



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

P&Z#: 22-17000013

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

Development Application

Project Type: Special Exceptions

Submission #: SPEX-2022-18

Site Data			
Project Name:	Zoning Exception to Use Facility as a Church	Size of property:	2306.0
Street Address:	2310 NW 3rd Avenue	Number of units (Residential):	
Folio Number(s):	4842 26 AK 0010	Total square feet of the building* (Non-Residential):	
Project Narrative:	We are applying for this exception so we can use this facility as a church. We are in the process of purchasing the property and the contract is contingent that the property is approved for a zoning exception. We believe this will be a positive impact to the community. Currently, the facility is zoned as B2 so we want to use it to hold our worship services. Our church name is House of Bethany International. The property requires minor remodeling such as taking down an interior wall to make it more open concept for a sanctuary and building an additional office.		

Applicant		Property Owner of Record	
Name:	Jennifer Eads	Business Name (if applicable):	B&E Properties Group LLC
Title:	Pastor	Print Name:	
Street Address:	2550 NW 62nd Avenue	Street Address:	2310 NW 3rd ave
Mailing Address City/ State/ Zip:	Margate Florida 33063	Mailing Address City/ State/ Zip:	Pompano Beach FL 33060
Phone Number:	856-283-8752	Phone Number:	561-436-9595
Email:	houseofbethanyascend@gmail.com	Email:	bobheliopolis@gmail.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: Bob Habib 10/13/2022

Signature: *Bob Habib*

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L04000034081

Entity Name: B & E PROPERTIES GROUP, LLC

Current Principal Place of Business:

10288 HUNT CLUB LANE
PALM BEACH GARDENS, FL 33418

Current Mailing Address:

10288 HUNT CLUB LANE
PALM BEACH GARDENS, FL 33418

FEI Number: 20-1081374

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ISHAK, EMAD
10288 HUNT CLUB LANE
PALM BEACH GARDENS, FL 33418 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	ISHAK, EMAD	Name	HABIB, BAHER
Address	10288 HUNT CLUB LANE	Address	7491 RIDGEFIELD LANE
City-State-Zip:	PALM BEACH GARDENS FL 33418	City-State-Zip:	LAKE WORTH FL 33467

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: BAHER HABIB

CEO

03/28/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date