



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

P&Z#: 26-15000005

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

**Development Application**

**Project Type:** Temporary Use Permits

**Submission #:** TEMP-2026-2

Site Data			
Project Name:	104 Hibiscus	Size of property:	50000.0
Street Address:	104 Hibiscus Ave / 3300 SE 1 St	Number of units (Residential):	0.0
Folio Number(s):	494306060740	Total square feet of the building* (Non-Residential):	0.0
Project Narrative:	Extend Temp use for parking		

Applicant	Landowner (Owner of Record)
Name:	Business Name (if applicable):
	305 Briny Avenue LP
Title:	Print Name:
	Efstathios Tsatas
Street Address:	Street Address:
	4800 N Federal Hwy #301
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
	Boca Raton FL 33431
Phone Number:	Phone Number:
	514-995-7703
Email:	Email:

ePlan agent (if different):	
Name of ePlan agent:	
Email of ePlan agent:	
Phone Number of ePlan agent:	



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**Owner's Certificate**  
Temporary Use  
Permits  
TEMP-2026-2

**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: Efstathios Tsatas 02/19/2026

Signature: *Efstathios Tsatas*

**2025 FOREIGN PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# F14000003806

**Entity Name:** 305 BRINY AVENUE, INC.

**Current Principal Place of Business:**

1830 BOUL CHOMEDEY  
LAVAL, H7T 2W3

**Current Mailing Address:**

1830 BOUL CHOMEDEY  
LAVAL, H7T 2W3 CA

**FEI Number:** 47-1248521

**Certificate of Status Desired:** No

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

SPYREDES LAW FIRM, P.A.  
4800 NORTH FEDERAL HIGHWAY  
SUITE 301E  
BOCA RATON, FL 33431 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:** ANASTASIOS TOM SPYREDES

04/30/2025

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title DIRECTOR  
Name TSATAS, EFSTATHIOS  
Address 1830 BOUL CHOMEDEY  
City-State-Zip: LAVAL H7T 2W3

Title DIRECTOR  
Name TSATAS, NICOLAS  
Address 1830 BOUL CHOMEDEY  
City-State-Zip: LAVAL H7T 2W3

*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 an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** EFSTATHIOS TSATAS

D

04/30/2025

Electronic Signature of Signing Officer/Director Detail

Date

**2025 FOREIGN LIMITED PARTNERSHIP ANNUAL REPORT**

DOCUMENT# B1400000200

**Entity Name:** 305 BRINY AVENUE, L.P.

**Current Principal Place of Business:**

1830 BOUL CHOMEDEY  
LAVAL, QUEBEC H7T 2W3

**Current Mailing Address:**

1830 BOUL CHOMEDEY  
LAVAL, QUEBEC H7T 2W3 CA

**FEI Number:** 47-1248613

**Certificate of Status Desired:** No

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

SPYREDES LAW FIRM, P.A.  
4800 N FEDERAL HWY  
SUITE 301E  
BOCA RATON, FL 33431 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:** ANASTASIOS TOM SPYREDES

04/30/2025

Electronic Signature of Registered Agent

Date

**General Partner Detail :**

Document #

Name 305 BRINY AVENUE INC.

Address 1830 BOUL CHOMEDEY

City-State-Zip: LAVAL QUEBEC H7T 2W3

*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 general partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** 305 BRINY AVENUE INC

GP

04/30/2025

Electronic Signature of Signing General Partner Detail

Date