



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#: 23-11000016

Development Application

Project Type: Variance

Submission #: VAR-2023-15

Site Data

Project Name:	Joey Accardi - Dock/Pier/Boat Lift	Size of property:	283759.0
Street Address:	855 S Federal Highway	Number of units (Residential):	0.0
Folio Number(s):	494306490010	Total square feet of the building* (Non-Residential):	
Project Narrative:	Variance required for t-dock and boat lift		

Applicant	Landowner (Owner of Record)
Name:	Business Name (if applicable):
John Piotrowski	Pompano Real Estate Investments LLC
Title:	Print Name:
President	
Street Address:	Street Address:
2670 N Federal Hwy	4250 N Federal Hwy
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
Lighthouse Point FL 33064	Lighthouse Point FL 33064
Phone Number:	Phone Number:
754-200-4852	954-520-4468
Email:	Email:
suzannew@yourdockexperts.com	joey@ja-ag.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-2023-15

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: John Piotrowski **07/11/2023**

Signature: 

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000146312

Entity Name: POMPANO REAL ESTATE INVESTMENTS, LLC**FILED****Feb 22, 2023****Secretary of State****9675211785CC****Current Principal Place of Business:**855 S. FEDERAL HIGHWAY
POMPANO BEACH, FL 33062**Current Mailing Address:**855 S. FEDERAL HIGHWAY
POMPANO BEACH, FL 33062 US**FEI Number:** 46-1428670**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**CASSO, JENNIFER ESQ.
855 S. FEDERAL HIGHWAY
POMPANO BEACH, FL 33062 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:** JENNIFER CASSO

02/22/2023

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MANAGER, PRESIDENT	Title	SECRETARY
Name	ACCARDI, JOSEPH T	Name	CHAPMAN, JULIE
Address	855 S. FEDERAL HIGHWAY	Address	855 S. FEDERAL HIGHWAY
City-State-Zip:	POMPANO BEACH FL 33062	City-State-Zip:	POMPANO BEACH FL 33062
Title	AUTHORIZED REPRESENTATIVE		
Name	CASSO, JENNIFER ESQ.		
Address	855 S. FEDERAL HIGHWAY		
City-State-Zip:	POMPANO BEACH FL 33062		

*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:** JULIE CHAPMAN

SECRETARY

02/22/2023

Electronic Signature of Signing Authorized Person(s) Detail

Date

THE DOCK EXPERTS



City of Pompano Beach
Department of Development Services P&Z#: _____
Planning & Zoning Division

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

Zoning Board of Appeals Application

Zoning Board of Appeals Application (Check all that apply)

Zoning Board of Appeals Application (Select one of the following)			
Special Exception	Variance	Major Temporary Use	Interim Use Permit
Street Address: 855 S. Federal Hwy, Pompano Beach, FL 33062	Folio Number: 494306490010	Zoning District: Pompano Beach	
Subdivision: Pomo Co. Plat 154-7B Parcel 'A' + N 300 ft NW 1/4 of SW 1/4 lying West of Federal Hwy (US 1) b-49-43	Block:	Lot:	
Date of Required Pre-Application Meeting:			

Project Information	
Request:	Install (17) wood pier piles, frame + construct 50'x5' pier dock and 25'x5' + dock, and installation of (8) lift piles, and installation of used boat lift.
Representative or Agent's interest in property (Owner, Lessee, Etc):	The Dock Experts LLC
Have any previous applications been filed? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, give date of hearing and/or appeal #: _____

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): The Dock Experts LLC	Business Name (if applicable): Pompano Real Estate Investments LLC
Print Name and Title: John Piotrowski, President	Print Name and Title: Julie Chapman, Secretary
Signature: 	Signature:
Date: 6/21/23	Date: 6/19/23
Street Address: 2670 N Federal Hwy	Street Address: 4250 N Federal Hwy
Mailing Address City/ State/ Zip: Lighthouse Point, FL 33064	Mailing Address City/ State/ Zip: Lighthouse Point, FL 33064
Phone Number: 754.200.4852	Phone Number: 954.520.4468
Email: info@yourdockexperts.com suzanne@yourdockexperts.com	Email: joey@ja-ag.com

THE DOCK EXPERTS



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Zoning Board of Appeals Application

OWNER'S CERTIFICATE

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. I further certify that this request is not related to any existing violation of the zoning code.

Note: If this request is related to an existing zoning violation, please submit documentation as to the Special Master's disposition of the matter.

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).

Owner's Name: Pompano Real Estate Investments, LLC
(Print or Type)
Address: 855 S Federal Hwy
Pompano Beach, FL 33062
(Zip Code)
Phone: 954.441.3629
Email address: julie@ja-aq.com

(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 19 day of June, 2023 by means of
 physical presence or online notarization.


NOTARY PUBLIC, STATE OF FLORIDA
Rachel Goetze

(Name of Notary Public: Print, stamp, or Type as Commissioned.)



Rachel A Goetze
Comm.: HH 227998
Expires: Feb. 13, 2026
Notary Public - State of Florida

Personally know to me, or
 Produced identification: _____
(Type of Identification Produced)