



Florida's Warmest Welcome

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

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

P&Z#: 24-17000005

## Development Application

**Project Type:** Special Exceptions

**Submission #:** SPEX-2024-8

### Site Data

|                    |   |   |         |
|--------------------|---|---|---------|
| Project Name:      | The Pelican   | Size of property:                                     | 15200.0 |
| Street Address:    | 3204-3208 NE 9th St.  | Number of units (Residential):                        | 0.0     |
| Folio Number(s):   | 484331100190 & 484331100180   | Total square feet of the building* (Non-Residential): | 4631.0  |
| Project Narrative: | To convert two existing residential buildings containing a total of 9 dwelling units to 10 hotel rooms. |   |         |

| Applicant  | Landowner (Owner of Record)                        |
|--|--|
| Name:  | Business Name (if applicable):                     |
| CAFPI 3204-3208 NE 9th St., LLC/Laurence Assouline | CAFPI 3204-3208 NE 9th St., LLC                    |
| Title:   | Print Name:  |
| Registered Agent                                   | CAFPI 3204-3208 NE 9th St., LLC/Laurence Assouline |
| Street Address:                                    | Street Address:                                    |
| 2858 N. University Dr.                             | 2858 N. University Dr.                             |
| Mailing Address City/ State/ Zip:                  | Mailing Address City/ State/ Zip:                  |
| Coral Springs FL 33065                             | Coral Springs FL 33065                             |
| Phone Number:                                      | Phone Number:                                      |
| 561-405-3336                                       | 561-405-3336                                       |
| Email:   | Email:   |
| ddickerson@miskelbackman.com                       | ddickerson@miskelbackman.com                       |
| 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

SPEX-2024-8

**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.l).

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

**Name:** Dwayne L. Dickerson **04/17/2024**

**Signature:** 

CAFPI 3204-3208 NE 9<sup>th</sup> St., LLC  
2858 N. University Dr.  
Coral Springs, FL 33065

**Authorization and Letter of Representation**

CAFPI 3204-3208 NE 9<sup>th</sup> St., LLC hereby authorizes Dwayne L. Dickerson, Esq. and/or the law firm of Miskel Backman, LLP, to represent CAFPI 3204-3208 NE 9<sup>th</sup> St., LLC before all officials, bodies, instrumentalities, and at any meetings and public hearings necessary in connection with their matters with the City of Pompano Beach, Florida.

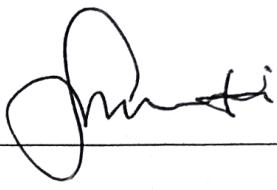
By: 

Tom Assouline, Managing Member

Witnesses:

Signature: 

Print Name: Sharon Kopacz



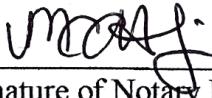
Melissa Marchetti

State of Florida

County of Broward

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  
 online notarization, this 10<sup>th</sup> day of April, 20224 by Tom Assouline  
(name of person)  
as Managing Member (type of authority . . . e.g., officer, trustee, attorney in fact) for  
CAFPI 3204-3208 (name of corporation/LLC).



  
Signature of Notary Public

Maria Alberti

Print, type or stamp commissioned name of Notary Public

Personally Known  OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_



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## Detail by Entity Name

Florida Limited Liability Company  
3204-3208 NE 9TH ST LLC

### Filing Information

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**Event Date Filed** 10/19/2021  
**Event Effective Date** NONE

### Principal Address

2858 N UNIVERSITY DR  
CORAL SPRINGS, FL 33065

### Mailing Address

2858 N UNIVERSITY DR  
CORAL SPRINGS, FL 33065

### Registered Agent Name & Address

ASSOULINE, LAURENCE  
2858 N UNIVERSITY DR  
CORAL SPRINGS, FL 33065

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

ASSOULINE, LAURENCE  
2858 N UNIVERSITY DR  
CORAL SPRINGS, FL 33065

Title AMBR

ASSOULINE, ELIE  
2858 N UNIVERSITY DR  
CORAL SPRINGS, FL 33065

## Title AMBR

ASSOULINE, TOM  
2858 N UNIVERSITY DR  
CORAL SPRINGS, FL 33065

## Title AMBR

ASSOULINE, HARRY  
2858 N UNIVERSITY DR  
CORAL SPRINGS, FL 33065

## Title AMBR

CORDA, LOU  
2858 N. UNIVERSITY DRIVE  
CORAL SPRINGS, FL 33065

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2022        | 01/25/2022 |
| 2023        | 03/06/2023 |
| 2024        | 02/05/2024 |

Document Images

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