



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

P&Z#: 24-15000003

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

Development Application

Project Type: Temporary Use Permits

Submission #: TEMP-2024-5

Site Data			
Project Name:	Restaurant Temporary Storage	Size of property:	43248.0
Street Address:	1621 N Dixie Highway	Number of units (Residential):	
Folio Number(s):	484226480020	Total square feet of the building* (Non-Residential):	
Project Narrative:	The Applicant is proposing a temporary storage container to store restaurant chairs and tables during off-season months.		

Applicant		Landowner (Owner of Record)	
Name:	Chris Brown	Business Name (if applicable):	PBDIX LLC
Title:	Managing Member, RMA	Print Name:	Ilias A. Moshakos
Street Address:	2302 E Atlantic Blvd	Street Address:	6510 Chapel Hill Road
Mailing Address City/ State/ Zip:	Pompano Beach Florida 33062	Mailing Address City/ State/ Zip:	Raleigh North Carolina 270607
Phone Number:	561-706-5545	Phone Number:	919-274-6788
Email:	chris@rma.us.com	Email:	lou@lmrest.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
Temporary Use
Permits
TEMP-2024-5

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 J. Brown 04/01/2024

Signature: *Christopher J. Brown*



TEMPORARY USE PERMIT APPLICATION FOR 1621 N. DIXIE HIGHWAY

POMPANO BEACH, FLORIDA

AUTHORIZATION FOR AGENT TO REPRESENT PBDIX, LLC

I, Illias Lou Moshakos, acting as managing member of PB DIX, LLC, owner of property at 1621 N. Dixie Highway ("Property"), Pompano Beach, FL 33060, do hereby authorize as my agent, Christopher J. Brown, Managing Member of RMA Real Estate Services, LLC, to file a temporary use permit on the Property with the City of Pompano Beach, including but not limited to the first year of the temporary use and any subsequent filings for further extensions.

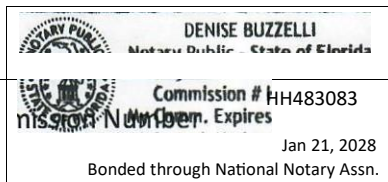
The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 2nd day of April 2024, by Illias A. Moshakos, as the Managing Member of PB DIX, LLC, who is personally known to me or who has produced his drivers license as identification.

[Handwritten signature]

NOTARY PUBLIC STATE OF Florida

[Handwritten signature: Denise Buzzelli]

Name of Acknowledger, Typed, Printed or Stamped

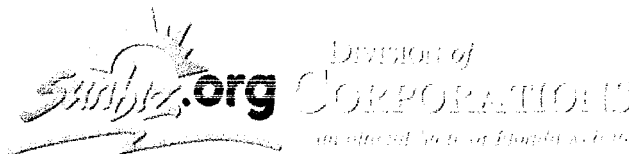


[Handwritten signature: Denise Buzzi] Q 24

Co

Family Owned and Locally Operated





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Detail by Entity Name

Florida Limited Liability Company
PBDIX LLC

Filing Information

Document Number	L23000553199
FEI/EIN Number	NONE
Date Filed	12/15/2023
Effective Date	01/01/2024
State	FL
Status	ACTIVE

Principal Address

6510 CHAPEL HILL RD
RALEIGH, NC 27607 UN

Mailing Address

6510 CHAPEL HILL RD
RALEIGH, NC 27607 UN

Registered Agent Name & Address

BALOCCO & ABRIL PLLC
4332 EAST TRADEWINDS AVENUE
LAUDERDALE-BY-THE-SEA, FL 33308

Authorized Person(s) Detail

Name & Address

Title MGR

MOSHAKOS, ILIAS A
6510 CHAPEL HILL RD
RALEIGH, NC 27607 UN

Title MGR

MOSHAKOS, JOY
6510 CHAPEL HILL RD
RALEIGH, NC 27607 UN

Title AP

MOSHAKOS, AMBER
6510 CHAPEL HILL RD
RALEIGH, NC 27607 UN

Annual Reports

No Annual Reports Filed

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