



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

P&Z#: 25-11000017

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

**Development Application**

**Project Type:** Variance

**Submission #:** VAR-2025-26

**Site Data**

|                           |   |  |          |
|---------------------------|---|--|----------|
| <b>Project Name:</b>      | Hodge Marine                                      | <b>Size of property:</b>                                     | 20784.73 |
| <b>Street Address:</b>    | 1857 NW 21st Street, Pompano Beach, Florida 33069 | <b>Number of units (Residential):</b>                        |          |
| <b>Folio Number(s):</b>   | 4842 27 02 0410                                   | <b>Total square feet of the building* (Non-Residential):</b> | 6555.0   |
| <b>Project Narrative:</b> | Variance from required vehicle stacking           |  |          |

**Applicant**

**Landowner (Owner of Record)**

|  |  |    |       |
|--|--|----|-------|
| <b>Name:</b>                             | <b>Business Name (if applicable):</b>    |    |       |
| Matthew R. Forget                        | JH4 INVESTMENTS LLC                      |    |       |
| <b>Title:</b>                            | <b>Print Name:</b>                       |    |       |
| Partner                                  | JH4 INVESTMENTS LLC                      |    |       |
| <b>Street Address:</b>                   | <b>Street Address:</b>                   |    |       |
| 33 SE 4th Street, Suite 100              | 3170 N FEDERAL HWY STE 100M              |    |       |
| <b>Mailing Address City/ State/ Zip:</b> | <b>Mailing Address City/ State/ Zip:</b> |    |       |
| Boca Raton FL 33432                      | LIGHTHOUSE POINT                         | FL | 33064 |
| <b>Phone Number:</b>                     | <b>Phone Number:</b>                     |    |       |
| 561-835-5515                             | 954-410-0725                             |    |       |
| <b>Email:</b>                            | <b>Email:</b>                            |    |       |
| matt@5architecture.com                   | HODGEMARINE@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-2025-26

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 R. Forget 08/19/2025

**Signature:** Matthew R. Forget



## Letter of Authorization

We, the undersigned, Joshua C. Hodge & Jessica A. Hodge, property owners of Tax Map 4842-27-02-4010; Lots 15, 16, 17; City of Pompano Beach, Broward County, Florida do hereby authorize **5 ARCHITECTURE** of **BOCA RATON, FLORIDA** to act as our agent in all matters relating to the above-referenced project.

|                               |                                 |
|-------------------------------|---------------------------------|
| Signature: <u>[Signature]</u> | Signature: <u>Jessica Hodge</u> |
| Name: <u>Joshua Hodge</u>     | Name: <u>Jessica Hodge</u>      |
| Date: <u>6-30-25</u>          | Date: <u>6-30-25</u>            |

### Notary Acknowledgment

State of Florida

County of Broward

On this 30<sup>th</sup> day of June, 2025, before me personally appeared Joshua Hodge and Jessica Hodge, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public Signature: [Signature]  
Notary Name (Printed): Lindsey M. Tenberg  
My Commission Expires: 12/7/2026  
Notary Seal:



**LINDSEY M. TENBERG**  
Notary Public  
State of Florida  
Comm# HH322644  
Expires 12/7/2026

**2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L24000293011

**Entity Name:** JH4 INVESTMENTS LLC

**Current Principal Place of Business:**

107 SE 10TH CT  
DEERFIELD BCH, FL 33441

**Current Mailing Address:**

107 SE 10TH COURT  
DEERFIELD BEACH, 33441 UN

**FEI Number:** 99-3749650

**Certificate of Status Desired:** No

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

GREEN, GEORGE  
3170 N FEDERAL HWY  
STE 100M  
LIGHTHOUSE POINT, FL 33064 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                    | Title           | MGR                    |
| Name            | HODGE, JOSHUA          | Name            | HODGE, JESSICA         |
| Address         | 107 SE 10TH CT         | Address         | 107 SE 10TH CT         |
| City-State-Zip: | DEERFIELD BCH FL 33441 | City-State-Zip: | DEERFIELD BCH FL 33441 |

*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:** JESSICA HODGE

MGR

03/11/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date