



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

P&Z#: 21-81000002

100 W. Atlantic Blvd Pompano Beach, FL 33060  
Phone: 954.786.4634 Fax: 954.786.4666

### Text Amendment Application

#### Text Amendment

Associated Site Data		
<b>Street Address:</b> 277 S. Pompano Parkway, Pompano Beach, FL 33069	<b>Folio Number:</b> 494204370050	<b>Zoning District:</b> B-2
<b>Subdivision:</b>	<b>Block:</b>	<b>Lot:</b>

<b>Applicant's interest in property (Owner, Lessee, Etc):</b> Owner Representative	
<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 finding:</b>
<b>Code Section(s) Amended:</b> Chapter 155, Section 155.4221, H.	

Applicant	Landowner (Owner of Record)
<b>Business Name (if applicable):</b> .Pompano Realty USA, LLC	<b>Business Name (if applicable):</b> Pompano Realty USA, LLC
<b>Print Name and Title:</b> Nick Limner, POA	<b>Print Name and Title:</b> Nick Limner, POA
<b>Signature:</b> 	<b>Signature:</b> 
<b>Date:</b> April 12, 2021	<b>Date:</b> April 12, 2021
<b>Street Address:</b> 2121 Ponce De Leon Blvd., #1250	<b>Street Address:</b> 2121 Ponce De Leon Blvd., #1250
<b>Mailing Address City/ State/ Zip:</b> Coral Gables/FL/33134	<b>Mailing Address City/ State/ Zip:</b> Coral Gables/FL/33134
<b>Phone Number:</b> 954-415-5560	<b>Phone Number:</b> 954-415-5560
<b>Email:</b> nick.limner@colliers.com	<b>Email:</b> nick.limner@colliers.com
<b>Email of ePlan agent (if different):</b> George@2gho.com 561-718-4320	





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### Text Amendment Application

### 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.

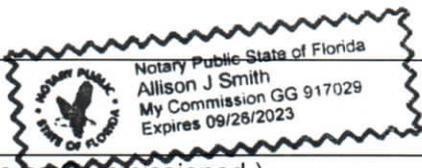
By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting 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: Pompano Realty USA, LLC %Nick Limner, POA  
(Print or Type)  
Address: 2121 Ponce De Leon Blvd., #1250  
Coral Gables, Fl. 33134  
Phone: 954-415-5560 (Zip Code)

Email address: nick.limner@colliers.com  
Nick Limner for Pompano Realty USA LLC  
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 12th day of April, 2021 by means of  
 physical presence or  online notarization.

Allison J. Smith  
NOTARY PUBLIC, STATE OF FLORIDA  
Allison J. Smith  
(Name of Notary Public: Print, stamp, or Type as Commissioned.)



Personally know to me, or  
 Produced identification: \_\_\_\_\_  
(Type of Identification Produced)



CHAPTER 155: ZONING CODE

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155.4221. COMMERCIAL: RETAIL SALES AND SERVICE USES - PERSONAL SERVICES

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**H. Laundromat**

**I. Districts Where Permitted**

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
													P	P	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
P						P						P	P	P	P	P

**2. Definition**

A laundromat is a facility where patrons wash, dry, or dry clean clothing or other fabrics in machines operated by the patron.



**LIMITED POWER OF ATTORNEY**

**PRINCIPAL:**  
Pompano Realty USA, LLC  
C/O Colliers International REMS US, LLC  
2121 Ponce de Leon, Ste 1250  
Coral Gables, FL 33134

**ATTORNEY-IN-FACT**  
Nicholas Limner  
6800 SW 106 Street  
Pinecrest, FL 33156  
DL #560-639-63-281-0

Known to all whom it may concern:

Pompano Realty USA, LLC, (hereinafter referred to as "Principal") hereby grant Limited Power of Attorney to Nicholas Limner, (hereinafter referred to as "Agent"), being of sound mind, as their true and lawful attorney-in-fact.

This power of attorney will effectuate at 12:00 a.m. on March 5, 2021 and shall remain in full force and effect until 12:00 a.m. March 6, 2022, unless earlier revoked by Principal at any time.

In the Principal's name, and for the Principal's use and benefit, said Attorney-in-Fact is authorized hereby:

- To complete and execute any/all Broward County permit application(s) associated with the real property having a legal description of PALM-AIRE MARKETPLACE 164-35 B TRACT E LESS POR DESC AS: COMM SE COR GOV LOT OF SEC 4; W 67.01; NE 1104.61; NLY 34.04 TO POB, CONT NLY 102.80 TO PIT; NE 97.35; NW 207.15; SW 200; SE 200 TO POB KIA RESERVE PARCEL A and folio number 4942--04-37-0050, and PALM-AIRE MARKETPLACE 164-35 B TRACT D and folio number 4942-04-37-0040, and PALM-AIRE MARKETPLACE 164-35 B TRACT A and folio number 4942-04-37--0010, and PALM-AIRE MARKETPLACE 164-35 B POR PARE DESC AS: COMM SECOR GOV LOT 1 OF SEC 4; W 67.01; NE 1104.61; NLY 34.04 TO POB, CONT NLY 102.80 TO P/T; NE 97.35; NW 207.15; SW 200; SE 200 TO POB K/A: RESERVE PARCEL B FOR FPA CORP and folio number 4942-04-37-0051.
- To negotiate and settle any/all Broward County lien(s) associated with folio numbers 4942-04-37-0050, 4942--04-37-0040, 4942-04-37.0010, and 4942-04-37-0051.

Said Attorney-in-Fact shall not be liable for any loss that results from a judgment error that was made in good faith. However, said Attorney-in-Fact shall be liable for gross negligence, willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney.

Giving and granting to said Attorney-in-Fact full power and authority to do all and every act and thing whatsoever requisite and necessary to be done relative to any of the foregoing as fully to all intents and purposes as Principal might or could do if personally present.

Principal authorizes said Attorney-in-Fact to indemnify and hold harmless any third party who accepts and acts under this document.

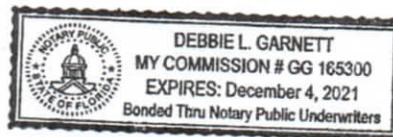
Sincerely,

Manager

BEFORE ME, the undersigned authority on this 7 day of March, 2021, personally appeared DANIEL HALPREN to me well known to be the person described in and who signed the foregoing, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

NOTARY PUBLIC



2121 Ponce De Leon Blvd, Suite 1250  
Coral Gables, FL 33134

305-854-7342  
www.Colliers.com

Escaneado con CamScanner

**DRC**

**PZ21-8100002  
5/19/21**

PALM-AIRE MARKETPLACE 164-35 B TRACT E LESS POR DESC AS:COMM SE COR GOV LOT OF SEC 4;W  
67.01,NE 1104.61;NLY 34.04 TO POB,CONT NLY 102.80 TO P/T;NE 97.35;NW 207.15;SW 200;SE 200 TO  
POB K/A RESERVE PARCEL A

**DRC**

**PZ21-8100002**

**5/19/21**