



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

P&Z#: 25-11000013

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

Development Application

Project Type: Variance

Submission #: VAR-2025-19

Site Data

Project Name:	Industrial Redevelopment - Flea Market Site	Size of property:	1040519.0
Street Address:	2900 W. Sample Road	Number of units (Residential):	0.0
Folio Number(s):	484221070010	Total square feet of the building* (Non-Residential):	473842.0
Project Narrative:	Variance from the driveway stacking distance requirement		

Applicant

Landowner (Owner of Record)

Name:	Business Name (if applicable):		
Dennis Mele for Greenspoon Marder LLP	Festival Real Estate, LLC		
Title:	Print Name:		
Partner	Yoram Izhak		
Street Address:	Street Address:		
200 E. Broward Blvd., Ste 1800	696 NE 125th Street		
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:		
Fort Lauderdale Florida 33301	North Miami Florida 33161		
Phone Number:	Phone Number:		
954-527-2409	305-893-9955		
Email:	Email:		
dennis.mele@gmlaw.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-2025-19

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: Shane Zalonis for Greenspoon Marder LLP 06/17/2025

Signature: Shane Zalonis

AGENT AUTHORIZATION LETTER

We hereby authorize GREENSPOON MARDER LLP (including Dennis Mele, Cynthia Pasch, Kelly Ray, and Shane Zalonis) to act as agents and applicants in connection with the submittal of development applications as well obtaining governmental permits and approvals necessary for the property located at 2900 W. Sample Road in the City of Pompano Beach, Florida.

DATED: 11/22/24

Sincerely,

[Signature]
Festival Real Estate LLC

Mgr.
Title of Officer or Agent

Yoram Tzhat
Print Name

STATE OF Florida) ss
COUNTY OF Miami Dade)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Yoram Tzhat (Name of Officer or Agent, Title of Officer or Agent) of Festival Real Estate LLC (Name of Corporation Acknowledging), a Florida (State or Place of Incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ (Type of Identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of November, 2024.

NOTARY'S SEAL:



Katy V. Najera
Notary Public-Signature
Katy V. Najera
Name of Notary Public Typed, Printed or Stamped

My Commission Expires:

1/31/25

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L18000078957

Entity Name: FESTIVAL REAL ESTATE, LLC

Current Principal Place of Business:

696 NE 125TH STREET
NORTH MIAMI, FL 33161

Current Mailing Address:

696 NE 125TH STREET
NORTH MIAMI, FL 33161

FEI Number: 82-4740306

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

REYES, DAISY
696 NE 125TH STREET
NORTH MIAMI, FL 33161 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:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name IZHAK, YORAM
Address 696 NE 125TH STREET
City-State-Zip: NORTH MIAMI FL 33161

Title MGR
Name SHUB, SENDER
Address P.O.BOX 2399
City-State-Zip: TOA BAJA 00951

Title MGR
Name LIPTON, ALAN
Address 696 NE 125TH STREET
City-State-Zip: NORTH MIAMI FL 33161

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: YORAM IZHAK

MGR

01/22/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date