



Florida's Warmest Welcome

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

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

P&Z#: 22-15000016

## Development Application

**Project Type:** Temporary Use Permits (Interim Use Permit)

**Submission #:** TEMP-2022-11

Site Data			
<b>Project Name:</b>	WLFERZ TEMPORARY USE PERMIT	<b>Size of property:</b>	57600.0
<b>Street Address:</b>	2103 W McNab Rd	<b>Number of units (Residential):</b>	0.0
<b>Folio Number(s):</b>	4942 03 00 0521	<b>Total square feet of the building* (Non-Residential):</b>	0.0
<b>Project Narrative:</b>	In order for the owner to temporarily use the property for storage while site plan approval and platting is finalized, the property is required to obtain Major Temporary Permit approval from the Zoning Board of Appeals.		

Applicant	Landowner (Owner of Record)
<b>Name:</b> Paola A. West	<b>Business Name (if applicable):</b> CELU DEVELOPMENTS LLC
<b>Title:</b> CEO/ Principal	<b>Print Name:</b>
<b>Street Address:</b> 10152 Indiantown Road, #159	<b>Street Address:</b> 650 S FEDERAL HWY, SUITE 1
<b>Mailing Address City/ State/ Zip:</b> Jupiter Florida 33478	<b>Mailing Address City/ State/ Zip:</b> HOLLYWOOD FL 33020
<b>Phone Number:</b> 954-529-9417	<b>Phone Number:</b> 786-838-7310
<b>Email:</b> pwest@planw3st.com	<b>Email:</b> pablofw@wilferz.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**  
Temporary Use Permits  
(Interim Use Permit)  
TEMP-2022-11

**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.l).

By signing below, I acknowledge that lying or misrepresentation in the application can lead to revocation. (155.8402. B. *Revocation of Approval*).

**Name:** Paola A. West 10/24/2022

**Signature:** 



November 11, 2022

Scott Reale, Senior Planner  
City of Pompano Beach  
Development Services, Department 1510  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

Via Electronic Mail: [scott.reale@copbfl.com](mailto:scott.reale@copbfl.com)

RE: Major Temporary Use Permit for W McNab Road (Folio 494203000521)

Mr. Reale,

The purpose of this letter is to authorize PlanW3st LLC to act as CELU DEVELOPMENTS LLCC's agent with respect to submitting, representing, and processing the above-referenced application.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,

Pablo J. Fernandez  
WILFERZ COMPANY LLC  
650 S FEDERAL HWY, SUITE 1  
HOLLYWOOD, FL 33020  
786-838-7310

WILFERZ COMPANY LLC  
650 South Federal Hwy Suite 1 - Hollywood FL 33020  
[www.wilferz.com](http://www.wilferz.com)



**2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L20000183341

**Entity Name:** CELU DEVELOPMENTS, LLC**FILED****Mar 07, 2022****Secretary of State****8111575497CC****Current Principal Place of Business:**650 S FEDERAL HWY  
SUITE 1  
HOLLYWOOD, FL 33020**Current Mailing Address:**650 S FEDERAL HWY  
SUITE 1  
HOLLYWOOD, FL 33020 US**FEI Number: 85-2705636****Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**FERNANDEZ, PABLO J  
650 S FEDERAL HWY  
SUITE 1  
HOLLYWOOD, FL 33020 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:**

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Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title	MGR	Title	MANAGER
Name	FERNANDEZ WILKES, CARLOS G	Name	FERNANDEZ, PABLO J
Address	650 S FEDERAL HWY SUITE 1	Address	650 S FEDERAL HWY SUITE 1
City-State-Zip:	HOLLYWOOD FL 33020	City-State-Zip:	HOLLYWOOD FL 33020
Title	MANAGER		
Name	FERNANDEZ WILKES, JUAN J		
Address	650 S FEDERAL HWY SUITE 1		
City-State-Zip:	HOLLYWOOD FL 33020		

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: PABLO J FERNANDEZ****MANAGER****03/07/2022**

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Electronic Signature of Signing Authorized Person(s) Detail

Date



<b>Site Address</b>	W MCNAB ROAD, POMPANO BEACH FL 33069	<b>ID #</b>	4942 03 00 0521
<b>Property Owner</b>	CELU DEVELOPMENTS LLC	<b>Millage</b>	1512
<b>Mailing Address</b>	650 S FEDERAL HWY STE 1 HOLLYWOOD FL 33020	<b>Use</b>	40
<b>Abbr Legal Description</b>	3-49-42 E 149.05,AS MEASURED ALG S/L, OF THAT PT OF SW1/4 OF SEC 3-49-42, LYING S OF A LN 20 S OF & PARA/W S R/W/L OF C-14 CANAL & LYING W OF A LN 966.56 E OF,AS MEASURED ALG S/L, & PARA/W W/L OF SE1/4 OF SW1/4 OF SW1/4 OF SAID SEC 3, LESS S 50 THEREOF & LESS S 3 AS DESC IN ORS 5671/714 & 5671/715		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

\* 2023 values are considered "working values" and are subject to change.

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## Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$1,152,600		\$1,152,600	\$1,152,600	
2022	\$1,152,600		\$1,152,600	\$1,152,600	\$23,761.08
2021	\$749,190		\$749,190	\$679,870	\$14,512.03

#### 2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$1,152,600	\$1,152,600	\$1,152,600	\$1,152,600
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$1,152,600	\$1,152,600	\$1,152,600	\$1,152,600
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$1,152,600	\$1,152,600	\$1,152,600	\$1,152,600

## Sales History

Sales History			
Date	Type	Price	Book/Page or CIN
12/13/2021	WD-Q	\$1,525,000	<b>117930879</b>
12/11/2021	DR*-T	\$100	<b>117930877</b>
8/20/2021	WD*-E	\$6,600,000	<b>117528850</b>
9/12/2012	WD*-T	\$100	<b>49157 / 1978</b>
5/3/2005	DR*	\$100	<b>39554 / 1824</b>

## Land Calculations

\* Denotes Multi-Parcel Sale (See Deed)

## Special Assessments

Property Id: 494203000521

