



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

P&Z#: PZ21-14000021

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

**Plat Application**

**Plat Review**

Plat Application		
<b>Street Address:</b> 1508 N Ocean Blvd	<b>Folio Number:</b> 484329010070	<b>Zoning District:</b> PDI
<b>Subdivision:</b> Plot of Government Lot 3	<b>Block:</b>	<b>Lot:</b> 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		
<b>Project Name:</b> Ocean Park	<b>Acreage:</b> 0.86	<b>Units:</b> 28

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

**P&Z**



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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

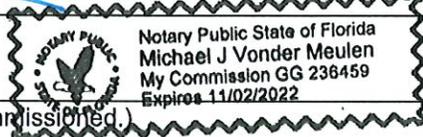
Email address: tomas.sinisterra@strategicproperties.com

Handwritten signatures of Tomas Sinisterra and another official in blue ink.

(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)

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

