



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#: 22-11000021

Development Application

Project Type: Variance

Submission #: VAR-2023-9

Site Data

Project Name:	Hibiscus Park Townhomes	Size of property:	21339.0
Street Address:	3213 SE 7th Street	Number of units (Residential):	7.0
Folio Number(s):	4943 06 12 0010	Total square feet of the building* (Non-Residential):	0.0
Project Narrative:	Variance to multiple sections - please see attached narrative.		

Applicant	Landowner (Owner of Record)
Name:	Business Name (if applicable):
Courtney Callahan Crush	Horizon Time, LLC
Title:	Print Name:
Attorney	
Street Address:	Street Address:
888 E Las Olas Blvd, Suite 201	2750 NE 185th Street, Suite 201
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
Fort Lauderdale Florida 33301	Aventura Florida 331820
Phone Number:	Phone Number:
954-632-3388	954-632-3388
Email:	Email:
CCrush@CRUSHLAW.COM	CCrush@crushlaw.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-2023-9

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: Courtney Callahan Crush **03/29/2023**

Signature: *Courtney Callahan Crush*

Horizon Time, LLC

December 22, 2022

Asceleta Hammond
City Clerk
City Of Pompano Beach
100 W Atlantic Blvd.,
Second Floor
Pompano Beach, FL 33060

Re: Property Located 3213 SE 7th Street In the City of Pompano Beach, Florida (the "Property")

Dear Ms. Hammond,

Horizon Time, LLC, authorizes Casa Modena, LLC, to process a variance application on the property and acknowledges Crush Law, P.A. as the agent of Casa Modena, LLC.

Sincerely,

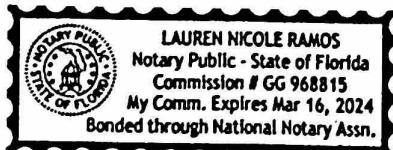
By:

Name: Richard A. Pendleton
Title: Manager

STATE OF FLORIDA
COUNTY OF BROWARD

The forgoing instrument was acknowledged before me this day of December 2022,
by Richard A. Pendleton who [] is personally known to me or has
produced Driver's License as identification.

[SEAL]



Notary Public State of Florida

Lauren N. Ramos

Printed Name of Notary

My commission expires: March 16, 2024

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L14000111974

Entity Name: HORIZON TIME LLC**FILED**

Jan 23, 2023

Secretary of State

9180762851CC

Current Principal Place of Business:2750 NE 185TH ST
SUITE 201
AVENTURA, FL 33180**Current Mailing Address:**2750 NE 185TH ST
SUITE 201
AVENTURA, FL 33180 US**FEI Number:** 47-1398395**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**MONTELLO, LOUIS R
2750 NE 185TH ST
SUITE 201
AVENTURA, FL 33180 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:** LOUIS R MONTELLO

01/23/2023

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MANAGER
Name	PENDLETON, RICHARD A
Address	C/O MONTELLO LAW 2750 NE 185TH ST SUITE 201
City-State-Zip:	AVENTURA FL 33180

*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:** RICHARD A. PENDLETON

MANAGER

01/23/2023

Electronic Signature of Signing Authorized Person(s) Detail

Date