



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

P&Z#: 23-11000012

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

**Development Application**

**Project Type:** Variance

**Submission #:** VAR-2023-13

**Site Data**

<b>Project Name:</b>	FRONT DRIVEWAY AWNING	<b>Size of property:</b>	107500.0
<b>Street Address:</b>	125 N Riverside Dr	<b>Number of units (Residential):</b>	0.0
<b>Folio Number(s):</b>	4843 31 42 0010	<b>Total square feet of the building* (Non-Residential):</b>	0.0
<b>Project Narrative:</b>	add a canopy over the front entrance driveway with 0' setback		

Applicant		Landowner (Owner of Record)	
<b>Name:</b>		<b>Business Name (if applicable):</b>	
Charles J. Seitz		Sands Harbor Resort & Marina LLC	
<b>Title:</b>		<b>Print Name:</b>	
Agent for Property Owner		Attn: Hank Freid	
<b>Street Address:</b>		<b>Street Address:</b>	
1 N OCEAN BLVD, Unit 504, POMPANO BEACH		125 North Riverside Drive	
<b>Mailing Address City/ State/ Zip:</b>		<b>Mailing Address City/ State/ Zip:</b>	
Pompano Beach FL 33062		Pompano Beach Florida 33062	
<b>Phone Number:</b>		<b>Phone Number:</b>	
954-398-2213		516-551-7777	
<b>Email:</b>		<b>Email:</b>	
cjseitz125@gmail.com		hank@impulsivegroup.com	
<b>ePlan agent (if different):</b>			
<b>Name of ePlan agent:</b>			
<b>Email of ePlan agent:</b>			
<b>Phone Number of ePlan agent:</b>			



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**Owner's Certificate  
Variance**

**OWNER'S CERTIFICATE**

VAR-2023-13

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: Charles Seitz, Agent for Owner 06/26/2023

Signature: Charles F Seitz



**June 27, 2023**

**Scott Reale  
Variance Coordinator  
City of Pompano Beach**

**Re: Entrance to Sands Hotel**

**Scott,**

**This letter hereby confirms we have granted complete authority to our agent, Charles Seitz to submit application and do all things necessary on our behalf to obtain a variance to the Pompano Beach code. This variance will allow us to construct a canopy at our entrance driveway without fully complying with the required setback as required in the Code.**

**Best regards,**

A handwritten signature in blue ink, appearing to read "Hank Freid", written over the "Best regards," text.

**Hank Freid, Mgr  
Sands Harbor Resort & Marina LLC**

**2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L18000128218

**Entity Name:** SANDS HARBOR RESORT & MARINA LLC

**Current Principal Place of Business:**

101 N RIVERSIDE DR  
SUITE 203 EAST  
POMPANO BEACH, FL 33062

**Current Mailing Address:**

101 N RIVERSIDE DR  
SUITE 203 EAST  
POMPANO BEACH, FL 33062 US

**FEI Number:** APPLIED FOR

**Certificate of Status Desired:** No

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

LIQUOR AND LICENSING LAW FIRM INC  
110 E. BROWARD BLVD  
SUITE 1700  
FT LAUDERDALE, FL 33301 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:** TIFFANY J. EATON, ESQ.

04/30/2022

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title MGR  
Name FREID, HANK  
Address 132 W 47TH STREET  
City-State-Zip: NEW YORK NY 10036

Title MGR  
Name FREID, BRANDON  
Address 132 W 47TH STREET  
City-State-Zip: NEW YORK NY 10036

*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:** HANK FREID

MGR

04/30/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date