



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

P&Z#: 24-11000003

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

Development Application

Project Type: Variance

Submission #: VAR-2024-4

Site Data			
Project Name:	Banyan Community Health Center, Inc.	Size of property:	26000.0
Street Address:	214-226 SW 2 St	Number of units (Residential):	
Folio Number(s):	494202020400; 494202020410; 494202020420	Total square feet of the building* (Non-Residential):	
Project Narrative:	This variance is to permit the construction of a dumpster enclosure within the front setback.		

Applicant		Landowner (Owner of Record)	
Name:	Eric Anderson, Anderson Architecture	Business Name (if applicable):	Spectrum Programs R E Holdings
Title:	Principal	Print Name:	Vincent Carrodegus, President & CFO
Street Address:	399 Camino Gardens Blvd, Ste 202	Street Address:	2300 N.W. 89th Place Suite 300
Mailing Address City/ State/ Zip:	Boca Raton FL 33432	Mailing Address City/ State/ Zip:	Doral Florida 33172
Phone Number:	561-362-0220	Phone Number:	305-398-6100
Email:	eric@andersonarchitecture.com	Email:	vcarrodegus@banyanhealth.org

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



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

**Owner's Certificate
Variance**

OWNER'S CERTIFICATE

VAR-2024-4

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: Eric Anderson 02/27/2024

Signature: *Eric Anderson*



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

100 W. Atlantic Blvd Pompano Beach, FL 33060
 Phone: 954.786.4634 Fax: 954.786.4666

Variance Application

220 SW 2nd Street, Pompano Beach, FL 33060		RM-30
STREET ADDRESS		Zoning District
AVONDALE 6-29 B	3	48 to 50 51 to 53 54 to 55
Subdivision	Block	Lot
Representative or Agent's interest in property (Owner, Lessee, Etc)	Owner	
Has any previous application(s) been filed?	Yes _____ No <u>X</u>	
If Yes, give date of hearing and finding		

Owner's Representative or Agent	Landowner (Owner of Record)
ERIC ANDERSON	Spectrum Programs R E Holdings
Business Name (if applicable)	Business Name (if applicable)
ANDERSON ARCHITECTURE, INC.	Banyan Community Health Center, Inc
Print Name and Title	Print Name and Title
ERIC ANDERSON, PRINCIPAL	Vincent Carrodegua, President & CEO
Signature	Signature
Date	Date
02.21.24	2/21/2024
Street Address	Street Address
399 CAMINO GARDENS BLVD. SUITE 202	2300 NW 89th Place, Suite 300
Mailing Address City/ State/ Zip	Mailing Address City/ State/ Zip
BOCA RATON, FLORIDA 33432	Doral, FL 33172
Phone Number	Phone Number
561-362-0220	305-398-6100
Email eric@andersonarchitecture.com	Email maprigliano@banyanhealth.org
Indicate your preferred medium to receive agendas and notifications: _____ Mail <input checked="" type="checkbox"/> E-Mail	Indicate your preferred medium to receive agendas and notifications: _____ Mail <input checked="" type="checkbox"/> E-Mail



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

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 Fax: 954.786.4666

Variance Application

OWNER'S CERTIFICATE

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. I further certify that this request is not related to any existing violation of the zoning code.

Note: If this request is related to an existing zoning violation, please submit documentation as to the Special Master's disposition of the matter.

Owner's Name: Spectrum Programs R E Holdings, Inc. - Vincent Carrodeguas
(Print or Type)

Address: 2300 NW 89th Place, Suite 300

Doral, FL 33172

(Zip Code)

Phone: 305-398-6100

Email address: vcarrodeguas@banyanhealth.org

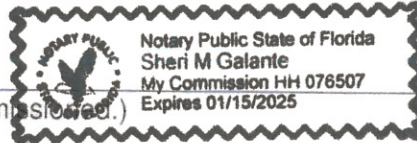

(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 21 day of February, 2024

NOTARY PUBLIC, STATE OF FLORIDA

Sheri M. Galante

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



- Personally know to me, or
- Produced identification:

(Type of Identification Produced)

2023 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 727350

Entity Name: BANYAN ASSET HOLDINGS, INC.

Current Principal Place of Business:

6100 BLUE LAGOON DRIVE, SUITE 400
MIAMI, FL 33126

Current Mailing Address:

6100 BLUE LAGOON DRIVE, SUITE 400
MIAMI, FL 33126 US

FEI Number: 23-7448238

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

CARRODEGUAS, VINCENT
6100 BLUE LAGOON DRIVE, SUITE 400
MIAMI, FL 33126 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: VINCENT CARRODEGUAS

02/01/2023

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title TREASURER
Name PALMAR, JOSEPH
Address 6100 BLUE LAGOON DRIVE, # 400
City-State-Zip: MIAMI FL 33126

Title SECRETARY
Name NIEBLA, MANUEL
Address 6100 BLUE LAGOON DRIVE, SUITE
 400
City-State-Zip: MIAMI FL 33126

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: VINCENT CARRODEGUAS

PRESIDENT & CEO

02/01/2023

Electronic Signature of Signing Officer/Director Detail

Date