



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

P&Z#: 26-11000006

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

Development Application

Project Type: Variance

Submission #: VAR-2026-1

Site Data

Project Name:	Gordon Cook Project	Size of property:	1518.0
Street Address:	1711 NE 2 Terrace, Pompano Beach, FL	Number of units (Residential):	1.0
Folio Number(s):	484226061730	Total square feet of the building* (Non-Residential):	
Project Narrative:	See attached		

Applicant

Landowner (Owner of Record)

Name:	Business Name (if applicable):
Yoann Bohbot	
Title:	Print Name:
General Contractor	Gordon Cook
Street Address:	Street Address:
1371 SW 8th St, Suite 4	1711 NE 2 Terr
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
Pompano Beach Florida 33069	Pompano Beach Florida 33069
Phone Number:	Phone Number:
Email:	Email:

ePlan agent (if different):

Name of ePlan agent:	
Email of ePlan agent:	
Phone Number of ePlan agent:	

Project Narrative:

Due to the odd shape of the lot and the way the building was previously constructed, we have unusual space conditions on the side and front of the property. We are requesting a variance for a total of 306 square feet. We are proposing to extend the rear of the building by 5 feet, which allows us to build 200 square feet out of the 300 square feet requested. The addition will be one story with a flat roof, and the intent is to minimize any impact to neighboring properties.



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**Owner's Certificate
Variance**

OWNER'S CERTIFICATE

VAR-2026-1

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: Gordon Cook 01/02/2026

Signature: Gordon Cook