



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

P&Z#: 23-17000008

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

Development Application

Project Type: Special Exceptions

Submission #: SPEX-2023-11

Site Data			
Project Name:	GMD Investment Properties, LLC	Size of property:	25700.0
Street Address:	2401 NW 24th Ave.	Number of units (Residential):	0.0
Folio Number(s):	484228010431	Total square feet of the building* (Non-Residential):	0.0
Project Narrative:	Special Exception approval to allow outdoor storage in the I-1 zoning district.		

Applicant		Landowner (Owner of Record)	
Name:		Business Name (if applicable):	
Matthew Scott/Dunay, Miskel & Backman, LLP		GMD Investment Properties, LLC	
Title:		Print Name:	
Attorney for Owner		Gina Devine	
Street Address:		Street Address:	
14 SE 4th St., Suite 36		107 NE 2nd Ave.	
Mailing Address City/ State/ Zip:		Mailing Address City/ State/ Zip:	
Boca Raton FL 33432		Deerfield Beach FL 33441	
Phone Number:		Phone Number:	
561-405-3350		954-553-9696	
Email:		Email:	
mscott@dmbblaw.com		tgl@bellsouth.net	
ePlan agent (if different):			
Name of ePlan agent:			
Email of ePlan agent:			
Phone Number of ePlan agent:			



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Owner's Certificate
Special Exceptions

SPEX-2023-11

OWNER'S CERTIFICATE

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: Matthew H. Scott 08/22/2023

Signature: Matthew H. Scott



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
 GMD INVESTMENT PROPERTIES LLC

Filing Information

Document Number L23000221171
FEI/EIN Number NONE
Date Filed 05/04/2023
Effective Date 05/04/2023
State FL
Status ACTIVE

Principal Address

107 NE 2ND AVE
 DEERFIELD BEACH, FL 33441

Mailing Address

107 NE 2ND AVE
 DEERFIELD BEACH, FL 33441

Registered Agent Name & Address

DEVINE, GINA M
 1024 S PALMWAY
 LAKE WORTH BEACH, FL 33460

Authorized Person(s) Detail

Name & Address

Title MGR

DEVINE, GINA M
 1024 S PALMWAY
 LAKE WORTH BEACH, FL 33460

Annual Reports

No Annual Reports Filed

Document Images

[05/04/2023 – Florida Limited Liability](#) [View image in PDF format](#)



Florida Department of State, Division of Corporations

THIS INSTRUMENT PREPARED BY AND RETURN TO:

JK Closing Attorneys, PLLC
Charles J. Esposito, Esq.
5489 Wiles Road, Suite 304
Coconut Creek, FL 33073
Our File No.: JK-23-0973

Property Appraisers Parcel Identification (Folio) Number: **4842 28 01 0431**
State of Florida Deed Documentary Stamps paid on this transaction: **\$8,400.00**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 17th day of May, 2023 by Ronald L. Smith and Valerie A. Smith, husband and wife, whose post office address is 1104 West Harry Street, Andover, KS 67002 herein called the Grantor,

to GMD INVESTMENT PROPERTIES LLC, Florida Limited Liability Company LLC, a Florida Limited Liability Company, whose post office address is 107 NE 2nd Avenue, Deerfield Beach, FL 33441, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

PARCEL 1

The South 125 feet of the East 150 feet (as measured along the East and South lines thereof) of the following Parcel:

Lot 6 Less the North 184.25 feet and all of Lot 7, Block 8 of Pompano Manor according to the plat thereof, as recorded in Plat Book 22 at Page 14 of the Public Records of Broward County, Florida.

PARCEL 2

A portion of Lot 6 and 7, Block 8 of "Pompano Manor" according to the plat thereof, as recorded in Plat Book 22, at Page 14 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 7; thence run Southeasterly along the arc of a circular curve concave to the Southwest and having for its elements a radius of 3869.83 feet and a central angle of 01 degrees 35 minutes 09 seconds for an arc distance of 107.12 feet to a point on curve said point being on the Southerly line of said Lot 7, and bearing South 10 degrees 52 minutes 38 seconds West, to the center of said circular curve; thence run North parallel with the East line of said Lot 6, for a distance of 125.00 feet to the Point of Beginning of Parcel of land hereinafter to be described; thence continue North for a distance of 36.26 feet to a point; thence run North 89 degrees 57 minutes 45 seconds East, for a distance of 146.69 feet to a Point of Intersection with the East line of said Lot 6; thence run South along the East line of said Lot 6, for a distance of 67.50 feet to a Point of Curvature of a circular curve concave to the Southwest and having for its elements a radius of 3992.08 feet and a central angle of 02 degrees 09 minutes 10 seconds; thence run Northwesterly along the arc of said circular curve for an arc distance of 150.00 feet to the Point of Beginning.

a/k/a: 2401 Northwest 24th Avenue, Pompano Beach, FL 33069

JK-23-0973

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 17th day of May, 2023.

Signed, sealed and delivered in the presence of:

Caitlin Keyser
Witness #1 Signature
Caitlin Keyser
Witness #1 Print Name

Ronald L. Smith
Ronald L. Smith

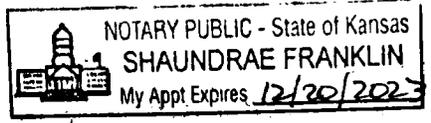
Jenna Novack
Witness #2 Signature
Jenna Novack
Witness #2 Print Name

Valerie A. Smith
Valerie A. Smith

STATE OF Kansas
COUNTY OF Butler

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence or online notarization, this 17 day of May, 2023, by Ronald L. Smith and Valerie A. Smith, who is/are personally known to me or who has/have produced _____ as identification.

(SEAL)



Shaundrae Franklin
Notary Public
Print Name: Shaundrae Franklin
My Commission Expires: 12/20/2023