



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

P&Z#: PZ 20-12000030

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

Development Application

Development Review (Check all that apply)

Site Plan		Building Design	
<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Major	<input type="checkbox"/> Applicable (AAC Required)	<input checked="" type="checkbox"/> Not Applicable
Street Address: NEC of W Atlantic Blvd. and NW 31st Ave		Folio Number: 484233054110 484233054120	Zoning District: B-3
Subdivision:		Block:	Lot:
Date of Pre-Application Meeting (Required for Major Site Plan):			

Site Data		
Project Name: Popeyes Center		
Acres*: 2.4	Number of units (Residential): 0	Total square feet of the building* (Non-Residential): 0

*Minimum of one acre. Acres should be rounded to the nearest tenth. Square feet for non-residential developments should be rounded to the nearest thousand.

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Thomas Engineering Group	Business Name (if applicable): NW 31st Avenue LLC
Print Name and Title: Ryan Thomas/Professional Engineer	Print Name and Title: John Courembis
Signature:	Signature:
Date: 6/24/2020	Date: 6/19/2020
Street Address: 6300 NW 31st Ave	Street Address: 3051 W Atlantic Blvd.
Mailing Address City/ State/ Zip: Fort Lauderdale, FL 33309	Mailing Address City/ State/ Zip: Pompano, FL 33069
Phone Number: 954-202-7000	Phone Number: (954) 973-6001 or (202)-344-9500
Email: rthomas@thomaseg.com	Email: john@courembis.com
Email of ePlan agent (if different): jl@thomaseg.com	



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Development Application

OWNER'S CERTIFICATE

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.

Owner's Name: John Courembis
(Print or Type)

Address: 3051 W Atlantic Blvd
Pompano Beach, Florida 33069
(Zip Code)

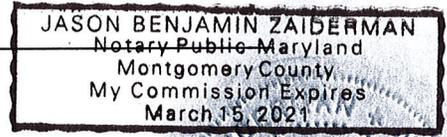
Phone: (954) 973-6001

Email address: john@courembis.com

John Courembis
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 19th day of June, 2020

Jason Zaiderman
NOTARY PUBLIC, STATE OF ~~FLORIDA~~ MARYLAND
Jason Zaiderman
(Name of Notary Public: Print, stamp, or Type as Commissioned.)



- Personally know to me, or
- Produced identification: _____
(Type of Identification Produced)



DRC
PZ20-12000030
3/3/21

DRC
PZ20-12000030
1/6/21



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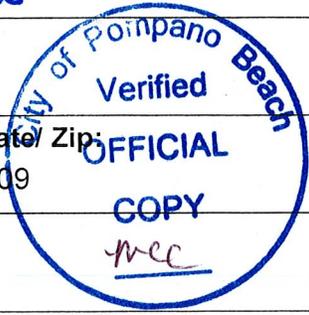
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Subdivision:		Block:	Lot:
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Site Data		
Project Name: Popeyes Center		
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Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Thomas Engineering Group	Business Name (if applicable): G I of Pompano LLC/C&R Realty LLC
Print Name and Title: Ryan Thomas Professional Engineer	Print Name and Title: John Courembis
Signature: 	Signature:
Date: 6/24/2020	Date: 6/19/2020
Street Address: 6300 NW 31st Ave	Street Address: 3051 W Atlantic Blvd.
Mailing Address City/ State/ Zip: Fort Lauderdale, FL 33309	Mailing Address City/ State/ Zip: Pompano, FL 33069
Phone Number: 954-202-7000	Phone Number: (954) 973-6001 or (202)-344-9500
Email: rthomas@thomaseg.com	Email: john@courembis.com
Email of ePlan agent (if different): jkp@thomaseg.com	



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(Print or Type)

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Pompano Beach, Florida 33069
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Phone: (954) 973-6001

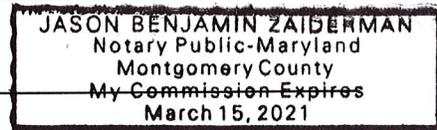
Email address: john@courembis.com

John Courembis
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 19th day of June, 2020

Jason Zaiderman
NOTARY PUBLIC, STATE OF FLORIDA MARYLAND

Jason Zaiderman
(Name of Notary Public: Print, stamp, or Type as Commissioned.)



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1/6/21**



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**Acknowledgement receipt of the Florida
NPDES Stormwater Permitting Program
for Construction Activity**

I Ryan Thomas am the Professional Engineer of the proposed application for
(Print Name) (Title)

Development approval and authorized to sign on behalf of the owner. I hereby acknowledged that I have been given a copy of the Florida National Pollutant Discharge Elimination System (NPDES) Permitting Program for construction activity.

Signature: *Ryan Thomas*
Date: 6.11.20



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3/3/21

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1/6/21