



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

**P&Z#:** 22-11000015

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

**Development Application**

**Project Type:** Variance

**Submission #:** VAR-2022-9

Site Data			
<b>Project Name:</b>	2600 PALM AIRE	<b>Size of property:</b>	96633.0
<b>Street Address:</b>	2606 N Palm Aire Drive	<b>Number of units (Residential):</b>	99.0
<b>Folio Number(s):</b>	494204000145	<b>Total square feet of the building* (Non-Residential):</b>	
<b>Project Narrative:</b>	Variance from the requirements in Section 155.5203.D.5 of the Zoning Code to provide a minimum of 24 foot wide landscaped area between the vehicular use area and the building.		

Applicant		Landowner (Owner of Record)	
<b>Name:</b>		<b>Business Name (if applicable):</b>	PREMIUM 2600 PALM AIRE LLC
<b>Title:</b>		<b>Print Name:</b>	
<b>Street Address:</b>		<b>Street Address:</b>	712 SW 1 Street
<b>Mailing Address City/ State/ Zip:</b>		<b>Mailing Address City/ State/ Zip:</b>	Miami FL 33130
<b>Phone Number:</b>		<b>Phone Number:</b>	786-581-3651
<b>Email:</b>		<b>Email:</b>	jl@premiumdevelopment.us
ePlan agent (if different):			
<b>Name of ePlan agent:</b>			
<b>Email of ePlan agent:</b>			
<b>Phone Number of ePlan agent:</b>			

August 10, 2022

Attn.: Daniel Keester

Member of PREMIUM GROUP  
PREMIUM IMMOBILIEN AUSTRIA  
PREMIUM IMMOBILIEN GERMANY  
PREMIUM DEVELOPMENT IBERIA

**Re: Variance Application - Premium 2600 Palm Aire LLC**

Dear Mr. Keester:

Please be advised that I, Roger Karré, COO of Premium Development Inc., and Manager of Premium 2600 Palm Aire LLC, hereby authorize Javier Lorenzo to submit the Variance Application and all supporting documents on behalf of Premium 2600 Palm Aire LLC.

Sincerely,



Roger Karré



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

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

Zoning Board of Appeals 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.

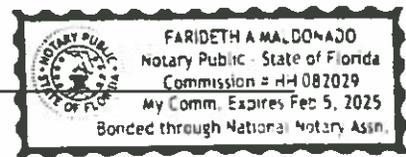
By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting 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).

Owner's Name: Premium 2600 Palm Aire LLC
(Print or Type)
Address: 712 SW 1st Street
Miami, FL 33101 (Zip Code)
Phone: (786) 581-3613
Email address: rk@premiumdevelopment.us
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 3rd day of August, 2022 by means of
[X] physical presence or [ ] online notarization.

NOTARY PUBLIC, STATE OF FLORIDA
Farideth Maldonado
(Name of Notary Public: Print, stamp, or Type as Commissioned.)

[X] Personally know to me, or
[ ] Produced identification:
(Type of Identification Produced)



## Daniel Keester

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**From:** Javier Lorenzo <jl@premiumdevelopment.us>  
**Sent:** Wednesday, August 10, 2022 3:15 PM  
**To:** Daniel Keester  
**Subject:** RE: Property Development Applications (Planning & Zoning Forms)-2606 Palm aire dr.

**EXTERNAL Email:** Do not reply, click links, or open attachments unless you recognize the sender's **EMAIL ADDRESS** as legitimate and know the contents are safe.

Daniel,

Roger Karre is the person who signed the Owner's Certificate.

Best Regards,

**Javier Lorenzo**

VP-Architecture and Planning

**Premium Development Inc.** | 712 SW 1<sup>st</sup> Street, Miami, FL 33130

Phone: (786)581 - 3651 | Cell: (786) 423-9014 | [www.premiumdevelopment.us](http://www.premiumdevelopment.us)

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## Detail by Entity Name

Florida Limited Liability Company  
PREMIUM 2600 PALM AIRE LLC

### Filing Information

<b>Document Number</b>	L21000064221
<b>FEI/EIN Number</b>	86-2124640
<b>Date Filed</b>	02/10/2021
<b>Effective Date</b>	02/10/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	12/16/2021
<b>Event Effective Date</b>	NONE

### Principal Address

712 SW 1st Street  
MIAMI, FL 33130

Changed: 03/30/2022

### Mailing Address

712 SW 1st Street  
MIAMI, FL 33130

Changed: 03/30/2022

### Registered Agent Name & Address

EISINGER LAW  
4000 HOLLYWOOD BLVD  
265-SOUTH  
HOLLYWOOD, FL 33021

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

PREMIUM DEVELOPMENT INC  
712 SW 1st Street  
MIAMI, FL 33130

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	03/30/2022

**Document Images**

<a href="#">03/30/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/16/2021 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/2021 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2021 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



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## Detail by Entity Name

Florida Profit Corporation  
PREMIUM DEVELOPMENT INC.

### Filing Information

**Document Number** P19000063106  
**FEI/EIN Number** 30-1206722  
**Date Filed** 08/12/2019  
**State** FL  
**Status** ACTIVE

### Principal Address

712 SW 1st Street  
MIAMI, FL 33130

Changed: 03/30/2022

### Mailing Address

712 SW 1st Street  
MIAMI, FL 33130

Changed: 03/30/2022

### Registered Agent Name & Address

EISINGER LAW  
4000 Hollywood Blvd.  
Ste 265-S  
Hollywood, FL 33021

Name Changed: 02/23/2021

Address Changed: 02/23/2021

### Officer/Director Detail

#### **Name & Address**

Title D

SCHOECKLER, HANNES  
712 SW 1st Street  
MIAMI, FL 33130

Title D

KARRE, ROGER  
712 SW 1st Street  
MIAMI, FL 33130

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	01/14/2020
2021	02/23/2021
2022	03/30/2022

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<a href="#">01/14/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/12/2019 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>