



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

P&Z#: 24-11000001

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

Development Application

Project Type: Variance

Submission #: VAR-2024-1

Site Data			
Project Name:	NW 33rd St Warehouse and Outdoor Storage	Size of property:	451421.0
Street Address:	NW corner NW 33 St and NW 27 Ave	Number of units (Residential):	0.0
Folio Number(s):	484221070070	Total square feet of the building* (Non-Residential):	45756.0
Project Narrative:	A variance to allow the materials stored in an outdoor storage yard to exceed the height of the screening wall or fence.		

Applicant		Landowner (Owner of Record)	
Name:	Louis Goldberg	Business Name (if applicable):	33 NW 33RD ST INDUSTRIAL LLC
Title:	Sr. Facilities and Property Project Manager	Print Name:	Yung Ching Siu
Street Address:	251 Monroe Avenue	Street Address:	28-18 Steinway Street
Mailing Address City/ State/ Zip:	Kenilworth New Jersey 07033	Mailing Address City/ State/ Zip:	Astoria New York 11103
Phone Number:	201-250-6610	Phone Number:	718-650-8150
Email:	louis.goldberg@doka.com	Email:	faheem@criteriongroup.com
ePlan agent (if different):			
Name of ePlan agent:	Edwin J. Stacker / Meredith Leigh		
Email of ePlan agent:	mleigh@shutts.com		
Phone Number of ePlan agent:	954-847-3839		



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**Owner's Certificate
Variance**

VAR-2024-1

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.I).

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

Name: Meredith Leigh 02/22/2024

Signature: *Meredith Leigh*

CONSENT

This letter shall serve as Consent for Shutts & Bowen, LLP ("Agent") to prepare or have prepared and submit all documents for the following application affecting property that 33 NW 33rd St Industrial, LLC % Criterion Group, LLC ("Property Owner"), has an ownership interest in:

See Exhibit "A" ("Legal Description")

33 NW 33rd St Industrial, LLC % Criterion Group, LLC, gives Consent to Ed Stacker, Shutts & Bowen, LLP, to act on Property Owner's behalf, to submit or have submitted this application and all required material and documents. Furthermore, Property Owner hereby gives consent to Agent to agree to all terms and conditions which may arise as part of the approval of this application of for a Variance.

Property Owner hereby certifies that Property Owner has full knowledge the property they have an ownership interest in is the subject of this application. Property Owner further certifies the statements or information made in any paper or plans submitted herewith are true and correct to the best of their knowledge. Property Owner understands, this application, related material and all attachments become official records of the jurisdictional municipality. Property Owner understands that any false, inaccurate or incomplete information submitted with this application will result in the denial, revocation or administrative withdrawal of this application. Property Owner acknowledges that additional information may be required to process this application.

OWNER/CONTRACT PURCHASER: I am the Owner Contract Purchaser (✓ one)

Yung Ching Siu, 33 NW 33RD ST INDUSTRIAL LLC

(Name – type or print clearly)

28-18 Steinway Street

(Address)

AGENT:

Ed Stacker

(Name – type or print clearly)

201 E. Las Olas Blvd, Suite 2200

(Address)



(Signature)

Astoria, NY 11103

(City, State, Zip)

Shutts & Bowen, LLP

(Name of Firm)

Ft. Lauderdale, FL 33301

(City, State, Zip)

STATE OF N.Y.

COUNTY OF Queens

NOTARY PUBLIC INFORMATION:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of Feb., 2024 by Yung Ching Siu (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did or did not take an oath (circle correct response).

Salim Jubaire

(Name – type, stamp or print clearly)


(Signature)

My Commission Expires on: 2/29/24

Notary's seal or stamp:

SALIM JUBAIRE
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01SA6338006
QUALIFIED IN QUEENS COUNTY
COMMISSION EXPIRES FEB 29, 2024

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

TRACT G OF POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF TRACT G OF, POMPANO INDUSTRIAL PARK THIRD ADDITION, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT G; THENCE SOUTH 89 DEGREES 47' 14" WEST, ALONG THE SOUTH LINE OF SAID TRACT G, FOR A DISTANCE OF 40.00 FEET TO A POINT 40.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/ 4) OF SAID SECTION 21; THENCE NORTH 00 DEGREES 19' 17" EAST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 204.33 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF BLOUNT ROAD AND TO A POINT OF CUSP OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 11' 30", FOR AN ARC DISTANCE OF 209.15 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

PARCEL 2:

EASEMENT PARCELS:

("EASEMENT - A")

EASEMENTS FROM POWERLINE PARK SERVICE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION TO R/S ASSOCIATES OF FLORIDA, A PENNSYLVANIA LIMITED PARTNERSHIP, DATED NOVEMBER 19, 1993, RECORDED NOVEMBER 30, 1993, IN OFFICIAL RECORDS BOOK 21444, PAGE 925, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED IN SAID EASEMENT, OVER, UNDER AND ACROSS THE LAND DESCRIBED BELOW, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID EASEMENT:

TRACT F (PRIVATE LAKE) OF POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

("EASEMENT - B")

EASEMENTS FROM POWERLINE PARK SERVICE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION TO R/S ASSOCIATES OF FLORIDA, A PENNSYLVANIA LIMITED PARTNERSHIP, DATED FEBRUARY 9, 2001, RECORDED FEBRUARY 12, 2001 IN OFFICIAL RECORDS BOOK 31268, PAGE 1866, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED IN SAID EASEMENT, OVER, UNDER AND ACROSS THE LAND DESCRIBED BELOW, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID EASEMENT:

A PORTION OF TRACT "F", POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PLAT; THENCE NORTH 89 DEGREES 47' 14" EAST ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 981.25 FEET; THENCE NORTH 00 DEGREES 21' 30" EAST 321.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "F", ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 21' 30" EAST 186.13 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "F"; THENCE NORTH 89 DEGREES 41' 47" EAST, ALONG SAID NORTH LINE, 15.00 FEET; THENCE SOUTH 00 DEGREES 21' 30" WEST, 186.13 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "F"; THENCE SOUTH 89 DEGREES 41' 47" WEST, ALONG THE SOUTH LINE OF SAID TRACT "F", 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L21000327459

Entity Name: 33 NW 33RD ST INDUSTRIAL LLC

Current Principal Place of Business:

28-18 STEINWAY STREET
ASTORIA, NY 11103

Current Mailing Address:

28-18 STEINWAY STREET
ASTORIA, NY 11103 US

FEI Number: 87-3394787

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525 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 AMBR
Name CHING SIU, YUNG
Address 28-18 STEINWAY STREET
City-State-Zip: ASTORIA NY 11103

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: YUNG CHING SIU

MEMBER

03/06/2023

_____ Electronic Signature of Signing Authorized Person(s) Detail

_____ Date