



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

P&Z#: 21-12000041

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

**Development Application**

**Development Review (Check all that apply)**

Site Plan		Building Design	
<input type="checkbox"/> Minor	<input checked="" type="checkbox"/> Major	<input checked="" type="checkbox"/> Applicable (AAC Required)	<input type="checkbox"/> Not Applicable
Street Address: 2190 N.E. 4TH STREET 208 N. FEDERAL HIGHWAY 233 & 211 N.E. 22ND AVENUE		Folio Number: 484236010730, 484236010740, 484236010790, 484236010780, 484236010770, 484236010760, 484236010750, 484236010720	Zoning District: TO-EOD
Subdivision: Pinehurst		Block: BLOCK 5	Lot: LOTS 1,2,3,4,5,6,7,8,9,10,11, 12,13,14,15,16 & 18
Date of Pre-Application Meeting (Required for Major Site Plan): 11/2/2021			

**Site Data**

Project Name: Soleste Pompano Beach		
Acres*: 1.956 acres	Number of units (Residential): 253 units	Total square feet of the building* (Non-Residential): 4,000 sq. ft.

\*Minimum of one acre. Acres should be rounded to the nearest tenth. Square feet for non-residential developments should be rounded to the nearest thousand.

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Estate Investments Group, LLC	Business Name (if applicable): Project Novations, LLC ✓
Print Name and Title: Matthew H. Scott, Esq./Attorney for Applicant	Print Name and Title: Juzef Yakobi, Authorized Member <i>Summit Capital Investments, LLC</i>
Signature: <i>Matthew H. Scott</i>	Signature: <i>Juzef Yakobi</i>
Date: 12/8/21	Date: 12.01.2021
Street Address: 14 SE 4th St. Suite 36	Street Address: 3600 Mystic Pointe Dr. Apt. 1016
Mailing Address City/ State/ Zip: Boca Raton, FL 33432	Mailing Address City/ State/ Zip: Aventura, FL 33180
Phone Number: 561-405-3350	Phone Number: 786-657-8381
Email: mscott@dmbblaw.com	Email: jyakobi@aol.com
Email of ePlan agent (if different): amartinez@dmbblaw.com	



**DRC**

**DRC**

PZ21-12000041  
4/20/2022

PZ21-12000041  
3/2/2022





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**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 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).

**Owner's Name:** Project Novations, LLC  
(Print or Type)

**Address:** 3600 Mystic Pointe Dr. Apt. 1016  
Aventura, FL 33180  
(Zip Code)

**Phone:** 786-657-8381

**Email address:** jyakobi@aol.com

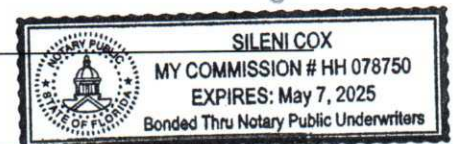
  
(Signature of Owner or Authorized Official)



**SWORN AND SUBSCRIBED** before me this 15<sup>th</sup> day of DECEMBER, 2021 by means of  
☒ physical presence or ☐ online notarization.

**NOTARY PUBLIC, STATE OF FLORIDA**

Silene Cox  
(Name of Notary Public: Print, stamp, or Type as Commissioned.)



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

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## Development Application

Acknowledgement receipt of the Florida  
NPDES Stormwater Permitting Program  
for Construction Activity

I Juzef Yakobi for Project Novations, LLC am the Authorized Member of the proposed application for  
(Print Name) (Title)

Development approval and authorized to sign on behalf of the owner. I hereby acknowledged that I have been given a copy of the Florida National Pollutant Discharge Elimination System (NPDES) Permitting Program for construction activity.

Signature:

Date:



**DRC**

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4/20/2022

**DRC**

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3/2/2022