE must meet all the requirements of the Americans With Disabilities Act (ADA), which includes posting a notice

informing GRANTEE'S employees that they can file any complaints of ADA violations directly with the Equal Employment Opportunity Commission (EEOC), One Northeast First Street, Sixth Floor, Miami, Florida 33132.

- 8.10 INDEPENDENT CONTRACTOR. At all times during the term of this Agreement, the GRANTEE shall be and act as an independent contractor. At no time shall GRANTEE be considered an agent or partner of the CRA.
- 8.11 COSTS. GRANTEE shall obtain and pay for all permits, licenses, federal, state and local taxes chargeable to its operation.
- 8.12 ENTIRE AGREEMENT. This Agreement expresses the entire agreement of the parties and no party shall be bound by any promises or representations, verbal or written, made prior to the date hereof which are not incorporated herein.
- 8.13 MODIFICATION. This Agreement may not be modified, except in a writing signed by all parties hereto.
- 8.14 GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida and all legal actions necessary to enforce the Agreement shall be held in Broward County, Florida, or, if Federal, said action shall be brought in the Southern District of Florida. If any legal action or other proceeding is brought for the enforcement of this Agreement, the successful prevailing party or parties shall be entitled to recover reasonable attorneys' fees and court costs.
- 8.15 WAIVER OR BREACH. It is hereby agreed by the parties that no waiver or breach of any of the covenants or provisions of this Agreement shall be construed to be a waiver of any succeeding breach of the same or any covenant.
- 8.16 PLEDGES OF CREDIT. GRANTEE shall not pledge the CRA's credit or make it a guarantor of payment or surety for any contract, debt, obligation, judgment, lien or any form of indebtedness.
- 8.17 SEVERABILITY. If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such terms or provision, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.
- 8.18 SUCCESSORS AND ASSIGNS. The GRANTEE binds itself and its partners, successors, executors, administrators and assigns to the CRA, in respect to all covenants of this Agreement. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of the CRA which may be a party hereto, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the CRA and the GRANTEE
- 8.19 AGENTS. Should a GRANTEE choose to engage the services of an agent (individual or company) to assist/represent applicant in this aspect of the process, the expenses for the agent's service will be borne by the GRANTEE. Such

expenses are not reimbursable under the terms of any of the CRA's incentive programs. CRA funds cannot be applied to services other than architecture, engineering, etc. related to the construction of the interior or exterior of the building. The CRA hereby represents and warrants that the CRA has dealt with no Agent and GRANTEE agrees to hold CRA harmless from any claim or demand for commissions made by or on behalf of any agent or representative of GRANTEE in connection with this application for improvements to GRANTEE'S property.

SECTION 9. DEFAULT AND REMEDIES.

- 9.1 GRANTEE'S DEFAULT. GRANTEE'S failure to comply with any of the provisions of this Agreement, or sale of the Property by Owner shall constitute a default upon the occurrence of which the CRA may, in its sole discretion, (i) withhold, temporarily or permanently, all, or any unpaid portion of the grant upon giving written notice to GRANTEE, and/or (ii) terminate this Agreement and demand a full refund of the Grant. Upon default as provided herein the CRA shall have no further obligations to GRANTEE under this Agreement.
- 9.2 REPAYMENT OF FUNDS. GRANTEE shall repay the CRA for all unauthorized, illegal or unlawful expenditure of funds, including unlawful and/or illegal expenditures discovered after the expiration of this Agreement. GRANTEE shall also reimburse the CRA in the event of default hereunder, in the event any funds are lost or stolen, if work was not completed as provided in the Scope of Work and the budget attached hereto as composite Exhibit "A" or the Property is sold or vacated by GRANTEE. Any portion of the grant which is to be repaid to the CRA shall be paid by delivering a cashier's check for the total amount due, payable to the Pompano Beach Community Redevelopment Agency, within thirty (30) days of the CRA'S demand therefore.
- 9.3 TERMINATION OF THIS AGREEMENT. The CRA Executive Director may terminate this Agreement with or without cause or for its convenience. Termination of this Agreement by the CRA Executive Director shall relieve the CRA of any further obligations hereunder. Such termination shall not release GRANTEE from its obligations under this Agreement including, but not limited to, obligations relating to the completion of activities funded while the Agreement was in effect but not completed prior to the date of termination, or repayment of any funds GRANTEE is obligated to repay.
- 9.4 LIMITATION ON RIGHTS AND REMEDIES. Nothing contained herein shall be construed as limiting or waiving any rights of the CRA to pursue any remedy which may be available to it in law or in equity. Nothing contained herein shall act as a limitation of the CRA's rights in the event that GRANTEE fails to comply with the terms of this Agreement.
- 9.5 CRA'S DEFAULT. In the event the CRA fails to comply with the terms of this Agreement, GRANTEE shall provide the CRA with notice detailing the nature of the default, whereupon the CRA shall have thirty (30) days within which to initiate corrective actions and ninety (90) days within which to cure the default.

Should the CRA fail to cure the default, GRANTEE'S sole remedy is to terminate this Agreement. The effective date of any such termination shall be the date of the notice of termination given by GRANTEE to the CRA.

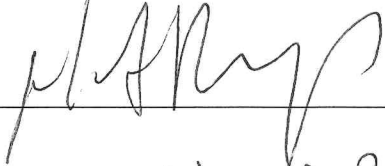
[REMAINDER INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned parties have signed this Agreement on the date first above written.

GRANTEE

Property Owner: 2201, LLC

WITNESSES:



Print Name: Julio A. Rojas

By: 

Print Name: Paul Knapp

Title: Pre

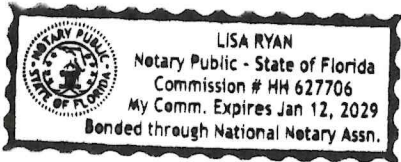
Date: 10/15/2025

Print Name: _____

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of physical presence or ☐ online notarization, this 15 day of October, 2025, by Paul Knapp who is personally known to me or who has produced FL Drivers License (type of identification) as identification.

NOTARY'S SEAL:




NOTARY PUBLIC, STATE OF FLORIDA

Lisa Ryan
(Name of Acknowledger Typed, Printed or Stamped)

HH627706
Commission Number

Signed, Sealed and Witnessed
In the Presence of:

**POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY**

Print Name: _____

By: _____
Rex Hardin, Chairman

Print Name: _____

By: _____
Gregory P. Harrison, Executive Director

Print Name: _____

ATTEST:

Kervin Alfred, Secretary

EXHIBIT “A”

**2201, LLC
2201 EAST ATLANTIC BLVD.**

**POMPANO BEACH,
FLORIDA 33069**

**FAÇADE & BUSINESS SITE IMPROVEMENT
PROGRAM APPLICATION**

EXECUTIVE SUMMARY
PROJECT OVERVIEW

Executive Summary – 2201 LLC

Business Overview

2201 LLC is a privately held real estate investment and management company that owns and operates the property located at **2201 W. Atlantic Blvd, Pompano Beach, FL 33069**. The company is owned by **Paul and Sonia Knapp**, who bring strong leadership, long-term vision, and a commitment to excellence in property management.

The property is a strategically located commercial building that serves as a hub for businesses in the **home décor and improvement industry**. With a focus on maintaining high-quality tenant relationships and ensuring the property remains a premier destination for design and renovation needs, 2201 LLC has positioned itself as a trusted landlord and business partner in the South Florida market.

Operations

2201 LLC's operations center around:

- **Property Ownership & Management** – Maintaining the building and ensuring it remains a safe, attractive, and functional space for all tenants.
- **Tenant Relations** – Building long-term partnerships with tenants by offering reliable management, fair lease agreements, and support for tenant success.
- **Facility Improvements** – Investing in ongoing maintenance and upgrades to preserve property value and enhance the customer experience for tenant businesses.
- **Community Engagement** – Supporting local businesses and contributing to the economic development of the Pompano Beach area.

Tenants

The property currently houses six established tenants, all specializing in home décor and improvement products and services:

1. **Atlantic Wallpaper** – Provider of high-quality wall coverings and design solutions.
2. **New York Quartz** – Supplier of quartz countertops and surfaces for kitchens, bathrooms, and custom projects.
3. **Select Group** – A company focused on premium home design and décor solutions.
4. **Broward Design** – Specialists in custom design services for residential and commercial spaces.

5. **Fiberbuilt Umbrellas** – Manufacturer of durable and stylish outdoor umbrellas and shade products.
6. **Luxe Outdoors** – Retailer of luxury outdoor furniture and décor, creating elegant living spaces.

Together, these businesses form a synergistic ecosystem that attracts homeowners, designers, and contractors seeking high-quality home improvement solutions in one convenient location.

Business Principles

2201 LLC operates under three guiding principles:

1. **Integrity** – Building trust with tenants and partners through fairness, transparency, and reliability.
2. **Excellence** – Maintaining high standards in property management, customer service, and tenant support.
3. **Sustainability** – Ensuring long-term growth and stability by maintaining the property and cultivating strong tenant relationships.

Conclusion

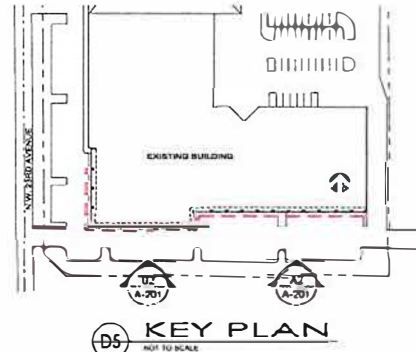
2201 LLC is more than a property owner—it is a **strategic business hub** for companies in the home décor and improvement sector. By focusing on tenant success, operational excellence, and community growth, Paul and Sonia Knapp have positioned 2201 LLC as a cornerstone of business activity in Pompano Beach, Florida.

PROJECT PLANS

FIBERBUILT UMBRELLAS & CUSHIONS FACADE BUILDING RENOVATION



2201 W. ATLANTIC BLVD
POMPANNO BEACH, FL 33060
FOLIO #: 4842-33-29-0010



ARCHITECT

DR. MICHAEL J. BROWN
101 WEST HAVENWAY DRIVE, SUITE 100
POMPANNO BEACH, FL 33060
TEL: 954.781.1111 FAX: 954.781.1112

PROJECT DIRECTORY

2015 FLORIDA ARCHITECTURE AWARD WINNING BUILDING
2015 FLORIDA ARCHITECTURE AWARD WINNING BUILDING
2015 FLORIDA ARCHITECTURE AWARD WINNING BUILDING
2015 FLORIDA ARCHITECTURE AWARD WINNING BUILDING
2015 FLORIDA ARCHITECTURE AWARD WINNING BUILDING

CODE REFERENCES

LOCATION MAP

SCOPE OF WORK

ARCHITECTURE
A-101 COVER SHEET
A-102 PARTIAL FLOOR PLAN & ELEVATIONS
A-201 COLOR ELEVATIONS
A-301 CONSTRUCTION DETAILS

INDEX

CONSTRUCTION DOCUMENTS

07-22-2025

4225

COVER SHEET

A-001

10/10

10/10

10/10

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10/10

CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK DETAILING IN THESE ELEVATIONS AND SHALL PROVIDE A WRITTEN REPORT TO THE ARCHITECT OF ANY DISCREPANCIES.

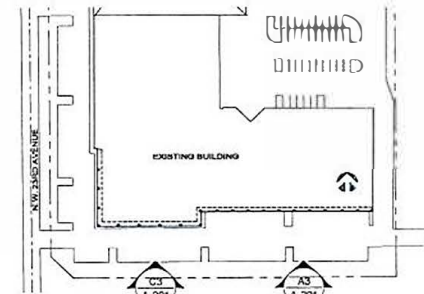
CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK DETAILING IN THESE ELEVATIONS AND SHALL PROVIDE A WRITTEN REPORT TO THE ARCHITECT OF ANY DISCREPANCIES.



C3 WEST-SIDE EXTERIOR ELEVATION
1/8" = 1'-0"



A3 EAST-SIDE EXTERIOR ELEVATION
1/8" = 1'-0"



D5 KEY PLAN
NOT TO SCALE

PAINT COLOR SELECTIONS

-  LOYAL BLUE - SW 6510
-  BLUEBIRD FEATHER - SW 9062
-  GRAYS HARBOR - SW 6236
-  CADET - SW 9143
-  PEARLY WHITE - SW 7009

C6 COLOR SCHEDULE
NOT TO SCALE



ARCHITECTS & DEVELOPMENT CONSULTANTS



DR. HERBERT H. ANDERSON, F.A.A.

FIBERBUILT
UMBRELLA

2201 LLC
3301 WEST ATLANTIC BLVD
FORT LAUDERDALE, FL 33309



Rev.	Description	Date
1	ISSUED FOR PERMIT	07-22-2025
2	ISSUED FOR CONSTRUCTION	07-22-2025
3	ISSUED FOR AS-BUILT	07-22-2025

CONSTRUCTION
DOCUMENTS

07-22-2025

4225

COLOR ELEVATIONS

A-201

**APPLICATION
FACADE AND BUSINESS SITE
IMPROVEMENT PROGRAM**

**Pompano Beach Community
Redevelopment Agency**

NORTHWEST



**Façade and Business Site
Improvement Program**

Revised 9/2023

FAÇADE & BUSINESS SITE IMPROVEMENT

PROGRAM POLICIES AND PROCEDURES

I. Background & Purpose

Pursuant to the Northwest CRA Plan Section 1.1 "Community Redevelopment Area Planning" one of the objectives to remove slum and blight is to improve building conditions and appearance. Section 3.10 "Retail, Commercial and Industrial Incentive Programs" authorizes the CRA Board to approve and amend the incentive programs from time to time depending upon economic conditions.

The *Façade & Business Site Improvement Program* encourages business owners and/or property owners in the Northwest Community Redevelopment District of Pompano Beach to enhance their existing business sites through exterior improvements.

Commercial businesses (retail, restaurant) within the Pompano Beach Community Redevelopment Agency target area of Downtown Pompano and Dixie Hwy. between Atlantic Blvd. & Copans Road are eligible to participate in this program. Properties which are exempt from ad valorem taxes are not eligible to participate in this program. These businesses and/or properties must be located within the following target areas:

- Martin Luther King Business District target area, defined as on Dr. Martin Luther King Jr. Blvd. between Powerline Road and Dixie Highway,
- Old Town Commercial District defined as the area between South Dixie Highway and NE 1st Avenue and Atlantic Boulevard and NE 3rd Avenue
- Dixie Highway between SW 2nd Street to Copans Road including the area from Dixie Highway to Cypress Road on the north side of SW 2nd Street.

Applicants meeting the location criteria under this program will have preference to ensure maximum impact to the district.

The program originally opened November 1, 2009, and will continue with each Fiscal Year Budget approval of the Incentive Programs or until funding is depleted. The program is open to property owners and existing commercial enterprises outlined above operating within the Northwest CRA District. Business Site Improvement Program grants help defray the costs of exterior improvements and project related engineering, architectural and permitting costs associated with this type of development.

II. General Provisions

The funding assistance provided under the Façade & Business Site Improvement Program is solely on a reimbursement basis. The CRA has the exclusive authority to approve or deny Program applications based on its determination as to the benefits to the Northwest CRA District produced by requested projects. The CRA may impose any conditions of approval it deems suitable to protect the interests of the agency, including a duly executed contract.

Applicants awarded funds under this program agree to complete the project for which assistance was provided according to the scope of work documents submitted in the application. All work must be performed in a first class workmanlike manner in compliance with ordinances and regulations of the City of Pompano Beach, and must meet all building and other applicable codes.

Eligible improvements include aesthetic improvements to the building structure, such as exterior painting, installation of awnings, installation of patio/deck for outdoor dining, new windows and/or doors and signage. Adjoining parking lots, sidewalks, landscaping and security cameras/systems are ineligible as stand alone projects; however, they may be included in conjunction with the overall physical façade improvements to the structure.

Applicants are encouraged to meet with CRA staff to discuss their project qualifications and eligibility for reimbursement under the Program before applying. Please be advised that office space and non-profit organizations are not eligible for incentive programs.

III. Criteria Considered

Criteria considered when reviewing applications include, but are not limited to:

- a. Compatibility with development plan(s) and guidelines, e.g. PBCRA Redevelopment Plan;
- b. The visual impact of the project on the area;
- c. The project's likelihood of completion;
- d. The amount of private resources invested in the project;
- e. The number of new jobs created as a result of the project, especially for area residents;
- f. The need for the project based on the property's condition and location;
- g. The beneficial impact the completion of the proposed project will have on the property and the surrounding area;
- h. The Applicant's relationship to, or interest in, the property to be improved.

IV. Funding Guidelines

Approved applicants may receive reimbursement for 80 % of their eligible project costs, up to a maximum award of \$50,000 per address. For Example:

<u>Total Project Cost</u>	<u>CRA Contribution</u>	<u>Applicant Contribution</u>
\$ 62,500	\$ 50,000	\$12,500
\$ 20,000	\$ 16,000	\$ 4,000
\$ 10,000	\$ 8,000	\$ 2,000

Starting October 1, 2023 the maximum total CRA Contribution will be \$200,000 for single owned contiguous properties that contain multiple addresses. For example, if the applicant's property has 6 addresses and the project cost is \$300,000 then the maximum grant award will be \$ 200,000.

Program assistance is available based on a first-come, first-serve basis, according to project eligibility, application completeness and the availability of funds. There is no guarantee that funding will be available for every application submitted, including those that meet the required criteria.

Assistance from the Business Site Improvement Program, at the sole discretion of the CRA, may be combined with subsidies from other public or private programs. Assistance from other sources may serve as the CRA's required matching funds. Funding for approved projects may be carried out from one fiscal year to the next at the sole discretion of the CRA.

V. Application Checklist

Every application package must include the following items before it will be processed and considered for approval:

- ✓ • Signed and completed application form
- Business Plan or Executive Summary, including a narrative describing the business, its operations, and its business principles
- Sketch or rendering of proposed improvements
- Current photograph of existing property conditions
 - Detailed 3-year budget projections of revenues and expenses (may not be necessary for property owners)
- Pompano Beach Business License
- Confirmation that property is free of all county, municipal, liens and judgments
 - Historical financials for 3 years (in a sealed envelope – existing businesses only, may not be necessary for property owners)
- Copy of signed multi-year lease (including express written permission from the property owner to make changes outlined in the project), or copy of Warranty Deed showing ownership of the property by the business owner
- Narrative description of entire project being undertaken, including sources of financing
- Detailed budget for entire project
- Detailed breakdown of exterior improvements for which reimbursement is being requested from Program
- Two bids/quotes from 2 licensed contractors, with a completed contract with one of them

Copy of lease agreement if applicable, with at least two years remaining on term

VI. Eligible Expenses

Only those expenses concerning exterior improvements to business structures will be considered for funding. These expenses include, but are not limited to:

- Brick or textured pavement
- Demolition and construction for new entrances or exits

- Awnings (including the removal of old awnings and installation of new fabric awnings)
- New doors or replacements
- Removal of deteriorated building materials such as plywood, metal or stucco
- Fees – site design, engineering, permitting
- Landscaping expenses – design fees, installation, material purchases, irrigation
- Exterior repair, stucco and painting
- Exterior window upgrades
- Installation of deck/patio area for outdoor dining purposes
- Costs associated with installation and improvement of parking, driveways, sidewalks (ineligible as stand alone projects)
- Security cameras/system – (ineligible as stand alone project; eligible only if cameras remain with the property)
- Exterior lighting and related electrical work
- Exterior signage

VII. Ineligible Expenses

The following items are examples of what will *not* be considered for funding by the Program:

- Work performed that is not consistent with the Design Guidelines for the CRA pursuant to the Community Redevelopment Plan and the City's Land Use and Development Regulations
- Sweat equity (i.e., reimbursement for applicants own labor in performance of renovation work or new construction)
- General maintenance
- Business payroll
- Any interior improvements or repairs
- Improvements that are maintenance oriented, which should be done for the upkeep of the building such as painting and reroofing with the same material
- Purchases of equipment, inventory, furnishings, decorations or supplies (non fixed improvements)
- Purchase of real property
- Rent, lease or mortgage payments
- HVAC repair and/or replacement
- Security cameras/system that do not remain with the property
- Roof repair, replacement or other roof modifications
- Payments for the applicant's own labor or other in-kind costs
- For those properties located on Dr. Martin Luther King Jr. Boulevard between Dixie Hwy. and Powerline, the following items that are related to improvements of the building envelope can be considered for funding due to the severely dilapidated conditions of properties located in this area through a Special Exception approved by the CRA Board: 1)HVAC repair and/or replacement; 2)Roof repair, replacement or other roof modification; 3)Interior improvements or repairs. A special exception can be approved to include the cost for these items in

the total project costs based on 1) condition of the building; 2) age of the building; or 3) other issues that affect the improvements that can be made to the building. The CRA Redevelopment Project Manager will assess conditions.

VIII. Application Processing Procedure

The CRA will adhere to the following procedural steps when processing applications for assistance under the Business Site Improvement Program. Applicants are free to discuss the application process with staff prior to submitting an application.

1. Applicant completes application and submits it to CRA staff, along with completed checklist items.
2. CRA staff reviews the submitted application package for eligibility and completeness.
3. CRA staff brings eligible and complete application packages to the Northwest CRA Advisory Committee for input and recommendations for funding based on criteria outlined in Section III.
4. CRA staff brings application packages that have received recommendations for funding to the CRA Board for approval.
5. CRA staff provides a written notification to applicants of approval or denial of funding. If funding is denied, the reason(s) will be stated in the written notification.

It is anticipated that application packages will be reviewed and presented to the Northwest CRA Advisory Committee within approximately 45 days after receipt by staff. Those applications receiving funding recommendations will be presented to the CRA Board for approval no later than the second CRA Board meeting following the Northwest CRA Advisory Committee meeting at which the application received a recommendation for funding. The determination for funding made by the CRA Board is final. If an application is denied funding, the business owner may apply again after one year has elapsed after the submittal date of the denied application. If an application is granted funding, the business submitting the successful application may not apply again for funding until 3 years has elapsed after the date the CRA Board approved funding.

IX. Executing Grant Agreements

Following CRA Board approval, CRA Staff will provide the applicant with legal documents for signature which may include: Grant Agreement, Promissory Note, Mortgage and Security, Guaranty, and Restrictive Covenant. Some documents may be recorded in the public records.

X. Reimbursement Process

Applicants for funding should carefully consider the reimbursement process for funding when establishing their timelines for projects that seek Program assistance. It is important to remember that, when contemplating a project, financing should be arranged before work is actually started. If a business owner intends to finance a project with a

loan, the CRA may write a letter notifying the lender that a project has been approved for funding under the Program, but that the funding is on a reimbursement basis.

- Grant funds are dispersed on a reimbursement basis for eligible and pre-approved expenses only.
- No grant funds will be dispersed prior to inspection and receipt of final approvals by the City's Building Department, and any other required final approval, if applicable. For extensive renovation, reimbursement may be provided in three (3) draw schedules provided inspections from appropriate government agencies have been approved for work completed and work has been done in a first class workmanlike manner. Final inspections from appropriate government agencies will need to be approved for final draw.
- To receive a reimbursement, grantees must submit a detailed work invoice with proof of payment to the selected contractor in the application package for completed work in the form of a cancelled check, credit card statement, or vendor certification of payment (vendor's paid receipt) and a General Contractor's Waiver. Disbursements of the Grant proceeds may be made on a reimbursement basis or paid directly to the Service Provider, in accordance with the Scope of Services attached to application and provided applicant first approves of payment to Service Provider. Reimbursement is at the approved grant award rate of 80%, or a maximum of \$50,000 for a maximum total project cost of \$62,500 per address.
- All final approvals and requests for reimbursement must be received by the CRA no more than twenty-two months following approval of the application by the CRA.
- No assurances are given as to how soon reimbursement funds will be disbursed by the CRA after all required documentation has been submitted.

XI. Commencement

All work must commence within 12 months of application approval. If work has not commenced within 12 months, funds will be put back into program account and reassigned to other projects.

Should an applicant choose to engage the services of an agent (individual or company) to assist/represent applicant in this aspect of the process, the expenses for the agent's service will be borne by the applicant. Such expenses are not reimbursable under the terms of any of the CRA's incentive programs. CRA funds cannot be applied to services other than architecture, engineering, etc. related to the construction of the interior or exterior of the building.

The Façade Grant Program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the designated CRA areas are not eligible for CRA funded programs when such funding conflicts with the goals expressed in the CRA Strategic Finance Plan or Community Redevelopment Plan.

PLEASE READ THE FOLLOWING PRIOR TO APPLICATION SUBMITTAL

- Properties listed for sale may not apply. Properties sold within twenty-four months of receiving grant funding **must repay the full amount**.
- Prior to application submittal, a preliminary review of proposed renovations to property must be completed by the Planning Department.
- After approval process, the CRA will provide the applicant with an approved Grant Agreement for signature. It is recommended that **NO CONSTRUCTION** begin until the Grant Agreement is signed by all parties. Improvements completed prior to approval by the CRA Board, may not be eligible for reimbursement.
- If deemed necessary, the Community Redevelopment Agency (CRA) reserves the right to have the application and its contents evaluated and analyzed by an outside third party including but not limited to; the proposed business plan, partnership/ownership information with equity positions, mortgage on the property, lease agreements, letter of Intent from lending institution and any other documents provided by the applicant.
- If your site plan or application request includes landscaping, the landscaping must be a species and variety of native plants that are drought tolerant, require little irrigation and withstand the environmental conditions of Pompano Beach. Irrigation systems must prevent over spray and water waste and it is recommended a drip irrigation system be installed.
- Property to be improved must be free of all municipal and county liens, judgments or government encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meets the goals and objectives as set forth in the CRA Five Year Strategic Finance Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.

I have read completely and understand the program, including the application guidelines and grant reimbursement process.


Applicant Signature

7/28/2025
Date


Property Owner Signature (if different)

7/28/2025
Date

FAÇADE & BUSINESS SITE IMPROVEMENT PROGRAM APPLICATION

Date of Application 7/28/2025

1. Address of project requesting incentive: 2201 W Atlantic Blvd
Pompano Beach, FL 33069
2. Name of Applicant: Paul Knapp
Senia Knapp
Address of Applicant: 2201 W Atlantic Blvd
Pompano Beach, FL 33069
Phone: 954 444 2417
Fax:

Email:

3. Does the applicant own property? X Yes No

If "No" box is checked, describe applicant's relationship to, or interest in the property receiving the improvement (indicate length of lease)?

Indicate the legal owner of the property (i.e. name on property title)

2201, LLC.

4. Project Description:

Fiberbuilt umbrellas & cushions
Facade Building Renovation

5. Total Project Cost \$300,000 Total Funding Request \$200,000

Authorized Representative


Applicant Signature


Property Owner Signature
(If different) Signature authorizes
participation in the program by
applicant.

Print Name

Paul Knapp

Print Name

Please Note

Property to be improved must be free of all municipal and county liens, judgments or encumbrances of any kind. This provision can be waived by the CRA Board of Commissioners if development plans for said property meets the goals and objectives as set forth in the Pompano Beach CRA Five Year Strategic Finance Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.

BUDGET AND CONSTRUCTION ESTIMATE



October 14th, 2025

CGC #1534813

954-494-0902

Tina Scacco

360 SE 8th Street

Pompano Beach, Florida, 33060

Client: FiberBuilt

2201 W. Atlantic Blvd

Pompano Beach, FL 33069

FiberBuilt Façade Renovation - Phase 1

Division 32	Exterior Improvements		
	Furnish and Install Engineered Exterior Framing and 5/8" Densglass Sheathing at Building Façade (includes Shop Drawings, infilling windows per plans, Parapet, Decorative Band)	\$ 194,950.00	
	Furnish and Install Parapet Coping Allowance (no spec for metal)	\$ 3,480.00	
	Supply and Install Standard 6' Chain Link Fence (North Side of Property Running W-E/West Side Running N-S)	\$ 9,800.00	
	<i>Subtotal</i>		\$ 208,230.00
Division 16	Electrical		
	Fixture Type SA	\$ 9,399.65	
	Fixture Type SG	\$ 1,650.94	
	Light Pole Feeder/J-Box Wiring Allowance	\$ 2,500.00	
	Electrical Labor (Owner Priced with Electrician)	\$ 9,500.00	
	<i>Subtotal</i>		\$ 23,050.59
Division 09	Finishes		
	Metal Lath and 3-Coat Stucco Application	\$ 74,580.00	
	***Add Alternate for Scored Stucco 12" - \$9,920.00		
	Exterior Paint	\$ 19,452.95	
	<i>Subtotal</i>		\$ 94,032.95
Division 03	Concrete		
	Concrete Foundations with anchor bolts/rebar cage for Light Poles	\$ 5,000.00	
	Valmont 14' Direct-Burial Aluminum Pole + Freight for Light Poles	\$ 11,000.00	

October 14th, 2025

	<i>Subtotal</i>		\$ 16,000.00
Division 02	Existing Conditions		
	Demo existing exterior column wrap ***	\$ 1,200.00	
	Disconnect light poles and demo	\$ 3,100.00	
	<i>Subtotal</i>		\$ 4,300.00
Division 01	General Conditions & Supervision		
	Supervision	\$ 10,556.00	
	Mobilization and Protection	\$ 3,000.00	
	Traffic Control and Safety Allowance	\$ 3,500.00	
	Silt Fence	\$ 1,500.00	
	Construction Temp Fence	\$ 3,500.00	
	Trash Removal	\$ 5,250.00	
	Composite Labor	\$ 1,575.00	
	Portable Bathroom	\$ 1,200.00	
	Temp Water (Owner Supplied)	\$ -	
	Final Clearing Allowance	\$ 3,000.00	
	<i>Subtotal</i>		\$ 33,081.00

Subtotal	\$ 378,694.54
5% Overhead	\$ 18,934.73
Subtotal	\$ 397,629.27
5% Profit	\$ 19,881.46
Grand Total	\$ 417,510.73

*Excludes permitting and Architect/Engineer Drawings

**Revised Plans dated 7/30/2024 do not show Demo Column Wrapping, I believe it is still desired. Needs Revision

***Add Alternate for Scored Stucco \$9,920.00

PROPERTY DESCRIPTION AND INFORMATION



PROPERTY SUMMARY

Tax Year: 2025	Property Use: 48-10 Warehouse - Retail	Deputy Appraiser: Commercial Department
Property ID: 484233290010	Millage Code: 1512	Appraisers Number: 954-357-6835
Property Owner(s): 2201 LLC	Adj. Bldg. S.F: 91864	Email: commercialtrim@bcpa.net
Mailing Address: 2351 W ATLANTIC BLVD #667110 POMPANO BEACH, FL 33066	Bldg Under Air S.F:	Zoning : B-3 - GENERAL BUSINESS
Property Address: 2201 W ATLANTIC BOULEVARD # 1-4 POMPANO BEACH, 33069	Effective Year: 1992	Abbr. Legal Des.: POMPANO MERCHANDISE MART PHASE III 112- 39 B PARCEL A
	Year Built: 1986	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$2,598,620	\$6,872,980	0	\$9,471,600	\$8,630,210	
2024	\$2,598,620	\$5,734,790	0	\$8,333,410	\$7,845,650	\$171,583.34
2023	\$2,598,620	\$5,192,790	0	\$7,791,410	\$7,132,410	\$160,512.27

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$9,471,600	\$9,471,600	\$9,471,600	\$9,471,600
Portability	0	0	0	0
Assessed / SOH	\$8,630,210	\$8,630,210	\$8,630,210	\$8,630,210
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$8,630,210	\$9,471,600	\$8,630,210	\$8,630,210

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/21/2020	Multi Warranty Deed Excluded Sale	\$7,100,000	116953306
06/04/2014	Multi Warranty Deed Excluded Sale	\$4,200,000	112330852
03/14/2013	Multi Warranty Deed Disqualified Sale	\$2,525,000	111409717
07/01/1985	Warranty Deed	\$1,017,900	12876 / 732

LAND CALCULATIONS

Unit Price	Units	Type
\$14.00	185,616 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID Date Type Qualified/ Disqualified Price CIN Property Address

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Pompano Beach Fire Rescue (15)			Water Management (3A)					
Warehouse- Industrial (W)			Water Management (3A)					
91,864								

SCHOOL
Robert C. Markham
Elementary School: B
Crystal Lake Middle
School: C
Blanche Ely High School: B

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Robert McKinzie	20	Sheila Cherfilus-McCormick
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
98	Mitch Rosenwald	30	Tina Scott Polsky	Nora Rupert

CHANGE OF ADDRESS OR NEW ASSIGNMENT

DATE: 9/11/2024

JOB NAME: POMPANO MERCHANDISE MART SUITES

LEGAL DESCRIPTION(S):

POMPANO MERCHANDISE MART PHASE III 112-39 B PARCEL A

OWNER:

2201 LLC

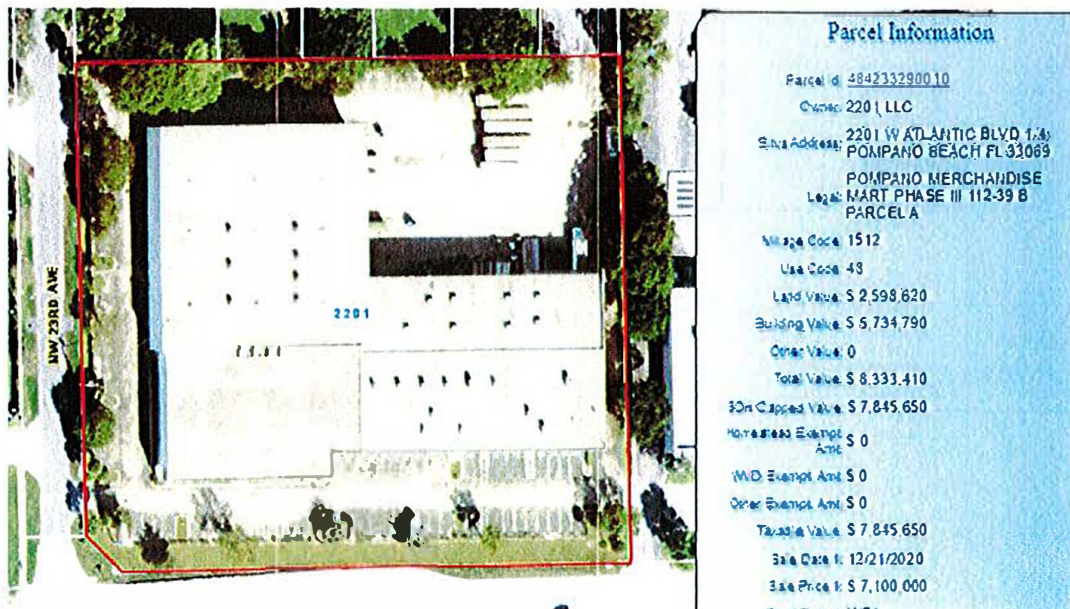
2351 W ATLANTIC BLVD #667110 POMPANO BEACH FL 33066

ACTIVE SUITE NUMBERS:

Address	Suite	Folio
2201 W ATLANTIC BOULEVARD, POMPANO BEACH FL 33069	1	Luxe 4842 33 29 0010 outdoor
2201 W ATLANTIC BOULEVARD, POMPANO BEACH FL 33069	2	Fiberbuilt 4842 33 29 0010 umbrellas
2201 W ATLANTIC BOULEVARD, POMPANO BEACH FL 33069	6	Broward 4842 33 29 0010 Design Center
2201 W ATLANTIC BOULEVARD, POMPANO BEACH FL 33069	9	NY Barista 4842 33 29 0010
2201 W ATLANTIC BOULEVARD, POMPANO BEACH FL 33069	12	Selection 4842 33 29 0010 Center
2201 W ATLANTIC BOULEVARD, POMPANO BEACH FL 33069	14	Atlantic 4842 33 29 0010 Wall paper

Note:

Property owner has requested additional Suite numbers be assigned to his building, as several units are being subdivided. In order to prevent issues in the future, building will be assigned Suites 1-14. The Suites listed above will become active, while any suite numbers not listed will be reserved in the event larger suites are subdivided.



Contact Christopher Feltgen with any questions:

Christopher.feltgen@copbfl.com

954.786.5592

EXHIBIT

100.06 STREET ADDRESS NUMBERS.

(A) The street address numbers of all buildings in the city shall be those assigned by the Building Official of the city. The owners or occupants of all buildings and other premises are required to make application to the Building Official for the assignment of a correct street address number prior to issuance of a Certificate of Occupancy for any new building or prior to occupancy of any existing building whose street address does not comply with this provision and prominently display the number assigned on the particular building or occupied premises. Street address numbers shall be no less than three inches in height and no greater than ten inches in height, and shall be distinguishable from the street, provided, however, that the minimum and maximum signage requirement shall not be applicable to those buildings and premises with existing street address number signage.

('58 Code, § 44.07)

(B) All houses and buildings and other premises in the city shall be numbered by the Building Official upon the following plan. Atlantic Boulevard as an east-west base line, and a line following South Cypress Road from the south city limits north to Atlantic Boulevard, then following Dixie Highway (State Road #811) to North 16th Street, then following the north-south center line of the northeast and southeast quarter sections of Section 26, Township 48 South, Range 42 East (North Cypress Road) as a north-south base line, which base lines shall divide the city into four sections, namely, northeast, northwest, southeast, and southwest. All numbering shall run north, south, east, and west from the base lines, on a unit basis of 100 between each differently- numbered street, placing even numbers on the east and south sides of the streets, and odd numbers on the north and west sides as numbers increase from the base lines, except in unusual layouts of streets, where the Building Official may vary the numbering as may best accomplish the purposes of this section. All parallel streets shall be numbered in a similar manner.

('58 Code, § 44.08) (Ord. 66-44, passed 5-2-66; Am. Ord. 87-54, passed 6-23-87) [Penalty, see § 10.99](#)



CITY OF POMPANO BEACH
BUILDING INSPECTIONS DIVISION
DEPARTMENT OF DEVELOPMENT SERVICES
100 W Atlantic Blvd. #360, Pompano Beach, Fl. 33060



NOTICE OF ADDRESS CHANGE

TO:
2201 LLC
5308 NW 22 AVE
TAMARAC FL 33309

AKA: See change of address or new assignment for new address

FOLIO: SEE ATTACHED

LEGAL DESCRIPTION: SEE ATTACHED

Please be advised we have received a request to amend the address number at your place of

☒ Business Residence ☐ Vacant Parcel ☐ New Number ☒ Additional Number

Pursuant to Section 100.06 of the City Code Ordinances, the Building Official has assigned the following amended address for your facility:

Please initiate the necessary NUMBER change to your Building, to facilitate the U.S. Postal Service and Emergency Response Staff, in accordance with Pompano Beach city Ordinance, Section 100.06 (A) STREET NUMBERS. Please reference attached EXHIBIT #1, for proper number, size and location.

NOTE: Please change number within 10 days upon receipt of this notice.

Thank you for your cooperation regarding this matter, and we are sorry for any inconvenience this action has created. If you have any questions regarding mail delivery, please contact AMT at (954)935-5145, of the U.S. Postal Service.

Submitted By: Michael Rada 09.11.2024
Michael Rada, Building Official
City of Pompano Beach

COMPUTER CHECKED FOR CONFLICTS

BY: C. Feltgen / 09/11/2024

Property Summary

Property ID:	484233290010
Property Owner(s):	2201 LLC
Mailing Address:	2351 W ATLANTIC BLVD #667110 POMPANO BEACH, FL 33066 click here to update mailing address
Physical Address:	2201 W ATLANTIC BOULEVARD # 1-4 POMPANO BEACH, 33069
Neighborhood:	Old Collier
Property Use:	48-10 Warehouse - Retail
Millage Code:	1512
Adj. Bldg. S.F.:	91864 Card/Permits
Bldg Under Air S.F.:	
Effective Year:	1992
Year Built:	1986
Units/Beds/Baths:	0 / /
Abbr. Legal Des.:	POMPANO MERCHANDISE MART PHASE III 112-39 B PARCEL A

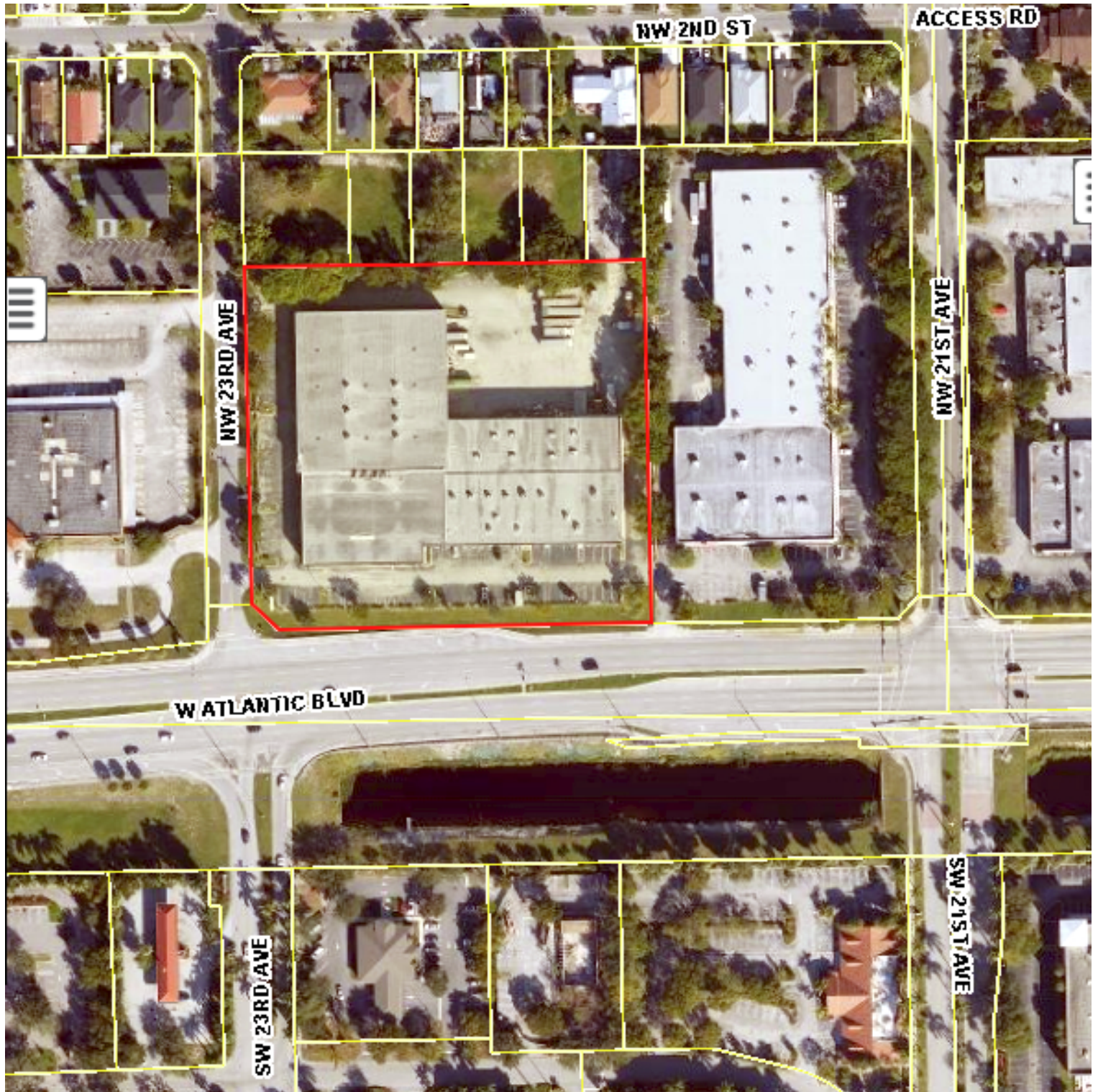


« Previous

Next »

Deputy Appraiser:	Commercial Department
Property Appraiser Number:	954-357-6835
Property Appraiser Email:	commercialtrim@bcpa.net

**2201 WEST ATLANTIC BLVD
POMPANO BEACH, FLORIDA 33069**



REGULATORY INFORMATION

Business Tax Receipt

License Information

Public License Information

Review

License Number: 25-00104655 Location ID: 000015042
Business Control: 4477979

Business Information

Business Name: 2201 LLC
Business Address: 2201 W ATLANTIC BL POMPANO BEACH FL 33069
Mailing Address: 2201 W ATLANTIC BL #2 POMPANO BEACH FL 33069
Owner Name: 2201 LLC Date Opened: 12/05/2022
Business Phone: (954) 444-2417 Contractor Flag:
Federal Tax ID: 851839486 Type of Ownership: LC
Status: Active

Business Officers

Name	Title	Address 1	Address 2	City, State, Zip	Phone
+ KNAPP, PAUL	AKMR	2201 W ATLANTIC BL		POMPANO BEACH FL 33069	954-484-9139

Showing 1 to 1 of 1 entries

License Information

Classification: 152-001 - RENTAL BUILDING-COMM/BLDG LEASE/RENT
License Status, Date: FIRST RENEWAL MAILED 07/15/2025
Application Issue Date: 10/15/2024, 10/17/2024
License Valid Thru Date: 09/30/2025

Additional Requirements

Description	Document Number	Expiration Date
ZONING	03	
FLORIDA SALES TAX NUMBER	NA	12/31/2035

Showing 1 to 2 of 2 entries

Suzan 954-786-4668 Ext 3549
Beverly
CALL FOR 2026

[Previous On List](#) [Next On List](#) [Return to List](#)[SELECT INVESTMENTS N](#)[Search](#)

No Events No Name History

Detail by Entity NameFlorida Limited Liability Company
SELECTION CENTER POMPANO BEACH LLCFiling Information

Document Number	L21000225590
FEI/EIN Number	86-3858286
Date Filed	05/14/2021
Effective Date	05/14/2021
State	FL
Status	ACTIVE

Principal Address2201 WEST ATLANTIC BOULEVARD
POMPANO BEACH, FL 33069Mailing Address2201 WEST ATLANTIC BOULEVARD
POMPANO BEACH, FL 33069Registered Agent Name & AddressLi, Bo
1481 S OCEAN BLVD
APT 319A
LAUDERDALE BY THE SEA, FL 33062

Name Changed: 04/30/2025

Address Changed: 04/30/2025

Authorized Person(s) Detail**Name & Address**

Title AMBR

BOLI OF FLORIDA LLC
2201 WEST ATLANTIC BOULEVARD
POMPANO BEACH, FL 33069Annual Reports

Report Year	Filed Date
2023	04/28/2023
2024	03/28/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	View image in PDF format
03/28/2024 -- ANNUAL REPORT	View image in PDF format
04/28/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
05/14/2021 -- Florida Limited Liability	View image in PDF format

Record and Return to:

Arthur R. Rosenberg, P.A.
DBA Rosenberg & Pinsky
6499 Powerline Road, Suite 304
Fort Lauderdale, FL 33309

This Instrument Prepared by

Name: Mark J. Lynn, Esquire
Greenspoon Marder LLP
200 East Broward Blvd, Suite 1800
Fort Lauderdale, Florida 33301

Property Appraisers Parcel I.D. (Folio) Numbers(s):

4842-33-29-0010; 4842-33-05-4283; 4842-33-05-4281

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA25

This Warranty Deed made the 21 day of December,
2020 by **POOL & PATIO REALTY, INC., a Florida corporation** whose post office address is
2201 West Atlantic Blvd, Pompano Beach, FL 33069, hereinafter called the grantor, to **2201,
LLC, a Florida limited liability company**, whose post office address is: 5308 NW 22 Avenue,
Tamarac, FL 33309, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument
and the heirs, legal representatives and assigns of individuals, and the successors and assigns of
corporations)

Witnesseth: That the grantor, for and in consideration of the sum of Ten and 00/100
Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged,
hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the
grantee, all that certain land situate in Broward County, Florida, viz:

Exhibit "A" Attached hereto and made a part thereof.

SUBJECT TO:

1. Taxes and Assessments for 2021 and subsequent years.
2. Laws, zoning laws, regulations or ordinances affecting the subject real property.
3. Restrictions and easements of record, if any, without any intent to re-impose the same.

Together with all the tenements, hereditaments and appurtenances thereto
belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seised of said
land in fee simple; that the grantor has good right and lawful authority to sell and convey said
land; that the grantor hereby fully warrants the title to said land and will defend the same against



Page 2 of 3

EXHIBIT "A"
PROPERTY

PARCEL 1:

Parcel "A" of POMPANO MERCHANDISE MART PHASE III, according to the plat thereof as recorded in Plat Book 112, Page 39 of the Public Records of Broward County, Florida.

PARCEL 2:

The East 65 feet of the West half (1/2) of the North one fifth (1/5) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, State of Florida, with the North 25 feet available at all times for public road use.

PARCEL 3:

The West 72.8 feet of the East 137.8 feet of the West half (W 1/2) of the North fifth (N 1/5) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 48 South, Range 42 East, said land situate, lying and being in Broward County, Florida.

Together with easement:

Easement for the benefit of Parcel 1 contained in Easement Agreement between Gree-Lou Holdings Co. Ltd., Golfour Investments Co. Ltd. and Louis Weisfeld, Ltd., Grantor and Southwest 33 Associates, Grantee recorded October 7, 1985, in Official Records Book 12876, Page 738 of the Public Records of Broward County, Florida



Property Address, Location ID

2201 W ATLANTIC BL

Subd/Block/Lot/Str#/Apt

8233-29- -PARCEL002201

Folio Number

8233290010

Code Enforcement




Export

Option ▾	Number ▾	Status ▾	Date ▾	Insp Description ▾
▼	24 09005494	IN COMPLIANC	05/28/2024	804 CITY ORDINANCE VIOLATION
▼	23 65000446	RECERTIFIED	06/28/2023	186 BUILDING SAFETY INSP. PROGRAM
▼	22 06006190	IN COMPLIANC	07/22/2022	628 STRUC ORIG. VIOLATION-STANDARD
▼	20 06004751	IN COMPLIANC	06/11/2020	633 STRUC ORIG. VIOLATION-STANDARD
▼	09 00003004	CASE CLOSED	11/09/2009	11479 ORIG. VIOLATION-STANDARD
▼	06 00002388	IN COMPLIANC	09/13/2006	5430 WARNING NOTICE-BANNERS
▼	04 00003474	IN COMPLIANC	11/01/2004	9594 ORIG. VIOLATION-STANDARD
▼	01 00002110	CASE CLOSED	04/12/2001	8732 ORIG. VIOLATION-STANDARD
▼	97 00003166	IN COMPLIANC	07/03/1997	778 ORIG. VIOLATION-STANDARD
▼	91 00401870	IN COMPLIANC	11/15/1991	777 ORIG. VIOLATION-STANDARD





All Closed

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Property Address

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Bldg Permits



Export

Option ↕	Year ↕	Number ↕	Type ↕	Status ↕	Date ↕	Number ↕	Name ↕
▼	23	00004244	A~BP	CL	05/21/2023		New storefront windows
▼	98	00003694	4CCO	CL	06/16/1998		
▼	92	00004984	BCNV	VO	06/22/1992		B ALARM
▼	92	00001661	BCNV	CL	03/16/1992		
▼	91	00005995	BCNV	WD	09/17/1991		SEE #92-1661
▼	91	00000854	BCNV	CL	02/25/1991		
▼	90	00003216	BCNV	CL	06/26/1990		ELECTRICAL LH

all Closed

 Related Cases and Inspection Selection

Property Address, Location ID

2201 W ATLANTIC BL 1

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8233-29- -PARCEL002201 1

Folio Number

82332900100001

Code Enforcement Export

Option ⇅	Number ⇅	Status ⇅	Date ⇅	Insp Description ⇅
	91 00369611	CASE CLOSED	10/21/1991	999 FIRE RECURRING VIOLATION
	91 00369610	IN COMPLIANC	10/21/1991	999 FIRE ORIG. VIOLATION-STANDARD

*all Closed*

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Bedg Permits

Option ▾	Year ▾	Number ▾	Type ▾	Status ▾	Date ▾	Number ▾	Name ▾
▾	25	00002926	BNGB	CL	04/10/2025		WAREHOUSE DOOR INSTALL
▾	24	00008095	BNGB	CL	10/03/2024		NEW ADA BATHROOMS
▾	21	00007999	A~BP	CL	08/13/2021	2	Interior build out
▾	21	00003261	A~BP	CL	04/14/2021		INTERIOR BUILDOUT
▾	21	00002392	A~BP	CL	03/22/2021		RACK SYSTEM
▾	20	00009560	MP04	CL	12/17/2020	6	A/C CHANGE OUT
▾	20	00004199	MP04	CL	06/10/2020		A/C CHANGEOUT
▾	19	00010990	MP04	SS	12/17/2019		A/C CHANGE OUT
▾	18	00001616	MP04	CL	02/21/2018		QS-A/C C/O
▾	17	00008211	A~BP	CL	10/24/2017		CHANNEL LETTER SIGN
▾	17	00007540	A~BP	CL	09/29/2017		STOREFRONT

*all closed*

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Option ▾	Year ▾	Number ▾	Type ▾	Status ▾	Date ▾	Number ▾	Name ▾
▾	17	00007539	A~BP	VO	09/29/2017	N/A	New York Quartz, LLC
▾	17	00001527	A~BP	CL	02/27/2017		INTER ALT FOR ELEVATOR
▾	16	00008866	5P04	CL	12/01/2016		INSTALL BACKFLOW
▾	16	00006905	5P04	CL	09/09/2016		INSTALL BACKFLOW
▾	16	00004907	A~BP	CL	06/29/2016		ELEC WALL SIGN
▾	16	00000384	3ESA	CL	01/20/2016		ADD HORNS AND STROBES
▾	15	00009300	MP04	CL	12/11/2015		A/C C/O
▾	15	00008150	MP04	PC	10/23/2015	#6	5 1/2 TON CURB ADAPTER #6
▾	15	00008149	MP04	CL	10/23/2015		12.5 TON A/C UNIT 2
▾	15	00008075	5P04	CL	10/21/2015		FIRE SPRINKLERS
▾	15	00002130	MP04	VO	03/20/2015		C/O 12.5 TON SPLIT

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Option ⇅	Year ⇅	Number ⇅	Type ⇅	Status ⇅	Date ⇅	Number ⇅	Name ⇅
▼	14	00009519	A~BP	WD	12/16/2014		BLEACH TANK/SLAB
▼	14	00008920	MP04	CL	11/19/2014		A/C CHANGEOUT 12.5 TON
▼	14	00008856	A~BP	CL	11/18/2014		ILLUMINATED SIGN CHANNEL
▼	14	00008855	A~BP	CL	11/18/2014		ILLUMINATED POLE SIGN
▼	14	00008854	A~BP	CL	11/18/2014		ILLUMINATED SIGN JACUZZI
▼	14	00008004	A~BP	CL	10/17/2014		TREE REMOVAL
▼	14	00007857	A~CO	CO	10/13/2014		INTERIOR REMODEL
▼	14	00005941	A~BP	CL	07/31/2014		REROOF
▼	14	00004945	A~BP	CL	06/25/2014		EXTERIOR REPAIRS
▼	14	00003262	MP04	CL	04/25/2014		DEMO BOOTH,BLASTER
▼	13	00005303	A~BP	CL	07/19/2013		SEALCOAT & RESTRIPE

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Option ↕	Year ↕	Number ↕	Type ↕	Status ↕	Date ↕	Number ↕	Name ↕
▼	12	00009587	A~BP	CL	10/09/2012		REPAIR FIRE WALL
▼	12	00006465	A~BP	WD	06/29/2012		INSTALL 40X60 CANOPY UNIL
▼	12	00006404	5P04	CL	06/28/2012		BACKFLOW RECERT
▼	12	00002833	A~BP	VO	03/20/2012		SEAL COAT/RESTRIPE/CURB
▼	11	00010403	5P04	CL	10/31/2011		BACKFLOW RECERT
▼	11	00000794	6REE	CL	01/28/2011		TREE REMOVE AND REPLACE
▼	10	00009721	5P04	CL	10/29/2010		BACKFLOW RECERT
▼	09	00005284	5P04	CL	06/30/2009		BACKFLOW RECERT
▼	08	00006800	5P04	CL	08/08/2008		INSTALL BACKFLOWS
▼	08	00004587	INVS	VO	06/04/2008	PATIO	HOOD/OVEN/SAND BLASTER
▼	07	00003268	A~BP	CL	04/16/2007		SIGN CHANGE OUT

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Option ▾	Year ▾	Number ▾	Type ▾	Status ▾	Date ▾	Number ▾	Name ▾
▾	04	00000620	4CCO	CL	01/29/2004		A/C CHANGE OUT AG16
▾	04	00000619	4CCO	CL	01/29/2004		A/C CHANGE AG16
▾	03	00006285	6OUT	CO	09/03/2003		CARLS FURNITURE INT ALT
▾	00	00008240	3BA	CL	12/07/2000	CARLS	RENEW BURG ALARM 983576
▾	00	00007355	4CCO	CL	10/31/2000		C/O 1ST SPL - A/C #4
▾	00	00004511	4CCO	CL	06/29/2000		C/O 5T PCK CURB ADP
▾	00	00000188	4CCO	CL	01/12/2000		C/O 2-5T PCK CARLS PATIO
▾	99	00002395	4CCO	CL	04/27/1999		C/O 2-5T PCK CURB ADP
▾	99	00002363	4CCO	CL	04/26/1999		C/O 15T-SPL FURNITURE ST
▾	98	00005105	4CCO	CL	08/12/1998		C/O 2 - 5T PCK #6 & #9
▾	98	00004262	4EAL	CL	07/09/1998		DUCT & 6 RAD.DAMP UNIT#9

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Option ▾	Year ▾	Number ▾	Type ▾	Status ▾	Date ▾	Number ▾	Name ▾
▾	98	00003872	6IGN	CL	06/23/1998		CHANGE OF FACE // PYLON
▾	98	00003770	4CCO	CL	06/17/1998		C/O 2-5T PKG UNIT 10 & 11
▾	98	00003576	3BA	VO	06/10/1998		CARL'S PATIO
▾	98	00002907	6IGN	CL	05/12/1998		
▾	98	00001797	6OOF	SS	03/26/1998		REROOF AG16
▾	98	00001711	6LTC	CL	03/23/1998		CARL'S FURNITURE
▾	98	00000913	4CCO	CL	02/13/1998		A/C CHANGE OUT AG16
▾	95	00005302	BCNV	CL	08/28/1995		ELECTRIC RETRO FIX AG16
▾	94	00003463	BCNV	WD	05/27/1994		NO INFO. AG16
▾	90	00000410	BCNV	WD	01/27/1990		SEE 98 PERMIT AG16
▾	89	00003486	BCNV	XX	08/24/1989	RELOC	A/C & ADD A/C W / ELECT.

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Export

Option ↕	Year ↕	Number ↕	Type ↕	Status ↕	Date ↕	Number ↕	Name ↕
	89	00002127	BCNV	XX	05/17/1989		INSTALL GLASS FACADE
	88	00003300	BCNV	CL	06/22/1988		SERVICE RAMP
	88	00002823	BCNV	XX	05/16/1988		FIRE ALARM

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