



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

P&Z#: 23-17000006

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

Development Application

Project Type: Special Exceptions

Submission #: SPEX-2023-10

Site Data			
Project Name:	SoFlo Ceramic	Size of property:	2500.0
Street Address:	3749 N Federal Highway	Number of units (Residential):	
Folio Number(s):	484318010130	Total square feet of the building* (Non-Residential):	4853.0
Project Narrative:	Seeking Permit to use existing indoor shop space with no alterations or construction to wrap vehicles with vinyl		

Applicant		Landowner (Owner of Record)	
Name:		Business Name (if applicable):	
Zack Ramsey		Shabtai Investment Incorporated	
Title:		Print Name:	
Owner			
Street Address:		Street Address:	
11340 Heron Bay Blvd Apt 2523		5501 N Nob Hill Rd	
Mailing Address City/ State/ Zip:		Mailing Address City/ State/ Zip:	
Coral Springs	Florida 33076	Sunrise	Florida 33351
Phone Number:		Phone Number:	
607-333-0686		954-240-5699	
Email:		Email:	
zmr0629@gmail.com		raphael@tdwcloseout.com	

ePlan agent (if different):	
Name of ePlan agent:	
Email of ePlan agent:	
Phone Number of ePlan agent:	



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

Owner's Certificate
Special Exceptions

SPEX-2023-10

OWNER'S CERTIFICATE

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: Zachry Ramsey 07/20/2023

Signature: *Zachry Ramsey*

Shabtai Investments Incorporated

5501 N. Nob Hill Road

Sunrise, FL 33351

(954) – 240- 5699

To Whom It May Concern:

Zack Ramsey, with SoFlo Ceramics Inc., can conduct business out of 3749 N. Federal Highway Pompano Beach, FL 33064.

Best Regards,



Raphael Shabtai *RAS*

07/24/2023

2023 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P21000058626

**FILED
Feb 09, 2023
Secretary of State
3096560787CC**

Entity Name: SHABTAI INVESTMENTS INCORPORATED

Current Principal Place of Business:

5501 N NOB HILL RD
SUNRISE, FL 33351

Current Mailing Address:

5501 N NOB HILL RD
SUNRISE, FL 33351 US

FEI Number: 87-1354339

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SHABTAI, RAPHAEL
5501 N NOB HILL RD
SUNRISE, FL 33351 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

Officer/Director Detail :

Title P
Name SHABTAI, RAPHAEL
Address 5501 N NOB HILL RD
City-State-Zip: SUNRISE FL 33351

Title V
Name SHABTAI, DALIA
Address 5501 N NOB HILL RD
City-State-Zip: SUNRISE FL 33351

Title S AND T
Name SHABTAI, CHANEL
Address 5501 N NOB HILL RD
City-State-Zip: SUNRISE FL 33351

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 an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RAPHAEL SHABTAI

PRESIDENT

02/09/2023

Electronic Signature of Signing Officer/Director Detail

Date