



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

P&Z#: 24-17000005

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

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

OWNER'S CERTIFICATE

SPEX-2024-8

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: Dwayne L. Dickerson 04/17/2024

Signature: Dwayne L. Dickerson

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

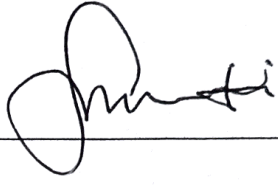
Authorization and Letter of Representation

CAFPI 3204-3208 NE 9th St., LLC hereby authorizes Dwayne L. Dickerson, Esq. and/or the law firm of Miskel Backman, LLP, to represent CAFPI 3204-3208 NE 9th 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: 



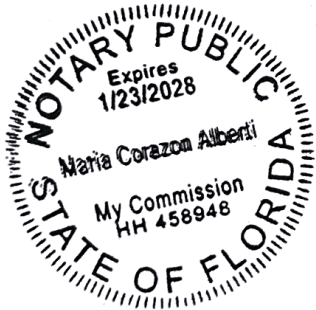
Print Name: Cheren Kopacz

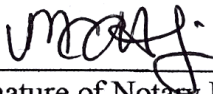
Melissa Marchetti

State of Florida
County of Broward

Sworn to (or affirmed) and subscribed before me by means of physical presence or
_____ online notarization, this 10th day of April, 2024 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 _____



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

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

Filing Information

Document Number	L21000101908
FEI/EIN Number	86-2988809
Date Filed	03/02/2021
Effective Date	03/01/2021
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
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

02/05/2024 – ANNUAL REPORT	View image in PDF format
03/06/2023 – ANNUAL REPORT	View image in PDF format
01/25/2022 – ANNUAL REPORT	View image in PDF format
10/19/2021 – LC Name Change	View image in PDF format
04/20/2021 – LC Amendment	View image in PDF format
03/17/2021 – LC Amendment	View image in PDF format
03/02/2021 – Florida Limited Liability	View image in PDF format