



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

P&Z#: 23-11000006

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

**Development Application**

**Project Type:** Variance

**Submission #:** VAR-2023-2

**Site Data**

<b>Project Name:</b>	Homewood Hotel in Pompano	<b>Size of property:</b>	48154.0
<b>Street Address:</b>	599 N Federal Hwy	<b>Number of units (Residential):</b>	
<b>Folio Number(s):</b>	484236000440; 484236000442	<b>Total square feet of the building* (Non-Residential):</b>	225000.0
<b>Project Narrative:</b>	9 story hotel on the corner of NE 6th Street and N Federal Highway		

**Applicant**

**Landowner (Owner of Record)**

<b>Name:</b>	<b>Business Name (if applicable):</b>		
Stephen Tilbrook	HOTELS OF POMPANO BEACH LLC		
<b>Title:</b>	<b>Print Name:</b>		
Land Use Attorney, Keith, Akerman LLP	Sanjay Patel, President		
<b>Street Address:</b>	<b>Street Address:</b>		
201 East Las Olas Boulevard, Suite 1800	1220 Brookville Way		
<b>Mailing Address City/ State/ Zip:</b>	<b>Mailing Address City/ State/ Zip:</b>		
Fort Lauderdale FL 33301	Indianapolis	IN	46239
<b>Phone Number:</b>	<b>Phone Number:</b>		
954-463-2700	317-356-4000		
<b>Email:</b>	<b>Email:</b>		
stephen.tilbrook@akerman.com			

**ePlan agent (if different):**

<b>Name of ePlan agent:</b>	
<b>Email of ePlan agent:</b>	
<b>Phone Number of ePlan agent:</b>	



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**Owner's Certificate  
Variance**

**OWNER'S CERTIFICATE**

VAR-2023-2

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:** Stephen Tilbrook - Akerman LLP 02/15/2023

**Signature:** Stephen Tilbrook

## Owner Affidavit / Letter of Authorization

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

Broward County Florida  
Urban Planning Division  
1 N. University Drive, Box m102  
Plantation, FL 33324

RE: Hotels of Pompano Beach, LLC  
**Folios:** 484236000440 484236000442

To Whom It May Concern;

I, Sanjay Patel, am the managing member of **Hotels of Pompano Beach, LLC**, the owner of the Subject Property located at **505 & 599 N FEDERAL HIGHWAY, POMPANO BEACH FL 33062** (Folios: 484236000440 484236000442), and described in the legal description below:

### Parcel 1

That portion of the South 85 feet of the North 275 feet of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 48 South, Range 42 East, lying West of U.S. Highway No. 1, less the West 290 feet thereof, also known as:

The following described portion of Section 36, Township 48 South, Range 42 East: Commence at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36 and run N. 89°44'32" E., along the North line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36, for 290.00 feet; then S. 0°22'55" E. along a line parallel with and 290 feet East of, as measured at right angles to the West line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36 for 190.00 feet to the Point of Beginning of the following described parcel of land; thence continue S. 0°22'55" E. along the last described course for 85.00 feet; then N. 89°44'32" E., along a line parallel with and 275 feet South of, as measured at right angles to the North line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36 for 193.90 feet, to a point on a curve (said point being on the Westerly right-of-way line of U.S. #1 and bearing N. 87°41'24" W., from the radius point of the next described curve; thence Northeasterly along a circular curve to the right and along said Westerly right-of-way line of U.S. #1, having a radius of 5772.65 feet and a central angle of 0°50'41", for an arc distance of 85.11 feet; then S. 89°44'32" W., for 198.53 feet to the Point of Beginning, lying and being in Broward County, Florida.

### Parcel 2

A parcel of land lying in the Southeast 1/4 of Section 36, Township 48 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 48 South, Range 42 East, thence South 01°02'16" East, a distance of 35.00 feet, thence North 89°06'20" East, a distance of 290.00 feet to the Point of Beginning of this description, thence South 01°02'16" East, a distance of 155.00 feet, thence North 89°06'20" East, a distance of 199.02 feet to a point on a circular curve to the right, also on the West right-of-way line of US #1, thence northerly and easterly along said West right-of-way line along the arc of said curve, having a radius of 5772.65 feet, an arc distance of 155.35 feet to a point on the South right-of-way of Northeast Sixth Street. thence South 89°06'20" West, along said South right-of-way line, a distance of 210.78 feet to the Point of Beginning of this description, said lands situate, lying and being in Broward County, Florida, less and except all rights of way including but not limited to the land described in that certain Order of Taking Recorded in Official Records Book 28249, Page 313 of the Public Records of Broward County, Florida.

ALSO DESCRIBED AS:

A parcel of land lying in the Southeast 1/4 of Section 36, Township 48 South, Range 42 East. Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 48 South, Range 42 East, thence South 01°02'16" East, a distance of 35.00 feet, thence North 89°06'20" East, a distance of 290.00 feet to the Point of Beginning of this description, thence South 01°02'16" East, a distance of 155.00 feet, thence North 89°06'20" East, a distance of 199.02 feet to a point on a circular curve to the right, also on the West right-of-way line of US #1, thence northerly and easterly along said West right-of-way line along the arc of said curve, having a radius of 5772.65 feet, on arc distance of 130.47 feet to a point of compound curve of a circular curve, concave to the Southwest and having for its elements a Radius of 22.97 feet and a Central Angle of 94°42'27"; Thence run Northwesterly along the arc of said circular curve for an arc distance of 37.97 feet to a point of tangency on the South right-of-way of Northeast Sixth Street, thence South 89°06'20" West, along said South right-of-way line, a distance of 185.21 feet to the Point of Beginning.

On behalf of Hotels of Pompano Beach, LLC, I hereby authorize **KEITH, AKERMAN LLP (Stephen Tilbrook Esq.)** and **ADACHE GROUP ARCHITECTS** to act on our behalf to submit all necessary applications for entitlement and development related issues related to the Subject Property defined above.

Signature of owner/agent

Print Name

Sanjay Patel, President

Sanjay Patel

As President of

hotels of pompano beach, llc

STATE OF FLORIDA )

COUNTY OF ) ss:

Broward

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization this 16 day of February, 2023, by Sanjay Patel, who is:

☒ personally known to me; or

☐ produced a driver's license issued by the \_\_\_\_\_ Department of Highway Safety and Motor Vehicles as identification; or

☐ produced the following identification: \_\_\_\_\_



**GLORIA CANALES**  
Commission # GG 941540  
Expires December 19, 2023  
Bonded Thru Budget Notary Services

NOTARY PUBLIC, STATE OF FLORIDA

Gloria Canales  
(Print, Type or Stamp Commissioned Name of Notary Public)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
HOTELS OF POMPANO BEACH, LLC

### Filing Information

**Document Number** L22000339843  
**FEI/EIN Number** NONE  
**Date Filed** 08/02/2022  
**State** FL  
**Status** ACTIVE

### Principal Address

1220 BROOKVILLE WAY  
INDIANAPOLIS, IN 46239

### Mailing Address

1220 BROOKVILLE WAY  
INDIANAPOLIS, IN 46239

### Registered Agent Name & Address

COFFMAN, ERIC  
14 S.E. 4TH STREET, SUITE 36  
BOCA RATON, FL 33432

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

**PATEL, SANJAY**

1220 BROOKVILLE WAY  
INDIANAPOLIS, IN 46239

### Annual Reports

**No Annual Reports Filed**

### Document Images

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