



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

P&Z#: 25-11000019

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

## Development Application

**Project Type:** Variance

**Submission #:** VAR-2025-28

### Site Data

Project Name:	The Tom Mason Project	Size of property:	14379.0
Street Address:	627/ 631 S Dixie Hwy East Pompano Beach FL 33060	Number of units (Residential):	
Folio Number(s):	494202160200/ 494202160210	Total square feet of the building* (Non-Residential):	
Project Narrative:	Variance for required parking and outdoor display area		

Applicant	Landowner (Owner of Record)
Name:	Business Name (if applicable):
Justin Gelinas	NO
Title:	Print Name:
Business Owner	Tom Mason
Street Address:	Street Address:
575 NW 47 TERRACE	1700 NW 27 ST
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
Deerfield Beach FLORIDA 33442	Oakland Park FLORIDA 33311
Phone Number:	Phone Number:
954-654-1947	954-868-2021
Email:	Email:
justingelinas@OUTLOOK.COM	flaboating@aol.com
ePlan agent (if different):	
Name of ePlan agent:	
Email of ePlan agent:	
Phone Number of ePlan agent:	



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**Owner's Certificate**  
Variance

**OWNER'S CERTIFICATE**

VAR-2025-28

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.l).

By signing below, I acknowledge that lying or misrepresentation in the application can lead to revocation. (155.8402. B. *Revocation of Approval*).

**Name:** Justin Gelinas **Date:** 10/16/2025

**Signature:** 

Justin Gelinas/ Lexy's Auto Sales Inc  
627/ 631 South Dixie Hwy East  
Pompano Beach, FL 33060  
954-654-1947  
Justingelinas@outlook.com

10/29/2025

City of Pompano Beach Planning and Zoning Board  
100 Atlantic Blvd # 3  
Pompano Beach, FL 33060

RE: Owner's Authorization for Variance Application

To the Members of the Planning/Zoning Board:

I, Tom Mason, am the legal owner of the property located at 627/ 631 South Dixie Hwy East  
Pompano Beach FL 33060, identified by Parcel/Tax ID number 494202160200/ 494202160210.

I hereby authorize Justin Gelinas, the leaseholder of record for this property, to act as my agent in submitting and pursuing a variance application for the property described above. This authorization includes all necessary steps to complete the application process, represent the owner at any public hearings, and receive all related correspondence concerning the application.

This authorization is specifically for a variance regarding the variance for required parking and outdoor display area. The proposed project is outlined in the application and supporting documents prepared by the leaseholder.

By issuing this letter, I confirm my full support for the leaseholder's submission and grant them the authority to negotiate and represent my interests throughout the variance process.

Should you have any questions or require further information, please contact me directly at 954-868-2021 or flaboating@aol.com.

Sincerely,



Tom Mason  
Property Owner

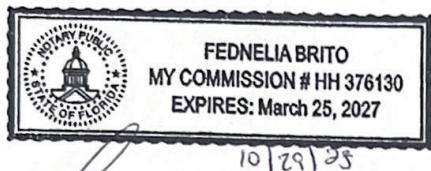
SWORN AND SUBSCRIBED before me this 29 day of October, 2025.

NOTARY PUBLIC, STATE OF FLORIDA

Fednelia Brito

(Name of Notary Public: Print, stamp, or Type as Commissioned.)  Personally know to me, or [ ] Produced identification: \_\_\_\_\_

(Type of Identification Produced)



F. Brito