



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

P&Z#: 25-17000002

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

Development Application

Project Type: Special Exceptions

Submission #: SPEX-2025-4

Site Data			
Project Name:	FP Elementary School	Size of property:	33064.0
Street Address:	3301 NW 5th Terrace	Number of units (Residential):	1.0
Folio Number(s):	8223200750	Total square feet of the building* (Non-Residential):	0.0
Project Narrative:	FP Elementary School		

Applicant	Landowner (Owner of Record)
Name:	Business Name (if applicable):
Flavia Perez	Happy Feet Learning Academy
Title:	Print Name:
	Daniel Perez
Street Address:	Street Address:
	3301 NW 5th Terrace
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
	Pompano Beach FL 33064
Phone Number:	Phone Number:
	954-951-7985
Email:	Email:
	fpek5@gmail.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
Special Exceptions

OWNER'S CERTIFICATE

SPEX-2025-4

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: Daniel Perez 03/17/2025

Signature: Daniel Perez

Project Narrative: FP Elementary School Seeks Special Exception Approval for the commercial Property Located at 3301 NW 5th Ter to conduct business as an Elementary School which is currently zoned preschool, School, college and private school with the city of Pompano Beach.



FP Elementary School
3301 NW 5th Terrace
Pompano Beach, Fl 33064
954-951-7985
EIN #: 992696972

April 16, 2025, 2025

City of Pompano Beach
Zoning Board of Appeals
100 W. Atlantic Blvd
Pompano Beach, FL 33060

Re: Special Exception
FP Elementary School
3301 NW 5th Terrace
Pompano Beach, FL 33064

Dear Board Members:

FP Elementary School (Applicant) seeks Special Exception Approval for the commercial property located at 3301 NW 5th Ter (Property) to conduct business as an Elementary School which is currently zoned Preschool, School, College, and Private School (see Permit #: BP 17-00008830 and BP 18-00005438) with the City of Pompano Beach. The applicant currently holds a license with the State of Florida DBPR (Intended use).

Daniel Perez, the owner of the property located at 3301 NW 5th Terrace, Pompano Beach, FL, hereby grant my consent for Flavia Perez to apply for the Special Exception at the City of Pompano Beach.

Any question or concern you may have, please call me at 754-367-1850.

Thank you,

Daniel Perez



JRamirez
4/16/2025