



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

P&Z#: 23-11000009

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

Development Application

Project Type: Variance

Submission #: VAR-2023-6

Site Data

Project Name:	Pompano Townhomes	Size of property:	23783.0
Street Address:	1531-1537 N Dixie Hwy	Number of units (Residential):	10.0
Folio Number(s):	4842 26 47 0010	Total square feet of the building* (Non-Residential):	0.0
Project Narrative:	New 10-unit townhouse development seeking Type "C" buffer relief along west property line per Residential Compatibility Standards		

Applicant

Landowner (Owner of Record)

Name:	Business Name (if applicable):		
John Rinaldi	POMPANO BEACH CRA		
Title:	Print Name:		
Planner, KEITH	Attn: Nguyen Tran		
Street Address:	Street Address:		
301 E Atlantic Blvd	100 W Atlantic Blvd		
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:		
Pompano Beach Florida 33060	Pompano Beach Florida 33060		
Phone Number:	Phone Number:		
954-788-3400	954-786-5535		
Email:	Email:		
Jrinaldi@keithteam.com	Nguyen.Tran@copbfl.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-2023-6

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: John A. Rinaldi 03/07/2023

Signature: John A. Rinaldi

LETTER OF AUTHORIZATION

City of Pompano Beach
Planning and Zoning Department
100 W Atlantic Blvd.
Pompano Beach, FL 33060

Broward County
Urban Planning Division
1 N University Drive
Plantation, FL 33324

RE: FD Construction Consulting, Inc.
3534 NW 116th Terrace
Coral Springs, FL 33065

Folio: 484226470010

To Whom It May Concern:

I, NGUYEN TRAN, am the authorized agent of Pompano Beach Community Redevelopment Agency, the owner of property located at 1531-1537 N Dixie Highway, Pompano Beach, FL 33060 and described in the legal description.

POMPANO TERRACE 10-11 B LOTS 1 THRU 11 BLK 4, LESS RD R/W

Said land is situated in the City of Pompano Beach, Broward County, Florida.

We hereby authorize Keith & Associates, Inc. (KEITH), to act on our behalf to submit all necessary applications for entitlement and development related issues.

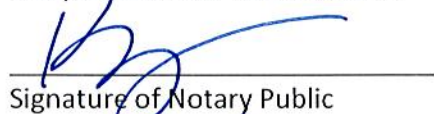
Signature of owner/agent

Print Name



NGUYEN TRAN

Sworn and subscribed to before me this 24th day of January, 2023
He/she is personally known to me or
Has presented as identification.



David Mulder

1/24/2023

Signature of Notary Public

Witness

Date

Kimberly Vazquez

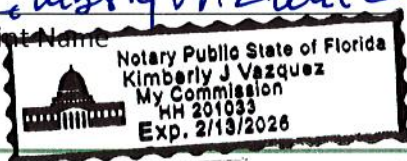
Michelle Klein

1/24/2023

Print Name

Witness

Date



www.KEITHteam.com



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Phone: 954.786.4679 Fax: 954.786.4666

Owner's Certificate
Development
Application (Site Plan
& Building Design)
MSP-2023-4

OWNER'S CERTIFICATE

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Name:

01/20/2023

Signature:

NGUYEN TRAN