



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

Plat Application

Plat Review

Plat Application		
Street Address: 1508 N Ocean Blvd	Folio Number: 484329010070	Zoning District: PDI
Subdivision: Plot of Government Lot 3	Block:	Lot: 20
Have any previous applications been filed for this property? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
If Yes, provide the associated Project Number(s): PZ16-13000001 (Site Plan/ Rezoning/ Abandonment, etc.) Rezoning		
Project Name: Ocean Park	Acreage: 0.86	Units: 28

Applicant	Landowner (Owner of Record)
Business Name (if applicable): KEITH	Business Name (if applicable): Mount Vernon Property Holdings LLC
Print Name and Title: Andrea Harper	Print Name and Title: Tomas Sinisterra, Sr., MGR
Signature: 	Signature:
Date: 9/1/2021	Date: Sep-1-2021
Street Address: 301 E Atlantic Blvd, Pompano Beach, FL 33060	Street Address: 250 NE ST SU 203, Miami, FL 33147
Mailing Address City/ State/ Zip: same as above	Mailing Address City/ State/ Zip: same as above
Phone Number: 954-788-3400	Phone Number: 954-632-5779
Email: aharper@keithteam.com	Email: tomas.sinisterra@strategicproperties.com
Email of ePlan agent (if different):	





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

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155.2303. APPLICATION SUBMITTAL AND ACCEPTANCE

A. AUTHORITY TO SUBMIT APPLICATIONS

- 1. Unless expressly stated otherwise in this Code, applications for a development permit reviewed under this Code shall be submitted by:
a. The owner, contract purchaser, or any other person having a recognized property interest in the land on which development is proposed; or
b. A person authorized to submit the application on behalf of the owner, contract purchaser, or other person having a recognized property interest in the land, as evidenced by a letter or document signed by such owner, contract purchaser, or other person.
2. If there are multiple owners, contract purchasers, or other persons authorized to submit the application, all such persons shall sign the application or a letter or document consenting to the application.

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).

OWNERS CERTIFICATE

This is to certify that I am the owner of the subject lands described in this PLAT APPLICATION and that I have authorized the filing of the aforesaid application.

Owner's Name: Mount Vernon Property Holdings LLC
(Print or Type)
Address: 250 NE 25 ST SU 203
Miami, FL 33147
(Zip Code)
Phone: 954-632-5779
Email address: tomas.sinisterra@strategicproperties.com
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 1st day of September, 2021 by means of [] physical presence or [] online notarization.

NOTARY PUBLIC, STATE OF FLORIDA
(Name of Notary Public: Print, stamp, or Type as Commissioned)
Notary Public State of Florida
Michael J Vonder Meulen
My Commission GG 236459
Expires 11/02/2022



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

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

[Handwritten Signature]

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

[Handwritten Signature]

Print Name

Michael Vonder Meulen

[Handwritten Signature]

Witness

9/1/21

Date

[Handwritten Signature]

Witness





Plat Review

Plat

DEADLINE: Initial paper submission and fee must be received by 4:00 PM on the day of the deadline. *Electronic file submission must be uploaded into the ePlan system within 24 hours of this deadline.* Refer to the "Meeting Schedules and Deadlines" document provided on the City's website for submission deadlines. **To ensure quality submittal, this project will only be added to the DRC Agenda when a complete submission has been uploaded into the ePlan system. If a complete submission is not uploaded by the deadline, the application will be rejected via email.**

Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4	Step 5
Plat	Pre-Application Meeting (Required)	DRC Review	P&Z Review	City Commission Review	Resolution from the City Commission

APPLICATION SUBMISSION PROCESS: Upon reception of the **PAPER SUBMISSION** (see below) at the Zoning Inquires counter, an email will be sent to the agent with a link to ePlan where all project drawings and documents listed in the **DIGITAL SUBMISSION** section (see below) shall be uploaded.

PAPER SUBMISSION: The following paper documents are to be submitted to the Planning & Zoning Department:

PAPER	<input checked="" type="checkbox"/>	One (1) completed application with original signatures. (pg. 3)*
	<input checked="" type="checkbox"/>	Owner's Certificate (must be completed by the Landowner). (pg. 4)*
	<input checked="" type="checkbox"/>	Electronic Signature Affidavit (unless a 3 rd party digital signature is utilized). See P&Z webpage for <u>instructions</u> .
	<input checked="" type="checkbox"/>	Application Fee as established by resolution of the City Commission. See <u>Appendix C - Fee Schedule</u> in the Information section of the P&Z webpage.

DIGITAL SUBMISSION: The following digital documents are to be uploaded directly to Electronic Plan Review (ePlan):

ePLAN	<input type="checkbox"/>	Copy of the recorded plat (if replatting)
	<input type="checkbox"/>	Narrative describing project specifics, to include <u>a description of the proposed development</u> and point-by-point responses of how project complies with Review Standards. Narratives must be on letterhead, dated, and with author indicated. (Digital copy as a PDF)*
	<input type="checkbox"/>	Completed Plans Checklist (<i>this must be filled out</i>)
	<input type="checkbox"/>	Legal Description (Digital copy in WORD)
	<input type="checkbox"/>	Current survey (with flood information)
	<input type="checkbox"/>	A conceptual site plan
	<input type="checkbox"/>	Digital Plans (Refer to the Application Checklist on page 5 of this application)

*Updated copies of the application, proof of ownership, or narrative may be required if information has changed (i.e.: if the property ownership changes, the owner's certificate and application will need to be revised with the City's file).