



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

P&Z#: 23-15000006

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

Development Application

Project Type: Temporary Use Permits
(Interim Use Permit)

Submission #: TEMP-2023-7

Site Data

Project Name:	Duet Pompano Residences	Size of property:	27045.0
Street Address:	1508-1550 N Ocean Blvd	Number of units (Residential):	0.0
Folio Number(s):	4843 29 01 0070; 4843 29 11 0010	Total square feet of the building* (Non-Residential):	1600.0
Project Narrative:	the processing and temporary use permit and permitting for the temporary sales center		

Applicant		Landowner (Owner of Record)	
Name:		Business Name (if applicable):	
Andrea Harper		Mount Vernon Property Holdings LLC	
Title:		Print Name:	
Senior Planner		Attn: Tomas Sinisterra, Sr.	
Street Address:		Street Address:	
301 E Atlantic Blvd		250 NE 25 Street, #CU 203	
Mailing Address City/ State/ Zip:		Mailing Address City/ State/ Zip:	
Pompano Beach Florida 33060		Miami Florida 33137	
Phone Number:		Phone Number:	
561-867-1652		954-632-5779	
Email:		Email:	
aharper@keithteam.com		tomas.sinisterra@strategicproperties.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 (Interim Use
Permit)
TEMP-2023-7

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: Andrea Harper 06/23/2023

Signature: Andrea Harper

Owner Affidavit / Letter of Authorization

City of Pompano Beach
Department of Development Services
100 W. Atlantic Blvd.
Pompano Beach, FL 33060

Broward County Florida
Planning and Development Management
1 N. University Drive, Box m102
Plantation, FL 33324

RE: Mount Vernon Property Holdings LLC
2637 E Atlantic Blvd #35449
Pompano Beach, FL 33062

Folio: 4843 29 01 0070

To Whom It May Concern;

State of Florida
County of Broward

I, Tomas Sinisterra, am the authorized agent of **Mount Vernon Property Holdings LLC**, the owner of property located at 1508 N OCEAN BOULEVARD, POMPANO BEACH FL 33062, and described in the legal description.

The west 300 feet of Lot 20 of the East Coast Finance Corporation's Subdivision of Government Lot 3, according to the plat thereof, as recorded in Plat Book 1, Page 25, of the Public records of Broward County, Florida, in the Southwest quarter of Section 29, Township 48 South, Range 41 East.

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

We hereby authorize **KEITH**, to act on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of owner/agent

Print Name

Tomas Sinisterra

Sworn and subscribed to before me this 1st day of September, 2021

☒ He/she is personally known to me or
☐ Has presented as identification.

Signature of Notary Public

Print Name

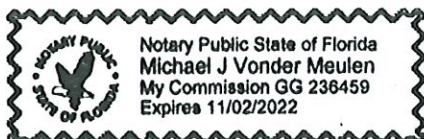
Michael Vonder Meulen

Witness

Date

Witness

Date



[Signature] 9/1/21
Witness Date
[Signature] 9/13/2021
Witness Date

Prepared by and after recording return to:
Hope W. Calhoun, Esq.
14 SE 4th Street
Suite 36
Boca Raton, FL 33432

**WRITTEN CONSENT OF THE
SOLE MANAGER OF
MOUNT VERNON PROPERTY HOLDINGS, LLC**

The undersigned, Tomas Sinisterra (the "**Manager**"), being the sole member of Mount Vernon Property Holdings, LLC, a Florida limited liability company (the "**Company**"), does hereby consent to and adopt the following recitals and resolutions:

AUTHORIZED SIGNATORIES

WHEREAS, the Manager is the sole member of the Company;

RESOLVED, that Tomas Sinisterra is hereby designated as an authorized signatory of the Company, in his capacity as the sole manager of the Company for the purposes of executing, on behalf of, and at the direction of the Company, any and all documentation that the Company deems necessary or advisable in connection with the Company's development of certain real property located at 1508 North Ocean Boulevard in the City of Pompano Beach, Florida.

MOUNT VERNON PROPERTY HOLDINGS, LLC, a
Florida limited liability company

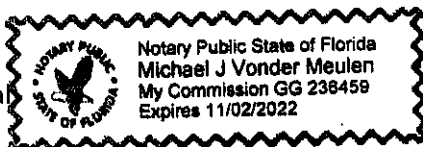
By: _____

Tomas Sinisterra, Manager

STATE OF FLORIDA
COUNTY OF Broward

THIS INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 13th day of October, 2021, by TOMAS SINISTERRA, Manager of MOUNT VERNON PROPERTY HOLDINGS, LLC, a Florida limited liability company, on behalf of said limited liability company, who has produced _____ as identification or who is personally known to me.

(Notary Seal)



Notary Public, State of Florida at Large



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

MOUNT VERNON PROPERTY HOLDINGS, LLC

Filing Information

Document Number L13000141778

FEI/EIN Number 46-3817694

Date Filed 10/07/2013

State FL

Status ACTIVE

Principal Address

250 NE 25 Street

CU 203

MIAMI, FL 33137

Changed: 03/26/2019

Mailing Address

250 NE 25 Street

CU 203

MIAMI, FL 33137

Changed: 02/24/2020

Registered Agent Name & Address

SINISTERRA, TOMAS, Sr.

250 NE 25 ST SU 203

Miami, FL 33147

Name Changed: 03/26/2019

Address Changed: 02/22/2021

Authorized Person(s) Detail

Name & Address

Title MGR

SINISTERRA, TOMAS

250 NE 25 ST SU 203

Miami, FL 33147

Annual Reports

Report Year	Filed Date
2021	02/22/2021
2022	02/18/2022
2023	03/09/2023

Document Images

03/09/2023 -- ANNUAL REPORT	View image in PDF format
02/18/2022 -- ANNUAL REPORT	View image in PDF format
02/22/2021 -- ANNUAL REPORT	View image in PDF format
02/24/2020 -- ANNUAL REPORT	View image in PDF format
03/26/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
03/24/2017 -- ANNUAL REPORT	View image in PDF format
03/22/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
10/07/2013 -- Florida Limited Liability	View image in PDF format