



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

P&Z#: 23-15000012

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-2023-17

Site Data			
Project Name:	20 N Ocean Sales Center	Size of property:	163528.0
Street Address:	20 N Ocean Blvd	Number of units (Residential):	
Folio Number(s):	484331450010	Total square feet of the building* (Non-Residential):	6132.0
Project Narrative:	temporary sales center		

Applicant		Landowner (Owner of Record)	
Name:	Andrea Harper	Business Name (if applicable):	20 North Oceanside Owner LLC
Title:	KEITH	Print Name:	20 North Oceanside Owner LLC
Street Address:	301 E Atlantic Blvd	Street Address:	2850 Tigertail Ave Suite 800
Mailing Address City/ State/ Zip:	Pompano Beach FL 33060	Mailing Address City/ State/ Zip:	Coconut Grove FL 33133
Phone Number:	561-469-0992	Phone Number:	305-460-9900
Email:	aharper@keithteam.com	Email:	gknobloch@relatedgroup.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-2023-17

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 11/13/2023

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: 20 North Oceanside Owner LLC
2850 Tigertail Ave Suite 800
Coconut Grove, FL 33133
Folios: 484331450010
484331010360

To Whom It May Concern;

State of Florida
County of Broward

I, BEN GERBER, am the authorized agent of **20 North Oceanside Owner LLC**, the owner of property located at **20 N Ocean Boulevard, Pompano Beach, FL 33062** and described in the legal description.

PARCEL 1:

PARCEL "A", ATLANTIC POINT PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 169, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

LOTS 5, 6, 7 AND 8, BLOCK 13, POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

LESS AND EXCEPT THEREFROM THAT PORTION OF LOTS 7 AND 8, BLOCK 13, POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING SOUTH OF A LINE, SAID LINE BEING FIFTY (50) FEET NORTH OF (AS MEASURED AT A RIGHT ANGLE), AND PARALLEL TO THE SOUTH BOUNDARY OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST.

SAID LANDS SITUATE, LYING AND BEING IN 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

Ben Greber

Ben Greber

Sworn and subscribed to before me this 14th day of NW, 20 23
He/she is personally known to me or
Has presented as identification.

Signature of Notary Public

Maylenis Escudero

Print Name

[Signature]

[Signature] 11/14/23

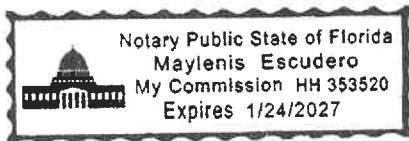
Witness

Date

[Signature] 11/14/23

Witness

Date



**WRITTEN CONSENT
OF THE SOLE MEMBER
OF
20 NORTH OCEANSIDE OWNER, LLC**

Dated as of November 15th, 2023

THE UNDERSIGNED, being and constituting the sole member (the “Member”) of **20 NORTH OCEANSIDE OWNER, LLC**, a Florida limited liability company (the “Company”), acting pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, and the Operating Agreement of the Company, dated as of April 20, 2023, hereby adopts the following recitals and resolutions, effective as of the date hereof:

WHEREAS, the Member has previously appointed Ben Gerber (“Gerber”) to serve the Company as Vice President, Treasurer and Secretary, in each case to serve in such position until his respective successor is appointed and qualified, or until his respective earlier resignation or removal (the “Gerber Appointment”); and

WHEREAS, the Member now desires to appoint Patrick Campbell (“Campbell”) as an Authorized Signatory of the Company, with the authority specifically granted by these resolutions, to serve in such position until his successor is elected and qualified, or until his removal with or without cause (the “Campbell Appointment”); and

WHEREAS, the Member desires to authorize Campbell to act on behalf of the Company as an Authorized Signatory of the Company, to take such actions and/or to execute such documents, on behalf of the Company, as are necessary to advance, achieve, or implement the development of the Project, as set forth on the attached Exhibit A (collectively, the “Development Actions”).

NOW, THEREFORE, BE IT RESOLVED, that the undersigned hereby ratifies the Gerber Appointment; and be it further

RESOLVED, that the undersigned hereby authorizes, ratifies, confirms, approves and consents to: (i) the Campbell Appointment; and (ii) Campbell’s undertaking the Development Actions on behalf of the Company; and be it further

RESOLVED, that all acts and things heretofore done by Gerber or Campbell on behalf of the Company, on or prior to the date hereof, that would have been authorized had the foregoing resolutions been effective at such time be, and the same hereby are, in all respects ratified, confirmed, approved and adopted as acts on behalf of the Company; and be it further

RESOLVED, that for the purpose of clarifying the preceding resolutions, effective as of the date first written above, the officers of the Company are as follows:

Jorge M. Perez

Chairman and Chief Executive Officer

Jon Paul Perez	President
Matthew J. Allen	Vice President
Ben Gerber	Vice President, Treasurer & Secretary

And be it further

RESOLVED, that any and all actions heretofore or hereafter taken by any of the officers within the terms of the foregoing resolutions be authorized, adopted, approved, ratified and confirmed in their entirety as the acts and deeds of the Company; and be it further

RESOLVED, that signatures delivered by facsimile transmission or by e-mail delivery of a “.pdf” format data file, shall be given the same legal force and effect as original signatures; and be if further

RESOLVED, that this Written Consent may be executed in one or more counterparts, each of which shall be deemed an original, but together shall constitute the same instrument; and signatures delivered by facsimile transmission or by e-mail delivery of a “.pdf” format data file, shall be given the same legal force and effect as original signatures.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this written consent effective as of the date first above written.

SOLE MEMBER:

20 NORTH OCEANSIDE HOLDINGS, LLC
a Florida limited liability company

By: Ben Gerber
Name: Ben Gerber
Title: Vice President

EXHIBIT "A"

DEVELOPMENT ACTIONS

1. Execute proposals from consultants, vendors, architects, designers, and contractors, and any other agreements and documents deemed necessary to facilitate the real estate development objectives of the Company, not exceeding an aggregate amount of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) each.
2. Execute necessary and appropriate permit applications and certifications to city, county, state and federal governments and regulatory agencies concerning the development process.
3. Execute real estate purchase and sale contracts, as seller, for third party condominium unit buyers.

However, such action shall not include the execution of any document which serves to encumber title of property owned by the Company, including but not limited to mortgages, security or debt instruments, and easements.



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Detail by Entity Name

Florida Limited Liability Company
20 NORTH OCEANSIDE OWNER, LLC

Filing Information

Document Number	L23000128874
FEI/EIN Number	NONE
Date Filed	03/20/2023
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/20/2023
Event Effective Date	NONE

Principal Address

2850 TIGERTAIL AVE, STE 800
MIAMI, FL 33133

Mailing Address

2850 TIGERTAIL AVE, STE 800
MIAMI, FL 33133

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.
801 US HWY 1
NORTH PALM BEACH, FL 33408

Authorized Person(s) Detail

Name & Address

Title AP

PEREZ, JORGE M
2850 TIGERTAIL AVE, STE 800
MIAMI, FL 33133

Title AP

PEREZ, JON PAUL
2850 TIGERTAIL AVE, STE 800
MIAMI, FL 33133

Title AP

ALLEN, MATTHEW J
2850 TIGERTAIL AVE, STE 800
MIAMI, FL 33133

Title AP

GERBER, BEN

2850 TIGERTAIL AVE, STE 800
MIAMI, FL 33133

Title MBR

20 NORTH OCEANSIDE HOLDINGS, LLC
2850 TIGERTAIL AVE, STE 800
MIAMI, FL 33133

Annual Reports

No Annual Reports Filed

Document Images

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