



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

P&Z#: 23-15000008

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

Development Application

Project Type: Temporary Use Permits (Interim Use Permit) **Submission #:** TEMP-2023-11

| Site Data | | | |
|--------------------|----------------------------|---|---------|
| Project Name: | 1350 S Ocean Boulevard | Size of property: | 33450.0 |
| Street Address: | 1209-1213 S Ocean Blvd | Number of units (Residential): | |
| Folio Number(s): | 494306050040, 494306000080 | Total square feet of the building* (Non-Residential): | |
| Project Narrative: | Temporary Sales Center | | |

| Applicant | | | Landowner (Owner of Record) | | |
|-----------------------------------|--|--|--|--|--|
| Name: | | | Business Name (if applicable): | | |
| Andrea Harper, KEITH | | | | | |
| Title: | | | Print Name: | | |
| Senior Planner | | | Montana Enterprises + Beachcomber Villas | | |
| Street Address: | | | Street Address: | | |
| 301 East Atlantic Boulevard | | | 1200 S Ocean Blvd | | |
| Mailing Address City/ State/ Zip: | | | Mailing Address City/ State/ Zip: | | |
| Pompano Beach FL 33060 | | | Pompano Beach Florida 33062 | | |
| Phone Number: | | | Phone Number: | | |
| 561-867-1652 | | | 917-808-5148 | | |
| Email: | | | Email: | | |
| aharper@keithteam.com | | | gKnobloch@relatedgroup.com | | |

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



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

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

Owner's Certificate
Temporary Use
Permits (Interim Use
Permit)
TEMP-2023-11

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: Andrea Harper 08/08/2023

Signature: Andrea Harper

Owner Affidavit / Letter of Authorization

City of Pompano Beach
Department of Development Services
Management
100 W. Atlantic Blvd.
Pompano Beach, FL 33060

Broward County Florida
Planning and Development
1 N. University Drive, Box m102
Plantation, FL 33324

RE: Montana Enterprises Inc
1200 S Ocean Blvd
Pompano Beach, Fl 33062
Folios: [494306000080](#)

To Whom It May Concern;

State of Florida
County of Broward

I, Ronald Russell, am the authorized agent of **Montana Enterprises Inc**, the owner of property located at **1213 S Ocean Boulevard, Pompano Beach, Fl 33062** and described in the legal description.

THE SOUTH 75 FEET OF THE NORTH 320 FEET OF THE WEST 220 FEET OF THE EAST 280 FEET OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, TOWNSHIP 49 SOUTH, RANGE 43 EAST, SECTION 6, BROWARD COUNTY, FLORIDA.

We hereby authorize **KEITH**, to act on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of owner/agent [Handwritten Signature] Print Name Ronald Russe/11

Sworn and subscribed to before me this 9 day of Aug, 2022
He/she is personally known to me or
Has presented as identification.



Signature of Notary Public [Handwritten Signature]

Arielle Uro 8/9/2022

Print Name Diego Soto
8/9/2022

Witness [Handwritten Signature] Date

Date

Witness

2023 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P97000013212

Entity Name: MONTANA ENTERPRISES, INC.

Current Principal Place of Business:

1200 SO OCEAN BLVD.
POMPANO BEACH, FL 33062

Current Mailing Address:

1200 SO OCEAN BLVD.
POMPANO BEACH, FL 33062

FEI Number: 65-0739324

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

RONALD, RUSSELL JJR
1200 S. OCEAN BLVD
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: _____

Electronic Signature of Registered Agent

_____ Date

Officer/Director Detail :

Title O
Name RUSSELL, CHARLES
Address 1200 S. OCEAN BLVD
City-State-Zip: POMPANO BEACH FL 33062

Title O
Name RUSSELL, RONALD
Address 1200 S. OCEAN BLVD
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 an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RONALD RUSSELL

O

02/07/2023

Electronic Signature of Signing Officer/Director Detail

Date

Owner Affidavit / Letter of Authorization

City of Pompano Beach

Broward County Florida

Department of Development Services

Planning and Development

Management

100 W. Atlantic Blvd.

1 N. University Drive, Box m102

Pompano Beach, FL 33060

Plantation, FL 33324

RE: The Beachcomber Villas Inc

1200 S Ocean Blvd

Pompano Beach, FL 33062

Folios: [494306050040](#)

To Whom It May Concern;

State of Florida

County of Broward

I, Ronald Russell, am the authorized agent of **The Beachcomber Villas Inc**, the owner of property located at **1209 S Ocean Drive, Pompano Beach, FL 33062** and described in the legal description.

JELKS PALM ISLAND SUB POMPANO BEACH 2-35 B LOT 1, 2 BLK 2

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 16,950 SQUARE FEET (0.39 ACRES), MORE OR LESS.

We hereby authorize **KEITH**, to act on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of owner/agent

Print Name

[Handwritten Signature]

Ronald Russell

Sworn and subscribed to before me this 9 day of Aug, 20 22

He/she is personally known to me or
Has presented as identification.



Signature of Notary Public

[Handwritten Signature]

Aracelle Vaso

8/9/2022

Print Name

Witness

Date

Diego Soto

[Handwritten Signature]

8/9/2022

Witness

Date

2023 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 206141

FILED
Feb 07, 2023
Secretary of State
7455616092CC

Entity Name: THE BEACHCOMBER VILLAS INC

Current Principal Place of Business:

1200 S OCEAN BLVD
POMPANO BEACH, FL 33062

Current Mailing Address:

1200 S OCEAN BLVD
POMPANO BEACH, FL 33062

FEI Number: 59-0810913

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

RONALD RUSSELL
1200 SO. OCEAN BLVD.
POMPANO BCH, FL 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

Officer/Director Detail :

Title P
Name **RUSSELL, RONALD J**
Address 1200 SOUTH OCEAN BLVD
City-State-Zip: POMPANO BEACH FL 33062

Title TS
Name RUSSELL, MAUREEN
Address 1200 SOUTH OCEAN BLVD
City-State-Zip: POMPANO BEACH FL 33062

Title VP
Name RUSSELL, CHARLES
Address 1200 SOUTH OCEAN BLVD
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 an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RONALD J RUSSELL

P

02/07/2023

Electronic Signature of Signing Officer/Director Detail

Date

***MINUTES OF THE
BOARD OF DIRECTORS
MEETING OF
MONTANA ENTERPRISES, INC.***

A regular meeting of the Board of Directors of the above corporation was held on August 8, 2019 at 10:00 am at the corporation's place of business.

The purpose of the meeting: The board of directors is to designate Ronald Russell to be the authorized representative for the entitlement and devolvement project.

I. QUORUM. A quorum was declared present based on the following Shareholders who were present or represented by proxy as follows:

- Shareholder: Maureen Russell
Number of Shares: 20%
The Shareholder was represented in person.

- Shareholder: Ronald Russell
Number of Shares: 20%
The Shareholder was represented in person.

- Shareholder: Charles Russell
Number of Shares: 20%
The Shareholder was represented in person.

- Shareholder: Cecilia Russell
Number of Shares: 20%
The Shareholder was represented in person.

- Shareholder: Elileen Russell
Number of Shares: 20%
The Shareholder was represented in proxy.

The following corporate actions were taken by appropriate motions duly made, seconded, and adopted by the majority vote of the Shareholders entitled to vote (unless a higher voting approval is stated).

II. BORROWING RESOLUTION. The board authorized and designates Ronald Russell to be the authorized representative for the entitlement and devolvement project.

The form of resolution by the above lender was adopted and a copy is attached. The attached resolution states the names of the persons who are authorized to request loan advances. The Officers are authorized to take all actions and to sign all documents reasonably needed to carry out this loan transaction.

There being no further business, the meeting was duly adjourned.



Maureen Russell
Secretary

***MINUTES OF THE
BOARD OF DIRECTORS
MEETING OF
THE BEACHCOMBER VILLAS, INC.***

A regular meeting of the Board of Directors of the above corporation was held on August 8, 2022 at 10:00 am at the corporation's place of business.

The purpose of the meeting: The board of directors is to designate Ronald Russell to be the authorized representative for the entitlement and devolvement project.

I. QUORUM. A quorum was declared present based on the following Shareholders who were present or represented by proxy as follows:

- Shareholder: Maureen Russell
Number of Shares: 20%
The Shareholder was represented in person.

- Shareholder: Ronald Russell
Number of Shares: 20%
The Shareholder was represented in person.

- Shareholder: Charles Russell
Number of Shares: 20%
The Shareholder was represented in person.

- Shareholder: Cecilia Russell
Number of Shares: 20%
The Shareholder was represented in person.

- Shareholder: Elileen Russell
Number of Shares: 20%
The Shareholder was represented in proxy.

The following corporate actions were taken by appropriate motions duly made, seconded, and adopted by the majority vote of the Shareholders entitled to vote (unless a higher voting approval is stated).

II. BORROWING RESOLUTION. The board authorized and designates Ronald Russell to be the authorized representative for the entitlement and devolvement project.

The form of resolution by the above lender was adopted and a copy is attached. The attached resolution states the names of the persons who are authorized to request loan advances. The Officers are authorized to take all actions and to sign all documents reasonably needed to carry out this loan transaction.

There being no further business, the meeting was duly adjourned.



Maureen Russell
Secretary

***MINUTES OF THE
BOARD OF DIRECTORS
MEETING OF
MONTANA ENTERPRISES, INC.***

A regular meeting of the Board of Directors of the above corporation was held on August 8, 2022 at 10:00 am at the corporation's place of business.

The purpose of the meeting: The board of directors is to designate Ronald Russell to be the authorized representative for the entitlement and devolvement project.

I. QUORUM. A quorum was declared present based on the following Shareholders who were present or represented by proxy as follows:

- Shareholder: Maureen Russell
Number of Shares: 20%
The Shareholder was represented in person.

- Shareholder: Ronald Russell
Number of Shares: 20%
The Shareholder was represented in person.

- Shareholder: Charles Russell
Number of Shares: 20%
The Shareholder was represented in person.

- Shareholder: Cecilia Russell
Number of Shares: 20%
The Shareholder was represented in person.

- Shareholder: Elileen Russell
Number of Shares: 20%
The Shareholder was represented in proxy.

The following corporate actions were taken by appropriate motions duly made, seconded, and adopted by the majority vote of the Shareholders entitled to vote (unless a higher voting approval is stated).

II. BORROWING RESOLUTION. The board authorized and designates Ronald Russell to be the authorized representative for the entitlement and devolvement project.

The form of resolution by the above lender was adopted and a copy is attached. The attached resolution states the names of the persons who are authorized to request loan advances. The Officers are authorized to take all actions and to sign all documents reasonably needed to carry out this loan transaction.

There being no further business, the meeting was duly adjourned.



Maureen Russell
Secretary

***MINUTES OF THE
BOARD OF DIRECTORS
MEETING OF
THE BEACHCOMBER VILLAS, INC.***

A regular meeting of the Board of Directors of the above corporation was held on August 8, 2022 at 10:00 am at the corporation's place of business.

The purpose of the meeting: The board of directors is to designate Ronald Russell to be the authorized representative for the entitlement and devolvement project.

I. QUORUM. A quorum was declared present based on the following Shareholders who were present or represented by proxy as follows:

- Shareholder: Maureen Russell
Number of Shares: 20%
The Shareholder was represented in person.

- Shareholder: Ronald Russell
Number of Shares: 20%
The Shareholder was represented in person.

- Shareholder: Charles Russell
Number of Shares: 20%
The Shareholder was represented in person.

- Shareholder: Cecilia Russell
Number of Shares: 20%
The Shareholder was represented in person.

- Shareholder: Elileen Russell
Number of Shares: 20%
The Shareholder was represented in proxy.

The following corporate actions were taken by appropriate motions duly made, seconded, and adopted by the majority vote of the Shareholders entitled to vote (unless a higher voting approval is stated).

II. BORROWING RESOLUTION. The board authorized and designates Ronald Russell to be the authorized representative for the entitlement and devolvement project.

The form of resolution by the above lender was adopted and a copy is attached. The attached resolution states the names of the persons who are authorized to request loan advances. The Officers are authorized to take all actions and to sign all documents reasonably needed to carry out this loan transaction.

There being no further business, the meeting was duly adjourned.



Maureen Russell
Secretary