



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

P&Z#: 23-15000009

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

Development Application

Project Type: Temporary Use Permits

Submission #: TEMP-2023-14

| Site Data | | | |
|---------------------------|---|--|---------|
| Project Name: | FORTUNE- 2 TEMP TRAILERS FOR CONSTRUCTION | Size of property: | 90063.0 |
| Street Address: | 1381 S OCEAN BLVD | Number of units (Residential): | |
| Folio Number(s): | 494306580020 | Total square feet of the building* (Non-Residential): | 1152.0 |
| Project Narrative: | 2 TEMP TRAILERS FOR CONSTRUCTION | | |

| Applicant | | Landowner (Owner of Record) | |
|--|-----------------------|--|-------------------------------|
| Name: | TABITHA POCHE | Business Name (if applicable): | 130 OCEAN ASSOCIATES LLC |
| Title: | PERMIT EXPEDITOR | Print Name: | RON CHORON |
| Street Address: | 1381 S OCEAN BLVD | Street Address: | 1300 BRICKELL AVE |
| Mailing Address City/ State/ Zip: | POMPANO FLORIDA 33062 | Mailing Address City/ State/ Zip: | MIAMI FL 33131 |
| Phone Number: | 954-914-9848 | Phone Number: | 786-402-3610 |
| Email: | TABITHA.IMG@GMAIL.COM | Email: | RLCHORON@FORTUNEINTLGROUP.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
Temporary Use
Permits
TEMP-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: RON CHORON 10/10/2023

Signature: RON CHORON



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 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: 1380 S. OCEAN BLVD - WEST PARCEL | | Folio Number: 4943065800 10 | Zoning District: |
| Subdivision: BF - POMPANO PLAT 180-1 B PARCEL A | | Block: | Lot: |
| Date of Required Pre-Application Meeting: | | | |

| Project Information | |
|--|---|
| Request: TEMP CONSTRUCTION TRAILER | |
| Representative or Agent's interest in property (Owner, Lessee, Etc): | |
| Have any previous applications been filed? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If Yes, give date of hearing and/or appeal #: |

| Owner's Representative or Agent | Landowner (Owner of Record) |
|--|---|
| Business Name (if applicable): MOSS | Business Name (if applicable): 1380 OCEAN ASSOCIATES LLC |
| Print Name and Title: CHARLIE ARNDALL, SENIOR PROJECT MANAGER | Print Name and Title: RON CHORON, VP OF CONSTRUCTION |
| Signature: | Signature: |
| Date: 08/22/23 | Date: 08/22/23 |
| Street Address: 2101 N. ANDREWS AVE | Street Address: 1300 BRICKELL AVE |
| Mailing Address City/ State/ Zip: Ft. Lauderdale, FL 33311 | Mailing Address City/ State/ Zip: MIAMI, FL 33131 |
| Phone Number: 954-593-4347 | Phone Number: 786-402-3610 |
| Email: CARNDALL@MOSSCM.COM | Email: RLCHORON@FORTUNEINTLGROUP.COM |



Zoning Board of Appeals Application

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.

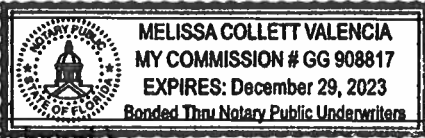
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Owner's Name: 1380 OCEAN ASSOCIATES LLC
(Print or Type)
Address: 1300 BRICKELL AVE
MIAMI, FL 33131
(Phone) 786-402-3610
(Email) RLCHORON@FORTUNEINTLGROUP.COM

Signature of Owner or Authorized Official: Ron Choron

SWORN AND SUBSCRIBED before me this 23 day of August, 2023 by means of physical presence or online notarization.

Notary Public, State of Florida: Melissa Valencia



Personally know to me, or Produced identification: (Type of Identification Produced)

**1380 OCEAN ASSOCIATES, LLC
WRITTEN CONSENT**

1380 Ocean Associates, LLC, a Florida limited liability company (the "Company"), hereby adopts, by written consent, the following resolutions:

WHEREAS, the undersigned Manager deems it advisable and in the best interests of the Company that Ronald L. Choron be designated as an authorized representative of the Company and be authorized to sign any document relating any city, county, or governmental matter including but not limited to, permits and other submissions, on behalf of the Company.

NOW, THEREFORE, BE IT

RESOLVED, that the Company be, and it hereby is, authorized, empowered and directed, and Ronald L. Choron (an "Authorized Person"), acting on behalf of the Company be, and hereby is, authorized, empowered, and directed, to sign any document relating any city, county or governmental matter including but not limited to, permits and other submissions, on behalf of the Company.

RESOLVED, that the taking of actions and/or steps authorized by any of the foregoing resolutions, and each of them, by or at the direction of the Authorized Person be, and it hereby is authorized and empowered to be, deemed conclusive proof of the approval thereof by the Authorized Person; and

RESOLVED, that the authorities hereby conferred shall be deemed retroactive, and any and all acts authorized herein that were performed prior to the passage of these resolutions be, and they hereby are, approved, ratified and confirmed in all respects.

IN WITNESS WHEREOF, the undersigned has duly executed the Written Consent on this _____ of January, 2021.

MANAGER:



Eduardo Imery