



# BELAVAL LAW, PLLC

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May 4, 2023

City of Pompano Beach Building Department  
100 W Atlantic Blvd.  
Pompano Beach, FL 33060

RE: One East McNab Real Estate, LLC  
1 E McNab Road, Pompano Beach, FL 33060

To Whom It May Concern:

This law firm and the undersigned represent One East McNab Real Estate, LLC. with respect to its ownership and development of a property owned by it located at 1 E McNab Road, Pompano Beach, FL 33060. Attached is an authorization for CJM Construction, Inc. and Charles Marchitello and/or Ashley Raccioppi to act as One East McNab Real Estate LLC.'s agent for purposes of zoning and permitting only.

Thank you for your prompt attention to this matter. Please feel free to contact me at any time, if you have any questions or concerns, or if I can be of any further assistance.

Respectfully submitted,

Edgar Belaval, Esq.

cc:

**DRC**

PZ23-12000020  
08/02/2023


**CERTIFICATE OF AUTHORITY  
ONE EAST MCNAB REAL ESTATE, LLC**

WHEREAS, One East McNab Real Estate, LLC, a Florida limited liability company, is the owner of a property located at 1 East McNab Road in Pompano Beach, Florida;

WHEREAS, One East McNab Real Estate, LLC wishes to renovate the subject property which requires zoning and permitting by the City of Pompano Beach Building Department;

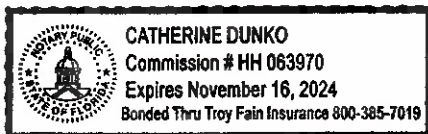
WHEREAS, it is the intent of One East McNab Real Estate, LLC to authorize CJM Construction, Inc., and Charles Marchitello and Ashley Raccioppi to act as agent for One East McNab Real Estate, LLC. for purposes of zoning and permitting only;

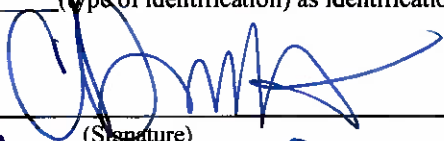
NOW THEREFORE, BE IT RESOLVED THAT the undersigned, Eugene Fontanini, being the Managing Member of One East McNab Real Estate, LLC., hereby consents and approves that CJM Construction, Inc., and Charles Marchitello and Ashley Raccioppi, are hereby authorized to act as agents of One East McNab Real Estate, LLC for purposes of zoning and permitting only, and execute any documents necessary and related to zoning and permitting of the property located at 1 East McNab Road in Pompano Beach, Florida, owned by One East McNab Real Estate, LLC.

  
By: Eugene Fontanini, as Managing Member of  
One East McNab Real Estate, LLC.

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of May, 2023, by Eugene Fontanini Eugene Fontanini, as Managing Member of One East McNab Real Estate, LLC, a Florida limited liability corporation, on behalf of the corporation. He [please check as applicable] / X is personally known to me, or has produced his (state) driver's license, or his (type of identification) as identification.



  
(Signature)  
Catherine Dunko  
(Printed Name)  
NOTARY PUBLIC, STATE OF FLORIDA  
11/16/24  
(Commission Expiration Date)

**DRC**

PZ23-12000020  
08/02/2023