



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

P&Z#: 22-17000009

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

Development Application

Project Type: Special Exceptions

Submission #: SPEX-2022-13

Site Data			
Project Name:	Northwest 33rd Street Parking Lot	Size of property:	449974.0
Street Address:	NW 33 Street (parking lot)	Number of units (Residential):	
Folio Number(s):	4842 21 07 0070	Total square feet of the building* (Non-Residential):	
Project Narrative:	Special Exception request for Outdoor Storage as principal use.		

Applicant		Landowner (Owner of Record)	
Name:	Christopher Lall, Bohler Engineering	Business Name (if applicable):	33 NW 33rd St Industrial LLC
Title:		Print Name:	
Street Address:	1900 NW Corporate Boulevard, Suite 101E	Street Address:	28-18 Steinway Street
Mailing Address City/ State/ Zip:	Boca Raton FL 33431	Mailing Address City/ State/ Zip:	Astoria NY 11103
Phone Number:	561-571-0280	Phone Number:	631-241-0938
Email:	clall@bohlereng.com	Email:	Faheem@criteriongroup.com

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



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: Christopher Lall 08/15/2022

Signature: Christopher Lall

Development Details				
FIELD LABEL	FIELD VALUE	LAST UPDATED	UPDATED BY	
Estimated Date of Construction	2023	August 15, 2022	Christopher Lall	Edit
Estimated Construction Value of the Development	Less than \$250,000	August 15, 2022	Christopher Lall	Edit
Project Name	Northwest 33rd Street Parking Lot	August 15, 2022	Christopher Lall	Edit
Project Narrative	Special Exception request for Outdoor Storage as principal use.	August 15, 2022	Christopher Lall	Edit
Size of the Property	449974.0	August 15, 2022	Christopher Lall	Edit
Owner Information				
FIELD LABEL	FIELD VALUE	LAST UPDATED	UPDATED BY	
Owner Company	33 NW 33rd St Industrial LLC	August 15, 2022	Christopher Lall	Edit
Owners Phone	6312410938	August 15, 2022	Christopher Lall	Edit
Owner's Email	Faheem@criteriongroup.com	August 15, 2022	Christopher Lall	Edit
Owner's Street Address	28-18 Steinway Street	August 15, 2022	Christopher Lall	Edit
Owner's State	NY	August 15, 2022	Christopher Lall	Edit
Owner's City	Astoria	August 15, 2022	Christopher Lall	Edit
Owner's Zipcode	11103	August 15, 2022	Christopher Lall	Edit

APPLICANT

Christopher Lall

Email: FL-permits@bohlereng.com

LETTER OF AUTHORIZATION

To Whom It May Concern:

This letter authorizes Bohler Engineering FL, LLC to act on behalf of 33 NW 33rd St. Industrial LLC, regarding permits and applications for site plan approval through the City of Pompano Beach necessary for the development of proposed outdoor storage located within the parcel at NW 33rd Street, Pompano Beach, FL 33064.

Signature: 

YUNG CHING SIU
Name (printed)

STATE OF NEW YORK
COUNTY OF QUEENS

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 12th day of AUGUST, 2022, by YUNG CHING SIU _____ as MANAGER of 33 NW 33RD INDUSTRIAL LLC _____, on behalf of the corporation. They are personally known to me or have produced PASSPORT as identification and (did/did not) take oath.

SALIM JUBAIRE
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01SA6338006
QUALIFIED IN QUEENS COUNTY
COMMISSION EXPIRES FEB 29, 2024


Notary Public
Jubaire Salim
Print Name
Commission No. 01SA6338006
Expiration Date: 02/29/2024