



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

Zoning Board of Appeals Application

Zoning Board of Appeals Application (Check all that apply)

Zoning Board of Appeals Application (Select one of the following)			
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Major Temporary Use	<input type="checkbox"/> Interim Use Permit
Street Address: NW 15 Avenue, Pompano Beach		Folio Number: 4842270003 50	Zoning District: OIP
Subdivision: Unplatted		Block:	Lot:
Date of Required Pre-Application Meeting:			

Project Information	
Request: Major Temporary Use to complete excavation of lake remediation work.	
Representative or Agent's interest in property (Owner, Lessee, Etc): Property Owners Association	
Have any previous applications been filed? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If Yes, give date of hearing and/or appeal #: 19-1500002

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Gold Coast Plat Property Owners' Association, Inc.	Business Name (if applicable): Gold Coast Plat Property Owners' Association, Inc.
Print Name and Title: Malcom Butters, President	Print Name and Title: Malcom Butters, President
Signature: 	Signature:
Date: 1/10/2023	Date: 1/10/2023
Street Address: 6820 Lyons Tech Circle, Suite 100	Street Address: 6820 Lyons Tech Circle, Suite 100
Mailing Address City/ State/ Zip: Coconut Creek / FL / 33073	Mailing Address City/ State/ Zip: Coconut Creek / FL / 33073
Phone Number: 954-776-1616	Phone Number: 954-776-1616
Email: byron.reynolds@kci.com / robert.zuccaro@kci.com	Email: byron.reynolds@kci.com / robert.zuccaro@kci.com



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OWNER'S CERTIFICATE

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. I further certify that this request is not related to any existing violation of the zoning code.

Note: If this request is related to an existing zoning violation, please submit documentation as to the Special Master's disposition of the matter.

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).

Owner's Name: Gold Coast Plat Property Owners' Association, Inc.
(Print or Type)
Address: 6820 Lyons Tech Circle, Suite 100
Coconut Creek, Fl, 33073 (Zip Code)

Phone: 954-776-1616

Email address: byron.reynolds@kci.com / robert.zuccaro@kci.com

[Handwritten Signature]
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 10th day of January, 2023 by means of
[] physical presence or [] online notarization.

[Handwritten Signature: Joi-Phyle Hallem]
NOTARY PUBLIC, STATE OF FLORIDA
Joi-Phyle Hallem



JOI-PHYLE HALLEM
Commission # HH 247363
Expires May 10, 2026

(Name of Notary Public: Print, stamp, or Type as Commissioned.)

[] Personally know to me, or
[] Produced identification: N/A
(Type of Identification Produced)

(1/10/22)

LETTER OF AUTHORIZATION / AGENT DESIGNATION

TO WHOM IT MAY CONCERN:

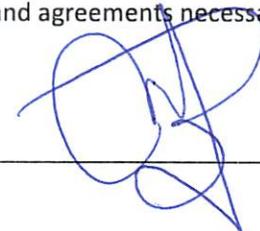
**RE: O'Connor Holdings Property | Lake Remediation
NW 15th Ave, Pompano Beach, FL 33064
Parcel ID #4842-27-00-0350**

This letter is to designate the following parties are to act as authorized agent/applicants on behalf of **GOLD COAST PLAT PROPERTY OWNERS' ASSOCIATION, INC. c/o Butters Construction & Development Inc** (hereinafter the "Applicant"):

Robert Zuccaro, P.E., Nicholas Leone, P.E., Byron Reynolds
KCI Technologies, Inc
1425 West Cypress Creek Road, Suite 101, Fort Lauderdale, FL 33309

This letter grants the above-mentioned Parties authorization to represent the Applicant as 'Agent of Record' to act in matters related to government regulations and permitting activities with the State of Florida, Broward County, City of Pompano Beach, and other government entities in relation to the above-mentioned site located at NW 15th Ave, in Pompano Beach, Broward County, Florida (associated with Parcel ID # 4842-27-00-0350).

The Agent of Record is hereby vested with authority to make any representations and agreements necessary or desirable in conjunction with the review process.



Signature

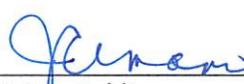
GOLD COAST PLAT PROPERTY OWNERS' ASSOCIATION, INC.
c/o Butters Construction & Development Inc
6820 Lyons Tech Circle, Suite 100, Coconut Creek Florida 33073

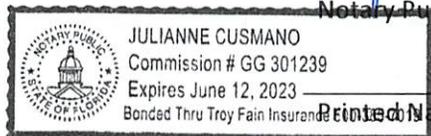
STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 11 day of Jan, 2022, by Malcolm Butters as _____ of **GOLD COAST PLAT PROPERTY OWNERS' ASSOCIATION, INC.**, a FL (State) limited liability company authorized to do business in the State of Florida, on behalf of the limited liability company. He/she is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY'S SEAL:



Notary Public

Bonder Thru Troy Fain Insurance

Printed Name

2022 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N21000013223

**FILED
Mar 02, 2022
Secretary of State
1419730789CC**

Entity Name: GOLD COAST PLAT PROPERTY OWNERS ASSOCIATION, INC.

Current Principal Place of Business:

C/O BUTTERS CONSTRUCTION & DEVELOPMENT INC
6820 LYONS TECH CIRCLE, SUITE 100
COCONUT CREEK, FL 33073

Current Mailing Address:

C/O BUTTERS CONSTRUCTION & DEVELOPMENT INC
6820 LYONS TECH CIRCLE, SUITE 100
COCONUT CREEK, FL 33073 US

FEI Number: 87-4565086

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

DUETSCH, STEVEN W
7805 SW 6TH COURT
C/O FRANK WEINBERG & BLACK, PL
PLANTATION, FL 33324 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 D
Name BUTTERS, MALCOM
Address 6820 LYONS TECH CIRCLE, SUITE 100
City-State-Zip: COCONUT CREEK FL 33073

Title VP D
Name NUDELMAN, JEFF
Address 2953 W. CYPRESS CREEK ROAD,
SUITE 101
City-State-Zip: FT. LAUDERDALE FL 33309

Title TSD
Name BIRD, JIM
Address 5603 ANDERSON ROAD
City-State-Zip: TAMPA FL 33614

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: MALCOM BUTTERS

P D

03/02/2022

Electronic Signature of Signing Officer/Director Detail Date

Prepared by:
Randy J. Nathan, Esq.
Frank Weinberg Black, P.L.
7805 SW 6th Court
Plantation, FL 33324
File No.: 18948.000

Tax Parcel #: 48-42-27-00-0350

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 23rd day of December 2022 by and between **O'CONNOR HOLDINGS, LLC, a Florida limited liability company** (the "**Grantor**") having an address of 4060 Coral Hills Drive, Coral Springs, Florida 33065, and **GOLD COAST PLAT PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit corporation** ("**Grantee**") having an address of c/o Butters Construction & Development Inc., 6820 Lyons Tech Circle, Suite 100, Coconut Creek, Florida 33073. ("**Grantor**" and "**Grantee**" to include their respective successors, legal representatives, heirs and assigns where the context requires or permits)

WITNESSETH

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land, situate, lying and being in Broward County, Florida, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference (hereinafter referred to as the "Real Property").

SUBJECT TO: Taxes for the year 2019 and all subsequent years; conditions, restrictions, limitations and easements of record; and zoning ordinances and governmental regulations, if any.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Real Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Real Property, and hereby warrants the title to said Real Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor; subject to those matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Deed, the day and year first above written.

Witness #1:

[Signature]
Print Name: Richard Coker

Witness#2:

[Signature]
Print Name: Kathryn Coker

GRANTOR:

O'CONNOR HOLDINGS, LLC, a Florida limited liability company

By: [Signature]
Jack A. O'Connor, Managing Member

STATE OF FLORIDA

COUNTY OF Beowood

The foregoing instrument was acknowledged before me by means of [check one] physical presence or online notarization, on this 23 day of December, 2022 by Jack A. O'Connor, in his capacity as Managing Member of O'CONNOR HOLDINGS, LLC, a Florida limited liability company, on behalf of said company, [check one] who is personally known to me or produced a driver's license as identification, and did not take an oath.

My commission expires:

[Signature]
Notary Public, State of Florida

Typed, printed or stamped name of Notary Public

(Affix Official Seal)

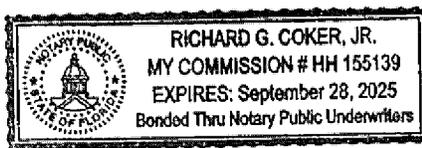


EXHIBIT "A"

LEGAL DESCRIPTION

The Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 in Section 27, Township 48 South, Range 42 East, located in Broward County, Florida.

LESS the certain parcel described in Warranty Deed recorded in Official Records Book 3220, Page 245 being more particularly described as that portion of the property lying within 25.0 feet of a centerline described as follows, to wit: Beginning at a point 25.0 feet Westerly of the Northeast corner and on the North boundary of the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) of said Section 27; thence run Southerly in a straight line to the Southeast corner of the Southwest quarter (SW 1/4) of said Section 27.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Agreement to Design, Permit, Construct and Maintain a Master Storm Water Drainage and Retention System recorded August 4, 1989 in Official Records Book 16653, Page 618, of the Public Records of Broward County, Florida.
2. Drainage Easement in favor of Broward County recorded August 4, 1989 in Official Records Book 16653, Page 649, of the Public Records of Broward County, Florida.
3. Drainage Easement in favor of Broward County recorded August 4, 1989 in Official Records Book 16653, Page 653, of the Public Records of Broward County, Florida.
4. Storm Water Storage Drainage Easement in favor of Broward County recorded August 4, 1989 in Official Records Book 16653, Page 667, of the Public Records of Broward County, Florida.
5. Drainage Easement in favor of Broward County recorded August 4, 1989 in Official Records Book 16653, Page 675, of the Public Records of Broward County, Florida.
6. Agreement and Reservation of Land among Broward County and The Gold Coast Group 2, Inc. and W.R. Bonsal Company regarding North Andrews Avenue recorded June 4, 1990 in Official Records Book 17471, Page 557, of the Public Records of Broward County, Florida.
7. Encroachment of a jersey wall extending West beyond the boundary of the insured property and into Water Storage Drainage Easement; encroachment of drainage lines crossing the property lines to the East and the South without benefit of easement; encroachment of a chain link fence along the Northerly boundary into Water Storage Drainage Easement; encroachment of a chain link fence, jersey wall and gate along the Easterly boundary into Water Storage Drainage Easement; encroachment of a chain link fence crossing the South property line near the Southeast corner and into Water Storage Drainage Easement; encroachment of overhead wires running adjacent to the East boundary line without benefit of easement; and encroachment of Test Wells into Water Storage Drainage Easement in the Southeast and Northwest corners of the insured property, as shown on Survey prepared by Benjamin B. Hoyle, Professional Surveyor And Mapper No. 6769, field work last completed on February 17, 2021, dated February 17, 2021, under Project No. 51210114.01C, last revised and updated May 17, 2022.