



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

P&Z#: 20-12000040

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

Development Application

Development Review (Check all that apply)

REVISION

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: 1501 NW 18 ST		Folio Number: 484227530010	Zoning District: I-1
Subdivision: PARAMOUNT PARK		Block: NA	Lot: PARCEL A
Date of Pre-Application Meeting (Required for Major Site Plan): NA			

Site Data		
Project Name: IOV TRUCK TERMINAL		
Acres*: 4.1	Number of units (Residential): 0	Total square feet of the building* (Non-Residential): 464

*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): PLANW3ST LLC	Business Name (if applicable): SNL IOV POMPANO BEACH OWNER LLC
Print Name and Title: PAOLA A. WEST, OWNER / CEO	Print Name and Title: JOSEPH M. VOET, Manager
Signature: 	Signature:
Date: 9/3/2021	Date: 09/15/2021
Street Address: 10152 INDIANTOWN ROAD, #159	Street Address: 4 EMBARCADERO CENTER STE 3300
Mailing Address City/ State/ Zip: JUPITER, FL 33478	Mailing Address City/ State/ Zip: SAN FRANCISCO, CA 94111
Phone Number: 954-529-9417	Phone Number: (312) 898-2978
Email: PWEST@PLANW3ST.COM	Email: ERIC@IOVRE.COM
Email of ePlan agent (if different): PWEST@PLANW3ST.COM	





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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.

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).

Owner's Name: SNL IOV POMPANO BEACH OWNER LLC
(Print or Type)
Address: 4 EMBARCADERO CENTER STE 3300
SAN FRANCISCO, CA 94111
(Zip Code)
Phone: (312) 898-2978
Email address: ERIC@IOVRE.COM
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 15th day of September, 2021 by means of
☒ physical presence or ☐ online notarization.

Danielle M. Burnside
NOTARY PUBLIC, STATE OF FLORIDA ILLINOIS

Danielle M. Burnside
(Name of Notary Public: Print, stamp, or Type as Commissioned.)



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

DRC



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DEADLINE: Initial paper submission and fee must be received by 5:00 PM on the day of the deadline. *Electronic file submission must be uploaded into the ePlan system within 24 hours of this deadline.* Refer to the "Meeting Schedules and Deadlines" document provided on the City's website for submission deadlines. **To ensure quality submittal, this project will only be added to the DRC Agenda when a complete submission has been uploaded into the ePlan system. If a complete submission is not uploaded by the deadline, the application will be rejected via email.**

Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4
MINOR Site Plan Review (Pg. 2)	DRC Review	Development Order from the DSD		
MAJOR Site Plan Review (Pg. 2)	Pre-Application Meeting (Required Prior to DRC Submittal)	DRC Review	P&Z Review	Development Order from the P&Z Board
MAJOR Building Design Review (Pg. 3)			AAC Review	Development Order from the AAC

APPLICATION SUBMISSION PROCESS: Upon reception of the **PAPER SUBMISSION** (see below) at the Zoning Inquires counter, an email will be sent to the agent with a link to ePlan where all project drawings and documents listed in the **DIGITAL SUBMISSION** section (see below) shall be uploaded.

PAPER SUBMISSION: The following paper documents are to be submitted to the Planning & Zoning Department:

PAPER	<input checked="" type="checkbox"/>	One (1) completed application with original signatures. (pg. 4)*
	<input checked="" type="checkbox"/>	Owner's Certificate (must be completed by the Landowner). (pg. 5)*
	<input checked="" type="checkbox"/>	Signed acknowledgement receipt of the Florida NPDES Stormwater Permitting Program for Construction Activity. (pg. 6)
	<input checked="" type="checkbox"/>	Four (4) Electronic Signature Affidavits (unless a 3 rd party digital signature is utilized). See P&Z webpage for instructions .
	<input checked="" type="checkbox"/>	Application Fee as established by resolution of the City Commission. See Appendix C - Fee Schedule in the Information section of the P&Z webpage.

DIGITAL SUBMISSION: The following digital documents are to be uploaded directly to Electronic Plan Review (ePlan):

ePLAN	<input checked="" type="checkbox"/>	Recorded or proposed plat.
	<input checked="" type="checkbox"/>	Narrative with project specifics including a full description of the proposed development (PDF).*
	<input checked="" type="checkbox"/>	Completed Plans Checklist (<i>this must be filled out</i>). (pg. 7-9)
	<input checked="" type="checkbox"/>	Legal Description (Digital copy in WORD)
	<input checked="" type="checkbox"/>	Current survey (with flood information)
	<input checked="" type="checkbox"/>	Digital Plans**

*Updated copies of the application, proof of ownership, or narrative may be required if information has changed (i.e., if the property ownership changes the owner's certificate and application will need to be revised with the City's file.)

**Refer to the Plans Checklist on page 7 of this application

G:\Zoning 2009\Forms and documents\Website Documents\Planning & Zoning\Forms
Modified: 3.24.2020



DRC

PZ20-12000040
1/19/2022