



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

P&Z#: 22-15000014

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-2022-5

| Site Data                 |                                                                                                                                                                                                                                                                                         |                                                              |        |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|--------|
| <b>Project Name:</b>      | 1350 S Ocean Sales Center                                                                                                                                                                                                                                                               | <b>Size of property:</b>                                     | 0.3788 |
| <b>Street Address:</b>    | 1213 S Ocean Blvd                                                                                                                                                                                                                                                                       | <b>Number of units (Residential):</b>                        | 0.0    |
| <b>Folio Number(s):</b>   | 4943 06 00 0080<br>4943 06 05 0040                                                                                                                                                                                                                                                      | <b>Total square feet of the building* (Non-Residential):</b> | 4010.0 |
| <b>Project Narrative:</b> | The proposed sales center is comprised of a 1-story, temporary structure consisting of approximately 4,010 SF, structural aluminum building, a wooden deck overlooking the site towards the State Road A1A (Ocean Boulevard,) a paved 10-space parking lot, and associated landscaping. |                                                              |        |

| Applicant                                |  |  | Landowner (Owner of Record)              |  |  |
|------------------------------------------|--|--|------------------------------------------|--|--|
| <b>Name:</b>                             |  |  | <b>Business Name (if applicable):</b>    |  |  |
| Andrea Harper                            |  |  | Montana Enterprises INC                  |  |  |
| <b>Title:</b>                            |  |  | <b>Print Name:</b>                       |  |  |
| Senior Planner                           |  |  |                                          |  |  |
| <b>Street Address:</b>                   |  |  | <b>Street Address:</b>                   |  |  |
| 301 E Atlantic Blvd                      |  |  | 1200 S Ocean Blvd                        |  |  |
| <b>Mailing Address City/ State/ Zip:</b> |  |  | <b>Mailing Address City/ State/ Zip:</b> |  |  |
| Pompano Beach Florida 33060              |  |  | Pompano Beach Florida 33062              |  |  |
| <b>Phone Number:</b>                     |  |  | <b>Phone Number:</b>                     |  |  |
| 561-867-1652                             |  |  | 917-808-5148                             |  |  |
| <b>Email:</b>                            |  |  | <b>Email:</b>                            |  |  |
| aharper@keithteam.com                    |  |  | gKnobloch@relatedgroup.com               |  |  |

| ePlan agent (if different):         |  |
|-------------------------------------|--|
| <b>Name of ePlan agent:</b>         |  |
| <b>Email of ePlan agent:</b>        |  |
| <b>Phone Number of ePlan agent:</b> |  |



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**Owner's Certificate**

Temporary Use Permits

(Interim Use Permit)

TEMP-2022-5

**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 08/12/2022

Signature: Andrea Harper

**Owner Affidavit / Letter of Authorization**

City of Pompano Beach

Broward County Florida

Department of Development Services

Planning and Development

Management

100 W. Atlantic Blvd.

Pompano Beach, FL 33060

1 N. University Drive, Box m102

Plantation, FL 33324

RE: Montana Enterprises Inc

1200 S Ocean Blvd

Pompano Beach, Fl 33062

Folios: [494306000080](#)

To Whom It May Concern;

State of Florida

County of Broward

I, Ronald Russell, am the authorized agent of **Montana Enterprises Inc**, the owner of property located at **1213 S Ocean Boulevard, Pompano Beach, Fl 33062** and described in the legal description.

THE SOUTH 75 FEET OF THE NORTH 320 FEET OF THE WEST 220 FEET OF THE EAST 280 FEET OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, TOWNSHIP 49 SOUTH, RANGE 43 EAST, SECTION 6, 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

[Signature] Ronald Russell

Sworn and subscribed to before me this 9 day of Aug, 2022

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



Signature of Notary Public

[Signature]

Arlette Uro 8/9/2022

Print Name

Diego Soto  
8/9/2022

Witness

Date

[Signature]

Witness

Date

**Owner Affidavit / Letter of Authorization**

City of Pompano Beach

Broward County Florida

Department of Development Services

Planning and Development

Management

100 W. Atlantic Blvd.

1 N. University Drive, Box m102

Pompano Beach, FL 33060

Plantation, FL 33324

RE: The Beachcomber Villas Inc

1200 S Ocean Blvd

Pompano Beach, FL 33062

Folios: [494306050040](#)

To Whom It May Concern;

State of Florida

County of Broward

I, Ronald Russell, am the authorized agent of **The Beachcomber Villas Inc**, the owner of property located at **1209 S Ocean Drive, Pompano Beach, FL 33062** and described in the legal description.

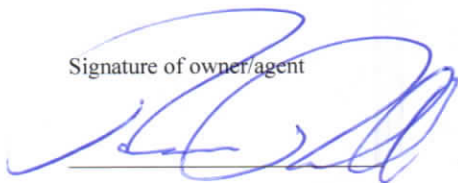
JELKS PALM ISLAND SUB POMPANO BEACH 2-35 B LOT 1, 2 BLK 2

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 16,950 SQUARE FEET (0.39 ACRES), MORE OR LESS.

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



Ronald Russell

Sworn and subscribed to before me this 9 day of Aug, 20 22

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

Signature of Notary Public



Aracelle Vaso

8/9/2022

Print Name

Diego Soto

Witness

Date

Aracelle Vaso

Witness

Date



***MINUTES OF THE  
BOARD OF DIRECTORS  
MEETING OF  
MONTANA ENTERPRISES, INC.***

A regular meeting of the Board of Directors of the above corporation was held on August 8, 2019 at 10:00 am at the corporation's place of business.

The purpose of the meeting: The board of directors is to designate Ronald Russell to be the authorized representative for the entitlement and devolvement project.

**I. QUORUM.** A quorum was declared present based on the following Shareholders who were present or represented by proxy as follows:

- Shareholder: Maureen Russell  
Number of Shares: 20%  
The Shareholder was represented in person.

- Shareholder: Ronald Russell  
Number of Shares: 20%  
The Shareholder was represented in person.

- Shareholder: Charles Russell  
Number of Shares: 20%  
The Shareholder was represented in person.

- Shareholder: Cecilia Russell  
Number of Shares: 20%  
The Shareholder was represented in person.

- Shareholder: Elileen Russell  
Number of Shares: 20%  
The Shareholder was represented in proxy.

The following corporate actions were taken by appropriate motions duly made, seconded, and adopted by the majority vote of the Shareholders entitled to vote (unless a higher voting approval is stated).

**II. BORROWING RESOLUTION.** The board authorized and designates Ronald Russell to be the authorized representative for the entitlement and devolvement project.

The form of resolution by the above lender was adopted and a copy is attached. The attached resolution states the names of the persons who are authorized to request loan advances. The Officers are authorized to take all actions and to sign all documents reasonably needed to carry out this loan transaction.

There being no further business, the meeting was duly adjourned.

A handwritten signature in blue ink, appearing to read "Maureen Russell", is written over a horizontal line.

Maureen Russell  
Secretary

***MINUTES OF THE  
BOARD OF DIRECTORS  
MEETING OF  
THE BEACHCOMBER VILLAS, INC.***

A regular meeting of the Board of Directors of the above corporation was held on August 8, 2022 at 10:00 am at the corporation's place of business.

The purpose of the meeting: The board of directors is to designate Ronald Russell to be the authorized representative for the entitlement and devolvement project.

**I. QUORUM.** A quorum was declared present based on the following Shareholders who were present or represented by proxy as follows:

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Number of Shares: 20%  
The Shareholder was represented in person.

- Shareholder: Ronald Russell  
Number of Shares: 20%  
The Shareholder was represented in person.

- Shareholder: Charles Russell  
Number of Shares: 20%  
The Shareholder was represented in person.

- Shareholder: Cecilia Russell  
Number of Shares: 20%  
The Shareholder was represented in person.

- Shareholder: Elileen Russell  
Number of Shares: 20%  
The Shareholder was represented in proxy.

The following corporate actions were taken by appropriate motions duly made, seconded, and adopted by the majority vote of the Shareholders entitled to vote (unless a higher voting approval is stated).

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There being no further business, the meeting was duly adjourned.



---

Maureen Russell  
Secretary



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## Detail by Entity Name

Florida Profit Corporation

THE BEACHCOMBER VILLAS INC

### Filing Information

|                             |                   |
|-----------------------------|-------------------|
| <b>Document Number</b>      | 206141            |
| <b>FEI/EIN Number</b>       | 59-0810913        |
| <b>Date Filed</b>           | 09/23/1957        |
| <b>State</b>                | FL                |
| <b>Status</b>               | ACTIVE            |
| <b>Last Event</b>           | RESTATED ARTICLES |
| <b>Event Date Filed</b>     | 05/09/2008        |
| <b>Event Effective Date</b> | NONE              |

### Principal Address

1200 S OCEAN BLVD  
POMPANO BEACH, FL 33062

Changed: 02/16/2011

### Mailing Address

1200 S OCEAN BLVD  
POMPANO BEACH, FL 33062

Changed: 02/16/2011

### Registered Agent Name & Address

RONALD RUSSELL  
1200 SO. OCEAN BLVD.  
POMPANO BCH, FL

Name Changed: 02/16/2011

### Officer/Director Detail

#### **Name & Address**

Title P

RUSSELL, RONALD J  
1200 SOUTH OCEAN BLVD  
POMPANO BEACH, FL 33062

Title TS

RUSSELL, MAUREEN  
1200 SOUTH OCEAN BLVD  
POMPANO BEACH, FL 33062

Title VP

RUSSELL, CHARLES  
1200 SOUTH OCEAN BLVD  
POMPANO BEACH, FL 33062

#### **Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2020               | 03/09/2020        |
| 2021               | 02/17/2021        |
| 2022               | 02/07/2022        |

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| <a href="#">04/13/2012 -- ANNUAL REPORT</a>     | <a href="#">View image in PDF format</a> |
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| <a href="#">09/23/1957 -- Domestic Profit</a> | <a href="#">View image in PDF format</a> |



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## Detail by Entity Name

Florida Profit Corporation  
MONTANA ENTERPRISES, INC.

### Filing Information

**Document Number** P97000013212  
**FEI/EIN Number** 65-0739324  
**Date Filed** 02/10/1997  
**State** FL  
**Status** ACTIVE

### Principal Address

1200 SO OCEAN BLVD.  
POMPANO BEACH, FL 33062

### Mailing Address

1200 SO OCEAN BLVD.  
POMPANO BEACH, FL 33062

### Registered Agent Name & Address

RONALD, RUSSELL JJR  
1200 S. OCEAN BLVD  
POMPANO BEACH, FL 33062

Name Changed: 01/17/2008

Address Changed: 01/17/2008

### Officer/Director Detail

#### **Name & Address**

Title O

RUSSELL, CHARLES  
1200 S. OCEAN BLVD  
POMPANO BEACH, FL 33062

Title O

RUSSELL, RONALD  
1200 S. OCEAN BLVD  
POMPANO BEACH, FL 33062

## Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2020        | 03/09/2020 |
| 2021        | 02/17/2021 |
| 2022        | 02/07/2022 |

## Document Images

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| <a href="#">02/25/1998 -- ANNUAL REPORT</a>            | <a href="#">View image in PDF format</a> |
| <a href="#">02/10/1997 -- Domestic Profit Articles</a> | <a href="#">View image in PDF format</a> |