



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

P&Z#: 22-14000006

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

**Plat Application**

**Plat Review**

Plat Application		
Street Address: 499 N. Ocean Blvd.	Folio Number: 4843 31 08 0070	Zoning District: RM-45/HR
Subdivision: Silver Beach	Block:	Lot: 7 & 8
Have any previous applications been filed for this property? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
If Yes, provide the associated Project Number(s): (Site Plan/ Rezoning/ Abandonment, etc.) n/a		
Project Name: LEASEFLORIDA	Acreage: 0.235	Units: 4 townhomes

Applicant	Landowner (Owner of Record)
Business Name (if applicable): PULICE LAND SURVEYORS, INC.	Business Name (if applicable): 499 Ocean Blvd LLC
Print Name and Title: Elizabeth Tsouroukdissian	Print Name and Title: Mark Dubrow Manager
Signature: 	Signature: 
Date: 4-27-22	Date: 3/3/2022
Street Address: 5381 Nob Hill Road	Street Address: 5901 NW 151st St. Suite 128
Mailing Address City/ State/ Zip: Sunrise, FL 33351	Mailing Address City/ State/ Zip: Miami Lakes, FL 33014
Phone Number: (954) 572-1777	Phone Number: 561 573 5336
Email: elizabeth@pulicelandsurveyors.com	Email: mdubrow@dubrowllc.com
Email of ePlan agent (if different): n/a	





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**155.2303. APPLICATION SUBMITTAL AND ACCEPTANCE**

**A. AUTHORITY TO SUBMIT APPLICATIONS**

1. Unless expressly stated otherwise in this Code, applications for a development permit reviewed under this Code shall be submitted by:
  - a. The owner, contract purchaser, or any other person having a recognized property interest in the land on which development is proposed; or
  - b. A person authorized to submit the application on behalf of the owner, contract purchaser, or other person having a recognized property interest in the land, as evidenced by a letter or document signed by such owner, contract purchaser, or other person.
2. If there are multiple owners, contract purchasers, or other persons authorized to submit the application, all such persons shall sign the application or a letter or document consenting to the application.

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).

**OWNERS CERTIFICATE**

This is to certify that I am the owner of the subject lands described in this **PLAT APPLICATION** and that I have authorized the filing of the aforesaid application.

Owner's Name:  
(Print or Type)

499 Ocean Blvd LLC

Address:

5901 NW 151st St. Suite 128

Miami Lakes, FL 33014

(Zip Code)

Phone:

561 573 5336

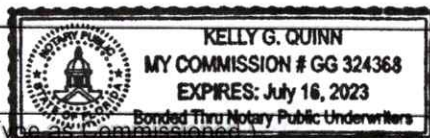
Email address:

mdubrow@dubrowllc.com

(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 3rd day of March, 2022 by means of  
☒ physical presence or ☐ online notarization.

NOTARY PUBLIC, STATE OF FLORIDA



(Name of Notary Public: Print, stamp, or Type)

- ☐ Personally know to me, or  
☒ Produced identification:

FL DL D160-548-62-203-0

(Type of Identification Produced)



**DRC**

PZ22-1400006  
6/1/2022