



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

P&Z#: 22-17000017

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

Development Application

Project Type: Special Exceptions

Submission #: SPEX-2022-23

Site Data			
Project Name:	EXCLUSIVE IMPEX INC	Size of property:	39018.0
Street Address:	3341 N Dixie Highway	Number of units (Residential):	0.0
Folio Number(s):	4842 24 02 0640	Total square feet of the building* (Non-Residential):	10000.0
Project Narrative:	SPECIAL EXCEPTION FOR USED AUTOMOBILE AND LIGHT TRUCK SALES. 10,000 FT BUILDING		

Applicant		Landowner (Owner of Record)	
Name:		Business Name (if applicable):	
Larry Castaneda		Estate of Walter Glowacki	
Title:		Print Name:	
REAL ESTATE BROKER		c/o Erik Ian Eastham, Esq.	
Street Address:		Street Address:	
13411 SW 20th St		138 West Palmetto Park Road	
Mailing Address City/ State/ Zip:		Mailing Address City/ State/ Zip:	
Miramar FL 33027		Boca Raton FL 33432	
Phone Number:		Phone Number:	
954-549-8539		561-395-6800	
Email:		Email:	
larrycastarealty@att.net		manager@easthamlawoffices.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
Special Exceptions

SPEX-2022-23

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: Larry Castaneda 12/22/2022

Signature: Larry Castaneda



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Name:

Erik Eastham, PR

Signature:

Erik Eastham

**IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA**

CASE NO. PRC210001165 DIVISION 62J JUDGE Kenneth Gillespie

In Re: Estate of: Glowacki, Walter J
_____ /

ORDER APPOINTING PERSONAL REPRESENTATIVE

On the petition of **ERIK IAN EASTHAM, ESQ.** for administration of the Florida estate of **WALTER J. GLOWACKI**, deceased, the court finding that the domiciliary personal representative has been served proper notice of the petition or have waived notice thereof, and it appearing to the court from the petition and from the authenticated transcript of the domiciliary proceeding filed herein that **ERIK IAN EASTHAM, ESQ.** is entitled and qualified to be personal representative of the Florida estate of the decedent by reason of being the selected Personal Representative by the beneficiaries who hold a majority interest in the Estate.

ADJUDGED that **ERIK IAN EASTHAM, ESQ.** is appointed personal representative of the Florida estate of the decedent, and that upon taking the prescribed oath, filing designation and acceptance of resident agent, and entering into bond in the sum of NONE, ancillary letters of administration shall be issued.

DONE and **ORDERED** in Chambers, at Broward County, Florida on 03-17-2021.

PRC210001165 03-17-2021 4:23 PM

Kenneth L. Gillespie

PRC210001165 03-17-2021 4:23 PM

Hon. Kenneth Gillespie

CIRCUIT JUDGE

Electronically Signed by Kenneth Gillespie

Copies Furnished To:

Erik I. Eastham Eastham , E-mail : manager@easthamlawoffices.com

**IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA**

CASE NO. PRC210001165 DIVISION 62J JUDGE Kenneth Gillespie

In Re: Estate of: Glowacki, Walter J
_____ /

LETTERS OF ANCILLARY ADMINISTRATION

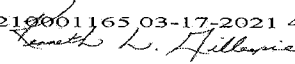
TO ALL WHOM IT MAY CONCERN

WHEREAS, **WALTER J. GLOWACKI**, a resident of Nantucket County, Massachusetts, died on August 18, 2020, owning assets in the State of Florida, and

WHEREAS, **ERIK IAN EASTHAM** has been appointed personal representative of the Florida estate of the decedent and has performed all acts prerequisite to the issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare **ERIK IAN EASTHAM** to be duly qualified under the laws of the State of Florida to act as personal representative of the Florida estate of **WALTER J. GLOWACKI** deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

DONE and **ORDERED** in Chambers, at Broward County, Florida on 03-17-2021.

PRC210001165 03-17-2021 4:21 PM


PRC210001165 03-17-2021 4:21 PM

Hon. Kenneth Gillespie

CIRCUIT JUDGE

Electronically Signed by Kenneth Gillespie

Copies Furnished To:

Erik I. Eastham Eastham , E-mail : manager@easthamlawoffices.com