



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

P&Z#: 24-11000005

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

**Development Application**

**Project Type:** Variance

**Submission #:** VAR-2024-12

Site Data			
Project Name:	1347 E. Sample Road Generator Placement Variance	Size of property:	18765.0
Street Address:	1347 E. Sample Road	Number of units (Residential):	0.0
Folio Number(s):	484213030490	Total square feet of the building* (Non-Residential):	5589.0
Project Narrative:	A variance application related to the placement of the generator.		

Applicant		Landowner (Owner of Record)	
Name:	Matthew Scott, Esq. for Greenspoon Marder LLP	Business Name (if applicable):	CCDV Holdings LLC
Title:	Partner	Print Name:	CCDV Holdings LLC
Street Address:	200 E. Broward Boulevard, Suite 1800	Street Address:	7331 NW 25th Terrace
Mailing Address City/ State/ Zip:	Fort Lauderdale Florida 33301	Mailing Address City/ State/ Zip:	Boca Raton Florida 33496
Phone Number:	954-333-4372	Phone Number:	314-283-8738
Email:	matthew.scott@gmlaw.com	Email:	dane.pohlman@gmail.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-2024-12

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: Shane Zalonis for Greenspoon Marder LLP 05/17/2024

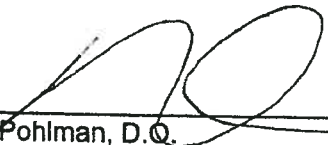
Signature: *Shane Zalonis*

CCDV Holdings LLC  
7331 N.W. 25<sup>th</sup> Terrace  
Boca Raton, FL 35496

Authorization and Letter of Representation

CCDV Holdings LLC hereby authorizes Matthew H. Scott, Esq. and/or the law firm of Greenspoon Marder LLP to represent CCDV Holdings LLC before all officials, bodies, instrumentalities and at any meetings and public hearings necessary in connection with the variance application for the property located at 1347 E. Sample Road in the City of Pompano Beach, Florida.

By: CCDV Holdings LLC

  
\_\_\_\_\_  
Dane Pohlman, D.O.  
Manager

STATE OF Florida ) ss  
COUNTY OF Broward )


I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, by \_\_\_\_\_ Dane Pohlman, Manager of CCDV Holdings LLC, a Florida Limited Liability Company, on behalf of the corporation. He/she is personally known to me or has produced \_\_\_\_\_ Known (Type of Identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of May, 2024.

NOTARY'S SEAL



My Commission Expires \_\_\_\_\_

  
\_\_\_\_\_  
FL Notary Public Signature  
Peter J. Kolosvary  
Name of Notary Public Typed, Printed or Stamped

**2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L22000112357

**Entity Name:** CCDV HOLDINGS LLC

**Current Principal Place of Business:**

7331 NW 25TH TERRACE  
BOCA RATON, FL 33496

**Current Mailing Address:**

7331 NW 25TH TERRACE  
BOCA RATON, FL 33496

**FEI Number: 88-1357300**

**Certificate of Status Desired: No**

**Name and Address of Current Registered Agent:**

ANGEL D. CORDOVA  
780 N.W. 42ND AVE., STE 325  
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:** \_\_\_\_\_

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title	MGR	Title	MGR
Name	DANE POHLMAN	Name	MONICA RORIGUEZ-PAZ
Address	7331 NW 25TH TERRACE	Address	7331 NW 25TH TERRACE
City-State-Zip:	BOCA RATON FL 33496	City-State-Zip:	BOCA RATON FL 33496

*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: DANE POHLMAN**

**MGR**

**03/07/2024**

Electronic Signature of Signing Authorized Person(s) Detail

Date

**Prepared by & Return to:**

Cynthia Cohen  
Empire Title Services, LLC  
3440 Hollywood Blvd, Suite 415  
Hollywood, FL 33021  
File Number: E22-0199

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## Warranty Deed

**This Warranty Deed** made this 28<sup>th</sup> day of April 2022, between **By the Sea, LLC, a Florida limited liability company**, whose post office address is **2801 NE 8th Court, Pompano Beach, FL 33062**, grantor, and **CCDV Holdings LLC, a Florida limited liability company**, whose post office address is **7331 NW 25th Terrace, Boca Raton, FL 33496**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

**Lot 1, less the external area formed by a 25 foot radius arc which is tangent to the West line of said Lot 1, and tangent to a line 30 feet North of and parallel to the South line of said Lot 1, and also less the South 30 feet of Lot 1; Lots 2 and 3, less the South 30 feet thereof, and Lots 47 and 48, all lots located in Block 10, NORTH POMPANO BEACH - SECTION 'B', according to the Plat thereof, as recorded in Plat Book 29, Page 16, of the Public Records of Broward County, Florida.**

**Parcel Identification Number: 484213-03-0490**

**Street Address: 1347 E. Sample Road, Pompano Beach, FL 33064**

**Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kimberlee De Biase  
Witness Signature

Kimberlee De Biase  
Witness Print Name

Amanda Medeiros  
Witness Signature

Amanda Medeiros  
Witness Print Name

By the Sea, LLC, a Florida limited liability company

By: Susan Crabtree  
Susan Crabtree, Managing Member

By: Frank Darden  
Frank Darden, Managing Member

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of April 2022 by Susan Crabtree, Managing Member and Frank Darden, Managing Member of By the Sea, LLC, a Florida limited liability company who  are personally known or  have produced FL Drivers licenses as identification.

Kimberlee De Biase  
Notary Public

Print Name: Kimberlee De Biase

My Commission Expires: 10/28/22



**Kimberlee Joanne De Biase**  
**COMMISSION # GG256345**  
**EXPIRES: Oct. 28, 2022**  
**Bonded Thru Aaron Notary**