



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

P&Z#: 25-11000012

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

**Development Application**

**Project Type:** Variance

**Submission #:** VAR-2025-17

**Site Data**

<b>Project Name:</b>	115 NW 16th Street Warehouse Addition	<b>Size of property:</b>	33387.0
<b>Street Address:</b>	115 NW 16th Street	<b>Number of units (Residential):</b>	0.0
<b>Folio Number(s):</b>	484226000371	<b>Total square feet of the building* (Non-Residential):</b>	12768.0
<b>Project Narrative:</b>	Variance from rear yard setback and interior side yard setback requirements associated with proposed additional warehouse bay addition to the property		

Applicant			Landowner (Owner of Record)		
<b>Name:</b>			<b>Business Name (if applicable):</b>		
Matthew Scott for Greenspoon Marder LLP			LT 20, LLC		
<b>Title:</b>			<b>Print Name:</b>		
Partner			Steven Rembos		
<b>Street Address:</b>			<b>Street Address:</b>		
200 E. Broward Blvd., Suite 1800			790 E. Broward Blvd., Apt 2200		
<b>Mailing Address City/ State/ Zip:</b>			<b>Mailing Address City/ State/ Zip:</b>		
Fort Lauderdale FL 33301			Fort Lauderdale FL 33301		
<b>Phone Number:</b>			<b>Phone Number:</b>		
954-333-4372			954-405-3966		
<b>Email:</b>			<b>Email:</b>		
matthew.scott@gmlaw.com			stevenr4444@gmail.com		
ePlan agent (if different):					
<b>Name of ePlan agent:</b>					
<b>Email of ePlan agent:</b>					
<b>Phone Number of ePlan agent:</b>					



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**Owner's Certificate  
Variance**

**OWNER'S CERTIFICATE**

VAR-2025-17

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      06/10/2025

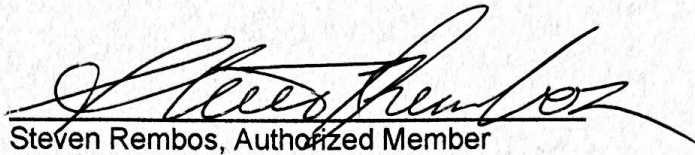
Signature: Shane Zalonis

LT 20, LLC  
790 E. Broward Blvd., Apt 2200  
Ft. Lauderdale, FL 33301

**Authorization and Letter of Representation**

LT 20, LLC hereby authorizes Greenspoon Marder LLP (including Matthew H. Scott, Esq. and Shane Zalonis) to represent LT 20, LLC before all officials, bodies, instrumentalities and at any meetings and public hearings necessary, and to act as agents and applicants in connection with the submittal of the variance application for the property located at 115 NW 16<sup>th</sup> Street in the City of Pompano Beach, Florida.

By: LT 20, LLC

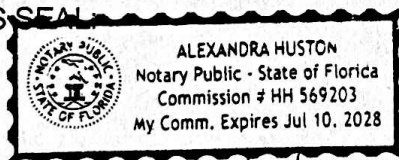
  
Steven Rembos, Authorized Member

STATE OF Florida ) ss  
COUNTY OF Broward )

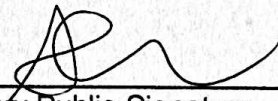
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Steven Rembos, Authorized Member of LT 20, LLC, a Florida Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced Florida Driver License (Type of Identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 10<sup>th</sup> day of April, 2025.

NOTARY'S SEAL:



My Commission Expires: 07/10/2028

  
FL Notary Public-Signature  
Alexandra Huston  
Name of Notary Public Typed, Printed or Stamped

**2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L24000496074

**Entity Name:** LT 20, LLC

**Current Principal Place of Business:**

790 E BROWARD BLVD APT 2200  
FT LAUDERDALE, FL 33301

**Current Mailing Address:**

790 E BROWARD BLVD APT 2200  
FT LAUDERDALE, FL 33301 US

**FEI Number:** 33-2312420

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

HERSH, BRIAN R  
1541 BRICKELL AVE STE C-1407  
MIAMI, FL 33129 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 REMBOS, STEVEN  
Address 790 E BROWARD BLVD APT 2200  
City-State-Zip: FT LAUDERDALE FL 33301

Title MGR  
Name REMBOS, ELYCE  
Address 790 E BROWARD BLVD APT 2200  
City-State-Zip: FT LAUDERDALE FL 33301

*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:** STEVEN REMBOS

**PRESIDENT**

**02/11/2025**

\_\_\_\_\_  
Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_  
Date

This Instrument Prepared By:  
Mark S. Mucci, Esq.  
Benson Mucci & Weiss P.L.  
5561 N. University Drive, Suite 102  
Coral Springs, Florida 33067  
954-323-1023

When Recorded Return To  
Blue Marlin Title Corporation  
2881 E. Oakland Park Boulevard, Suite 108  
Fort Lauderdale, Florida 33301

Tax Folio No.: 4842 26 00 0371

**WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

This Indenture, made this 27 day of February 2025, by **Jones Awnings & Canvas, Inc., a Florida corporation**, whose address is 127 NW 16<sup>th</sup> Street, Pompano Beach, FL 33060 (hereinafter referred to as the “**Grantor**”), and **LT 20, LLC, a Florida limited liability company**, whose address is 790 E. Broward Boulevard, Fort Lauderdale, FL 33301 (hereinafter referred to as the “**Grantee**”).

**WITNESSETH:**

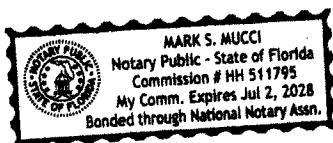
Witnesseth that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantor to Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Broward, State of Florida, as more particularly described in the **Exhibit “A”** annexed hereto and by this reference made a part hereof.

TOGETHER WITH all the improvements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining and together with all rights and easements of record.

SUBJECT TO conditions, limitations, restrictions, easements, and rights-of-way of record, if any, provided, however, that nothing contained herein shall operate to reimpose any of the foregoing; taxes for the year 2025 and subsequent years; and applicable zoning ordinances.

TO HAVE AND TO HOLD the above-described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the said Grantor does fully warrant the title to said land, and will and will defend the same against lawful claims of all persons whomsoever.



**Exhibit "A" Legal Description**

A portion of the North 200 feet of the South 225 feet of the North 1/2 of the Southeast 1/4 of Section 26, Township 48 South, Range 42 East, Broward County, Florida, more particularly described as follows:

BEGINNING at the Southwest corner of Parcel "A" of KENDALL GREEN SECTION 'A', according to the plat thereof as recorded in Plat Book 43, page 49, of the public records of Broward County, Florida; thence run North  $88^{\circ}49'18''$  East, along the South line of said Parcel "A" Kendall Green Section A, a distance of 22.49 feet to a point that is 227.47 feet West of the Westerly right-of-way line of North Dixie Highway; thence South  $00^{\circ}35'12''$  East, for a distance of 100.00 feet; thence run South  $88^{\circ}49'43''$  West, for a distance of 44.85 feet; thence run South  $00^{\circ}35'12''$  East, for a distance of 100.00 feet to a point on the Northerly right-of-way line of N.W. 16th Street; thence run South  $88^{\circ}49'43''$  West, along said Northerly right-of-way line, for a distance of 40.00 feet to the Southeast corner of lands described in deed recorded in Official Records Instrument Number 113419018, of the public records of Broward County, Florida; thence North  $00^{\circ}35'12''$  West, along said record deed line, for a distance of 100.00 feet to the Northeast corner of lands described in said record deed; thence run South  $88^{\circ}49'43''$  West, along the North line of said record deed, said line also being 125 feet North of and parallel to the South line of the North 1/2 of the Southeast 1/4 of Section 26, Township 48 South, Range 42 East, for a distance of 115.00 feet to the Northwest corner of said record deed; thence run North  $00^{\circ}35'12''$  West, for a distance of 6.00 feet; thence run South  $88^{\circ}49'43''$  West, 100.00 feet to a point that is 1500 feet East of the West line of the Southeast 1/4 of Section 26, Township 48 South, Range 42 East, and 106.00 feet North of the North right of-way line of N.W. 16th Street; thence run North  $00^{\circ}35'12''$  West, along the Easterly line of said 1500 foot portion of land, for a distance of 94.00 feet to the South line of KENDALL GREEN SECTION 'A', according to the plat thereof as recorded in Plat Book 43, page 49, of the public records of Broward County, Florida; thence run North  $88^{\circ}49'18''$  East, along said South line of record subdivision, a distance of 277.36 feet to the POINT OF BEGINNING.

V