



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#: 23-11000008

## Development Application

**Project Type:** Variance

**Submission #:** VAR-2023-8

### Site Data

Project Name:	Shopper's Haven	Size of property:	435600.0
Street Address:	3301 N Federal Hwy	Number of units (Residential):	0.0
Folio Number(s):	4842 24 19 0010	Total square feet of the building* (Non-Residential):	200376.0
Project Narrative:	eliminate continuous curbing requirement		

Applicant	Landowner (Owner of Record)
Name:	Business Name (if applicable):
Matthew H. Scott, Esq.	W4C, LLC & NH 13, LLC
Title:	Print Name:
Dunay, Miskel and Backman, LLP	
Street Address:	Street Address:
14 SE 4th Street, Suite 36	1769 NE 33rd St.
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
Boca Raton FL 33064	Pompano Beach FL 33064
Phone Number:	Phone Number:
561-405-3350	954-247-9309
Email:	Email:
mscott@dmbblaw.com	CHP@partidgeequities.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**  
Variance

**OWNER'S CERTIFICATE**

VAR-2023-8

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.l).

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

**Name:** Matthew Scott 03/23/2023

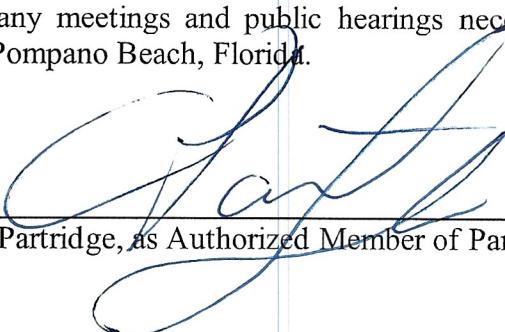
**Signature:** 

W4C, LLC  
1769 NE 33<sup>rd</sup> St.  
Pompano Beach, FL 33064

**Authorization and Letter of Representation**

W4C, LLC hereby authorizes Matthew Scott, Esq., and/or the law firm of DUNAY, MISKEL AND BACKMAN, LLP and to represent W4C, 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:

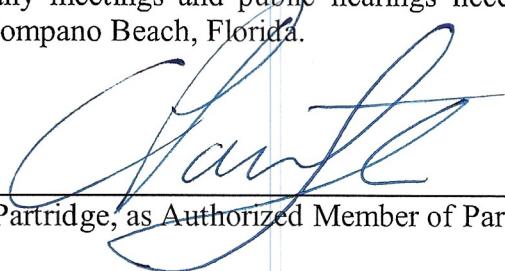
  
Chris Partridge, as Authorized Member of Parvel Holding, LLC

NH 13, LLC  
1769 NE 33<sup>rd</sup> St.  
Pompano Beach, FL 33064

**Authorization and Letter of Representation**

NH 13, LLC hereby authorizes Matthew Scott, Esq., and/or the law firm of DUNAY, MISKEL AND BACKMAN, LLP and to represent NH 13, 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:

  
Chris Partridge, as Authorized Member of Parvel Holding, LLC

**2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L21000383395

**Entity Name:** PARVEL HOLDING, LLC**FILED**

Mar 09, 2023

**Secretary of State**

9928429570CC

**Current Principal Place of Business:**1769 NE 33RD STREET  
POMPANO BEACH, FL 33064**Current Mailing Address:**150 E PALMETTO PARK RD  
SUITE 350  
BOCA RATON, FL 33432 UN**FEI Number:** 88-1167510**Certificate of Status Desired:** Yes**Name and Address of Current Registered Agent:**BOVARNICK, JEFFREY ESQ.  
150 E PALMETTO PARK RD  
SUITE 350  
BOCA RATON, FL 33432 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:**

---

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title	AMBR	Title	AMBR
Name	PARTRIDGE, CHRIS	Name	PARTRIDGE, CARMEN
Address	2250 NE 26TH STREET	Address	2250 NE 26TH STREET
City-State-Zip:	LIGHTHOUSE POINT FL 33064	City-State-Zip:	LIGHTHOUSE POINT FL 33064

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 a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

**SIGNATURE:** PARTRIDGE , CHRIS

MANAGER

03/09/2023

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Electronic Signature of Signing Authorized Person(s) Detail

Date

**2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L21000383446

**Entity Name:** NH 13, LLC**FILED**

Mar 09, 2023

**Secretary of State**

2818050531CC

**Current Principal Place of Business:**1769 NE 33RD STREET  
POMPANO BEACH, FL 33064**Current Mailing Address:**1769 NE 33RD STREET  
POMPANO BEACH, FL 33064**FEI Number:** 88-1167510**Certificate of Status Desired:** Yes**Name and Address of Current Registered Agent:**BOVARNICK, JEFFREY  
150 E PALMETTO PARK RD  
SUITE 350  
BOCA RATON, FL 33432 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:**

---

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title MGR

Name PARVEL HOLDING, LLC

Address 1769 NE 33RD STREET

City-State-Zip: POMPANO BEACH FL 33064

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 a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

**SIGNATURE:** PARTRIDGE , CHRIS

MANAGER

03/09/2023

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Electronic Signature of Signing Authorized Person(s) Detail

Date

**2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L21000383424

**Entity Name:** W4C, LLC**FILED**

Mar 09, 2023

**Secretary of State**

3144629333CC

**Current Principal Place of Business:**1769 NE 33RD STREET  
POMPANO BEACH, FL 33064**Current Mailing Address:**1769 NE 33RD STREET  
POMPANO BEACH, FL 33064**FEI Number:** 88-3704451**Certificate of Status Desired:** Yes**Name and Address of Current Registered Agent:**BOVARNICK, JEFFREY  
150 E PALMETTO PARK RD  
SUITE 350  
BOCA RATON, FL 33432 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:**

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title	MGR
Name	PARVEL HOLDING, LLC
Address	1769 NE 33RD STREET
City-State-Zip:	POMPANO BEACH FL 33064

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 a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

**SIGNATURE:** PARTRIDGE , CHRIS

MANAGER

03/09/2023

Electronic Signature of Signing Authorized Person(s) Detail

Date