



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

P&Z#: 22-17000012

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

Development Application

Project Type: Special Exceptions

Submission #: SPEX-2022-16

Site Data			
Project Name:	Hotel/Motel Special Exception for SFLA HIBISCUS LLC	Size of property:	25153.0
Street Address:	741 Hibiscus Ave	Number of units (Residential):	16.0
Folio Number(s):	4943 06 12 0060	Total square feet of the building* (Non-Residential):	7989.0
Project Narrative:	SFLA Hibiscus LLC (Applicant) seeks a Special Exception approval for the commercial property located at 741 Hibiscus Ave (Property) to conduct business as a motel/hotel which is currently zoned apartments with the City of Pompano Beach. The applicant currently holds a Transient License with the State of Florida. DBPR (Intended Use). The property was originally built as a hotel and when we purchased it in 2017 it had a motel/hotel license with the city. We hope it should not be an issue to put this License back on.		

Applicant		Landowner (Owner of Record)	
Name:	SFLA Hibiscus LLC	Business Name (if applicable):	SFLA HIBISCUS LLC % G&G PROP INVESTMENT GROUP LLC
Title:	Attn: Jeremy Goldberg	Print Name:	Howard Ross
Street Address:	827 NE 21st Dr	Street Address:	12505 PARK POTOMAC AVENUE, 6TH FLOOR
Mailing Address City/ State/ Zip:	Wilton Manors FL 33302	Mailing Address City/ State/ Zip:	Potomac MD 20854
Phone Number:	954-798-7780	Phone Number:	703-864-0354
Email:	Jeremy@rentgg.com	Email:	hross@shulmanrogers.com

ePlan agent (if different):	
Name of ePlan agent:	
Email of ePlan agent:	
Phone Number of ePlan agent:	



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: Jeremy Goldberg 09/14/2022

Signature: *Jeremy Goldberg*



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Detail by Entity Name

Florida Limited Liability Company
G&G PROPERTY INVESTMENT GROUP, LLC

Filing Information

Document Number	L14000123012
FEI/EIN Number	47-1530174
Date Filed	08/06/2014
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/04/2022

Principal Address

827 NE 21st dr
wilton manors, FL 33305

Changed: 10/04/2022

Mailing Address

4067 CARAMBOLA CIR N
COCONUT CREEK, FL 33066

Changed: 04/30/2018

Registered Agent Name & Address

Gentile , Jennifer Danielle
827 NE 21st dr
wilton manors, FL 33305

Name Changed: 12/15/2015

Address Changed: 10/04/2022

Authorized Person(s) Detail

Name & Address

Title MGR

GENTILE, JENNIFER
827 NE 21st dr
wilton manors, FL 33305

Title Manager

goldberg, jeremy
827 NE 21st dr
wilton manors, FL 33305

Annual Reports

Report Year	Filed Date
2020	06/21/2020
2021	04/15/2021
2022	10/04/2022

Document Images

10/04/2022 -- REINSTATEMENT	View image in PDF format
04/15/2021 -- ANNUAL REPORT	View image in PDF format
06/21/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
01/13/2016 -- ANNUAL REPORT	View image in PDF format
12/15/2015 -- REINSTATEMENT	View image in PDF format
08/28/2015 -- CORLCDSMEM	View image in PDF format
08/06/2014 -- Florida Limited Liability	View image in PDF format

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L16000206111

Entity Name: SFLA HIBISCUS, LLC

Current Principal Place of Business:

12505 PARK POTOMAC AVENUE, 6TH FLOOR
POTOMAC, MD 20854

Current Mailing Address:

C/O HOWARD ROSS
12505 PARK POTOMAC AVE, 6TH FL
POTOMAC, MD 20854 US

FEI Number: 81-4594018

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ROSS, HOWARD JEFFREY
464 EAST MACEWEN DRIVE
OSPREY, FL 34229 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: HOWARD JEFFREY ROSS

01/29/2022

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name ROSS, HOWARD J
Address 12505 PARK POTOMAC AVENUE, 6TH
FLOOR
City-State-Zip: POTOMAC MD 20854

Title MGR
Name GANDAL, LARRY N
Address 12505 PARK POTOMAC AVENUE, 6TH
FLOOR
City-State-Zip: POTOMAC MD 20854

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: HOWARD ROSS

MANAGER

01/29/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date