



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

P&Z#: 25-17000006

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

**Development Application**

**Project Type:** Special Exceptions

**Submission #:** SPEX-2025-13

**Site Data**

<b>Project Name:</b>	Edge Express Car Wash	<b>Size of property:</b>	39136.0
<b>Street Address:</b>	5391 N Federal Hwy	<b>Number of units (Residential):</b>	0.0
<b>Folio Number(s):</b>	484307000461	<b>Total square feet of the building* (Non-Residential):</b>	3600.0
<b>Project Narrative:</b>	Development of a new car wash facility, which requires special exception approval.		

Applicant		Landowner (Owner of Record)	
<b>Name:</b>		<b>Business Name (if applicable):</b>	
Edge Express c/o Miskel Backman LLP		M&A Brothers Realty No 17 Inc	
<b>Title:</b>		<b>Print Name:</b>	
Attorney		M&A Brothers Realty No 17 Inc	
<b>Street Address:</b>		<b>Street Address:</b>	
14 SE 4th Street, Suite 36		1150 E Atlantic Blvd #A	
<b>Mailing Address City/ State/ Zip:</b>		<b>Mailing Address City/ State/ Zip:</b>	
Boca Raton FL 33432		Pompano Beach FL 33060	
<b>Phone Number:</b>		<b>Phone Number:</b>	
561-405-3323		919-946-1911	
<b>Email:</b>		<b>Email:</b>	
cbilenki@miskelbackman.om		luke@edgeexpresscarwash.com	
ePlan agent (if different):			
<b>Name of ePlan agent:</b>			
<b>Email of ePlan agent:</b>			
<b>Phone Number of ePlan agent:</b>			



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

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

**Owner's Certificate**  
**Special Exceptions**

**OWNER'S CERTIFICATE**

SPEX-2025-13

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:** Christina Bilenki 06/10/2025

**Signature:** CBilenki

## Statement of Interest in Property and Authorization to File Petitions

M&A Brothers Realty No 17 Inc (“Owner”) certifies that it is the owner of the subject property located at 5391 N Federal Highway and generally located on the southwest corner of Federal Highway and NE 54<sup>th</sup> Street (“Property”) in the City of Pompano Beach. Owner authorizes Edge Express Car Wash, and MISKEL BACKMAN LLP to submit and process a site plan, special exception, and any other corresponding application to the City of Pompano Beach, Broward County and State of Florida and in the approval and permitting of a proposed car wash development, and is further authorized to represent Owner at any public hearings necessary or designate others as representative.

Mahmoud Shebaekh  
Print Name  
Mahmoud Shebaekh  
Signature  
1150 E. Atlantic Blvd Ste A  
Address  
Pompano Beach, FL 33060  
City/State/Zip  
561-233-1710  
Phone

STATE OF FLORIDA) ) SS.  
COUNTY OF BROWARD)

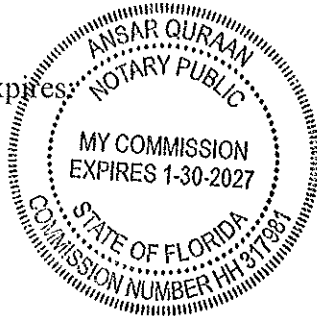
The foregoing instrument was acknowledged before me, by means of ✓ physical presence or        online notarization, this 16<sup>th</sup> day of April, 2025, by Mohamad Shebadeh, as President, of M&A Brothers Realty No 17 Inc, on behalf of the corporation/partnership. He or she is:

\_\_\_\_\_ personally known to me, or  
\_\_\_\_\_ produced identification. Type of identification produced \_\_\_\_\_

NOTARY PUBLIC:

(Seal)

My commission expires:



Print Name: Ansar Quraan

**2025 FLORIDA PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# P19000061296

**Entity Name:** M & A BROTHERS REALTY NO. 17, INC.

**Current Principal Place of Business:**

1150 EAST ATLANTIC BLVD STE A  
POMPANO BEACH, FL 33060

**Current Mailing Address:**

1150 EAST ATLANTIC BLVD STE A  
POMPANO BEACH, FL 33060 US

**FEI Number:** 84-2677579

**Certificate of Status Desired:** No

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

SHEHADEH, AHMAD  
1150 EAST ATLANTIC BLVD STE A  
POMPANO BEACH, FL 33060 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:** AHMAD SHEHADEH

03/14/2025

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title VP  
Name SHEHADEH, AHMAD  
Address 1150 EAST ATLANTIC BLVD STE A  
City-State-Zip: POMPANO BEACH FL 33060

Title P  
Name SHEHADEH, MAHMOUD  
Address 1150 EAST ATLANTIC BLVD STE A  
City-State-Zip: POMPANO BEACH FL 33060

*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:** MAHMOUD SHEHADEH

**PRESIDENT**

03/14/2025

Electronic Signature of Signing Officer/Director Detail

Date