



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

P&Z#: 25-17000013

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

Development Application

Project Type: Special Exceptions

Submission #: SPEX-2025-25

Site Data

Project Name:	Request for Special Exception	Size of property:	6779.0
Street Address:	3701 NE 18th Ter, Pompano Beach 33064	Number of units (Residential):	
Folio Number(s):	484318010360; 484318010350	Total square feet of the building* (Non-Residential):	
Project Narrative:	request for special exception - continue use as a place of worship for a new owner (the property is under contract to a new buyer)		

Applicant

Landowner (Owner of Record)

Name:	Business Name (if applicable):
Ahmad Alkhafaji	
Title:	Print Name:
business broker	Pompano Beach Power Squadeon INC
Street Address:	Street Address:
6 Royal Palm Way	3701 NE 18th Ter
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
Boca Raton florida 33432-8726	Pompano Beach Florida 33064
Phone Number:	Phone Number:
954-684-4775	917-592-1256
Email:	Email:
monika_jackova@yahoo.co.uk	

ePlan agent (if different):

Name of ePlan agent:	
Email of ePlan agent:	
Phone Number of ePlan agent:	



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Owner's Certificate
Special Exceptions

OWNER'S CERTIFICATE

SPEX-2025-25

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: Ahmad Alkhafajj 11/18/2025

Signature: Ahmad Alkhafajj

Pompano Beach Power Squadron INC
3701 NE 18th Terrace
Pompano Beach
33064

13th November 2025

To Whom It May Concern,

Subject: Authorization to Submit Special Exception Planning and Zoning Permit Application


I, **Pompano Beach Power Squadron INC**, being the lawful owner of the property located at **3701 NE 18th Terrace, Pompano Beach 33064**, do hereby authorize **Ahmad Al-Khafaji**, to act on my behalf in all matters related to the application for a **Special Exception Planning and Zoning Permit** with the **Pompano Beach City Planning & Zoning Department**.

This authorization includes, but is not limited to, preparing, signing, submitting, and receiving documents, as well as representing me in discussions or hearings related to the said permit.


I acknowledge that any actions taken by **Ahmad Al-Khafaji** in connection with this authorization shall be legally binding upon me as though I had personally undertaken them.

This authorization shall remain valid from **12th November 2025** until **31st January 2026**, unless earlier revoked in writing.

Sincerely,

Owners Name: Pompano Beach Power Squadron, Inc.
Signature: 
Date: Nov. 13, 2025
Contact No.: 917-592-1256
Email: james@pompanobeachpowersquadron.com

Acknowledged and Accepted by:

Ahmad Al-Khafaji
Signature: 
Date: November 13th, 2025

Contact No: 786 332 8827

Email: aalkhafaji33@yahoo.com

For Notary Use Only:

STATE OF FLORIDA

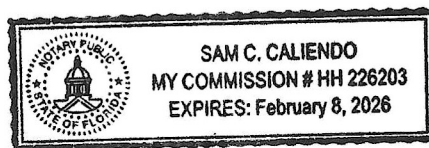
COUNTY OF BROWARD

Subscribed and sworn before me on this 13th day of November 2025 by James McEntee as Commander of the Pompano Beach Power Squadron, Inc. who is personally known to me

Notary Public Signature:



(SEAL)

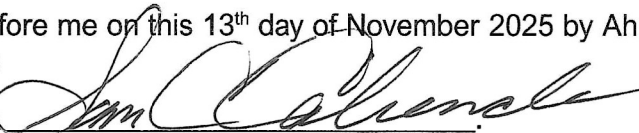


STATE OF FLORIDA

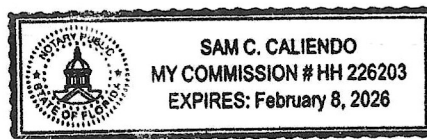
COUNTY OF BROWARD

Subscribed and sworn before me on this 13th day of November 2025 by Ahmad Al-Khafaji who is personally known to me

Notary Public Signature:



(SEAL)



2025 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 700174

Entity Name: POMPANO BEACH POWER SQUADRON INC

Current Principal Place of Business:

3701 N.E. 18 TERRACE
POMPANO BCH, FL 33064-3653

Current Mailing Address:

3701 N.E. 18 TERRACE
POMPANO BCH, FL 33064-3653

FEI Number: 59-6139893

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MCENTEE, EDWARD J
3701 NE 18 TERRACE
POMPANO BEACH, FL , FL 33064-3653 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: EDWARD J MCENTEE

02/20/2025

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title COMMANDER
Name MCENTEE, EDWARD JAMES III
Address 3701 N.E. 18 TERRACE
City-State-Zip: POMPANO BCH FL 33064-3653

Title SECRETARY
Name MCENTEE, CHRISTINE
Address 3701 N.E. 18 TERRACE
City-State-Zip: POMPANO BCH FL 33064-3653

Title ADMINISTRATIVE OFFICER
Name EVANOSKY, DAVID P
Address 3701 N.E. 18 TERRACE
City-State-Zip: POMPANO BCH FL 33064-3653

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 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: EDWARD MCENTEE

COMMANDER

02/20/2025

Electronic Signature of Signing Officer/Director Detail

Date