



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

P&Z#: 22-17000004

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

**Zoning Board of Appeals Application**

**Zoning Board of Appeals Application (Check all that apply)**

Zoning Board of Appeals Application (Select one of the following)			
<input checked="" type="checkbox"/> <b>Special Exception</b>	<input type="checkbox"/> <b>Variance</b>	<input type="checkbox"/> <b>Major Temporary Use</b>	<input type="checkbox"/> <b>Interim Use Permit</b>
<b>Street Address:</b> 601 N OCEAN BOULEVARD		<b>Folio Number:</b> 4843 31 11 0180	<b>Zoning District:</b> RM-20
<b>Subdivision:</b> BLUE WATER BEACH		<b>Block:</b> 26-29	<b>Lot:</b> 24
<b>Date of Required Pre-Application Meeting:</b> February 7, 2021 WITH SCOTT REALE			

Project Information	
<b>Request:</b> CHANGE OF USE FROM APARTMENTS TO MOTEL/HOTEL	
<b>Representative or Agent's interest in property (Owner, Lessee, Etc):</b> RONEY DOBRUSHIN, MANAGER	
<b>Have any previous applications been filed?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>If Yes, give date of hearing and/or appeal #:</b>

Owner's Representative or Agent	Landowner (Owner of Record)
<b>Business Name (if applicable):</b> OCEAN RENTALS LLC	<b>Business Name (if applicable):</b> 601 N OCEAN BLVD LLC
<b>Print Name and Title:</b> RONEY DOBRUSHIN, MANAGER	<b>Print Name and Title:</b> DAVID M TALLA, MANAGER
<b>Signature:</b> 	<b>Signature:</b> 
<b>Date:</b> 2/8/22	<b>Date:</b> 02/8/2022
<b>Street Address:</b> 4051 N OCEAN BLVD, FT LAUDERDALE, FL 33308	<b>Street Address:</b> 1803 PONTIUS AVE, LOS ANGELES, CA 90025
<b>Mailing Address City/ State/ Zip:</b> SAME AS ABOVE	<b>Mailing Address City/ State/ Zip:</b> SAME AS ABOVE
<b>Phone Number:</b> 917-833-0465	<b>Phone Number:</b> (714) 327-8514
<b>Email:</b> r9178330465@gmail.com	<b>Email:</b> da@cochisecap.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. I further certify that this request is not related to any existing violation of the zoning code.

Note: If this request is related to an existing zoning violation, please submit documentation as to the Special Master's disposition of the matter.

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: 601 N OCEAN BLVD LLC
(Print or Type)
Address: 1803 PONTIUS AVE
LOS ANGELES, CA 90025
(Zip Code)

Phone: (714) 322-8514

Email address: da@cochisecap.com

David M. Talle
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this \_\_\_ day of \_\_\_, \_\_\_ by means of
[ ] physical presence or [ ] online notarization.

See attached!

NOTARY PUBLIC, STATE OF FLORIDA

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

[ ] Personally know to me, or
[ ] Produced identification:
(Type of Identification Produced)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 8th  
day of February, 2022, by David M Talla

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in blue ink, appearing to be 'DMT', written over a horizontal line.