



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

P&Z#: 23-11000008

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

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:		
msscott@dmbblaw.com	CHP@partidgeequities.com		

ePlan agent (if different):

Name of ePlan agent:	
Email of ePlan agent:	
Phone Number of ePlan agent:	



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

**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.I).

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: Matthew Scott

W4C, LLC
1769 NE 33rd 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 33rd 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

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

Title AMBR
Name PARTRIDGE, CARMEN
Address 2250 NE 26TH STREET
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

Electronic Signature of Signing Authorized Person(s) Detail

Date

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L21000383446

Entity Name: NH 13, LLC

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: POMPAN0 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

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L21000383424

Entity Name: W4C, LLC

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: POMPAN0 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