



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

P&Z#: 23-11000013

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

**Development Application**

**Project Type:** Variance

**Submission #:** VAR-2023-14

Site Data			
Project Name:	Marine Colony HOA	Size of property:	30000.0
Street Address:	1310 NE 28 Ave	Number of units (Residential):	
Folio Number(s):	4843 30 CC COMM	Total square feet of the building* (Non-Residential):	
Project Narrative:	8' wide parking stalls along some of the parking spaces around NE 28th Ave turn-around		

Applicant			Landowner (Owner of Record)		
Name:			Business Name (if applicable):		
Blake Borello			Marine Colony Condominium Association		
Title:			Print Name:		
Contractor, Florida Asphalt Company South			Attn: James Kosar, President		
Street Address:			Street Address:		
2197 N Powerline Road			1310 NE 28th Avenue		
Mailing Address City/ State/ Zip:			Mailing Address City/ State/ Zip:		
Pompano Beach FL 33069			Pompano Beach Florida 33062		
Phone Number:			Phone Number:		
954-444-2619			410-206-0170		
Email:			Email:		
blakeasphalt4@gmail.com			jfkhomeimp@yahoo.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**

VAR-2023-14

**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: Blake Borello 06/26/2023

Signature: Blake Borello



**Marine Colony Condominium Association, Inc.**  
A Florida Non Profit Corporation

2800 NE 14<sup>TH</sup> Street Causeway, Pompano Beach, Florida 33062  
FEI/EIN number – 59-2145343

## Official Letter

6/27/2023

President  
James Kosar  
410-206-0170

Vice-President  
Susan Apley-  
Salituri  
754-264-2963

Secretary  
Cecile Intriago-  
954-614-8428

Treasurer  
Hope Kamstra  
561.702.3215

Director  
Anthony Fiore -  
954-696-3338

Dear Pompano Beach Building Department,

As President of the Marine Colony Condo Association, I give Blake Borello's the authority to submit the application on behalf of the HOA association at Marine Colony.

My contact information is in this official letter, and I can be contacted if you need any further information.

Sincerely,  
President James Kosar

**2023 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# 749389

**Entity Name:** MARINE COLONY CONDOMINIUM ASSOCIATION, INC.

**Current Principal Place of Business:**

2800 NE 14TH ST  
POMPANO BEACH, FL 33062

**Current Mailing Address:**

MARINE COLONY CONDOMINIUM ASSOCIATION, INC  
PO BOX 19439  
PLANTATION, FL 33318 US

**FEI Number:** 59-2145343

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

KAYE BENDER REMBAUM, PL ATTORNEYS AT LAW  
1200 PARK CENTRAL BLVD. SO.  
POMPANO BEACH, FL 33064 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 VP, DIRECTOR  
Name SALITURI, SUSAN  
Address 2800 NE 14TH ST.  
City-State-Zip: POMPANO BEACH FL 33062

Title PRESIDENT, DIRECTOR  
Name **KOSAR, JAMES**  
Address 2800 NE 14TH ST  
City-State-Zip: POMPANO BEACH FL 33062

Title TREASURER, DIRECTOR  
Name KAMSTRA, HOPE  
Address 2800 NE 14TH ST.  
City-State-Zip: POMPANO BEACH FL 33062

Title SECRETARY, DIRECTOR  
Name INTRIAGO, CECILE  
Address 2800 NE 14TH ST  
City-State-Zip: POMPANO BEACH FL 33062

Title DIRECTOR  
Name FIORE, ANTHONY  
Address 2800 NE 14TH ST #214  
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 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** KOSAR , JAMES

**PRESIDENT**

**04/06/2023**

Electronic Signature of Signing Officer/Director Detail

Date