



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

P&Z#: 26-11000020

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

Development Application

Project Type: Variance

Submission #: VAR-2026-30

Site Data

Project Name:	Wagner Residence - Addition	Size of property:	13908.0
Street Address:	3200 Dover Road, Pompano Beach, FL 33062	Number of units (Residential):	
Folio Number(s):	484329050810	Total square feet of the building* (Non-Residential):	
Project Narrative:	Requesting a 10 foot variance to the required 15 foot street side yard setback.		

Applicant

Landowner (Owner of Record)

Name:	Business Name (if applicable):
Ryan Abrams	
Title:	Print Name:
Representative	Derik Wagner and Erika Oliveira
Street Address:	Street Address:
888 SE 3rd Ave., STE 400	3200 Dover Road
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
Fort Lauderdale Florida 33316	Pompano Beach FL 33062
Phone Number:	Phone Number:
954-332-2358	954-903-8684
Email:	Email:

ePlan agent (if different):

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



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**Owner's Certificate
Variance**

OWNER'S CERTIFICATE

VAR-2026-30

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: Ryan Abrams, Esq.

07/23/2026

Signature: Ryan Abrams, Esq.

I, Erika Oliveira, as owner of the property located at 3200 Dover Road, Pompano Beach, FL 33062, hereby authorize Abrams Law Firm c/o Ryan Abrams, Esq., to act as agent in submitting a Variance Application to the City of Pompano Beach. I understand that as owner of the property I am responsible for the application submitted by the agent referenced above. I further understand that this *Agent Authorization Form* will authorize the above agent to sign any required documents, and perform any action, in connection with any and all administrative applications on behalf of myself the owner, and that the agent must exhibit this authorization to the permitting staff each time a signed document is submitted.

Address: 4471 N. Federal Hwy
Pompano, FL 33064

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of JULY, 2026 by _____. He/she personally appeared before me, is ☐ personally known to me or ☒ has produced driver license as identification.

Address: 3200 Dover Rd, Longport Beach, PL 33052

Notary: Julie Ruffolo
Print Name: Julie Ruffolo
Notary Public, State of Florida
My commission expires: 5/29/29 HH 681170



AGENT AUTHORIZATION FORM

I, Derik Wagner, as owner of the property located at 3200 Dover Road, Pompano Beach, FL 33062, hereby authorize Abrams Law Firm c/o Ryan Abrams, Esq., to act as agent in submitting a Variance Application to the City of Pompano Beach. I understand that as owner of the property I am responsible for the application submitted by the agent referenced above. I further understand that this *Agent Authorization Form* will authorize the above agent to sign any required documents, and perform any action, in connection with any and all administrative applications on behalf of myself the owner, and that the agent must exhibit this authorization to the permitting staff each time a signed document is submitted.

WITNESSES:

Danilo Fiver
Signature

Dante Pires
Print Name

Address: 180 Isle of Venice Ln #219
Fork Landmark, FL 33301

Signature Vanessa Morais

Print Name Vanessa Morais

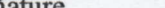
Address: 4441 N. Federal Hwy
Pompano, FL 33064

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of JULY, 2026 by _____. He/she personally appeared before me, is ☐ personally known to me or ☒ has produced driver license as identification.

[SEAL]

**OWNER:**


Signature

Print Name: Darke Wagner

Address: 3200 Dover Rd, Long Beach, CA 90802

Notary: Julie Ruffolo
Print Name: JULIE RUFFOLO
Notary Public, State of FLORIDA
My commission expires: 5/29/29 HH 681170