



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

P&Z#: 23-11000007

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

Development Application

Project Type: Variance

Submission #: VAR-2023-5

Site Data			
Project Name:	1260 NE 27th Way - Setbacks Variance Request	Size of property:	11149.0
Street Address:	1260 NE 27 Way	Number of units (Residential):	1.0
Folio Number(s):	484330210850	Total square feet of the building* (Non-Residential):	0.0
Project Narrative:	Set backs Variance Request for a residential new build located at 1260 NE 27th Way. Pompano Beach FL		

Applicant		Landowner (Owner of Record)	
Name:	Christopher Beale, PE-CGC - Bealecon Engineering, LLC.	Business Name (if applicable):	Christopher and Stephanie Flora
Title:	Engineer of Record	Print Name:	
Street Address:	6850 NE 7th Ave	Street Address:	5555 N Ocean Blvd Unit 32
Mailing Address City/ State/ Zip:	Boca Raton FL 33487	Mailing Address City/ State/ Zip:	Lauderdale by the Sea FL 33308
Phone Number:	954-464-9636	Phone Number:	954-325-9632
Email:	chris.beale@bealecon.com	Email:	Cflora@florafoods.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
Variance**

VAR-2023-5

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: Christopher Beale 02/22/2023

Signature: Christopher B

Christopher and Stephanie Flora
5555 N Ocean Blvd. Unit 32
Lauderdale by the Sea, FL 33308
(954) 785-3100

February 20th, 2023

Re: Owner's Certificate

To Whom It May Concern:

Please use this letter to serve as certification that Christopher and Stephanie Flora, are the current owners of the property located at 1260 NE 27th Way in Pompano Beach FL, 33062 . We also authorize Bealecon Engineering, LLC to apply for a Variance request in our behalf .

Please feel free to contact us with any questions about this request.

Sincerely,

Christopher J Flora

Christopher Flora

Stephanie Flora

Stephanie Flora