



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

P&Z#: 26-11000019

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

Development Application

Project Type: Variance

Submission #: VAR-2026-28

Site Data

Project Name:	Silva Variance Project	Size of property:	7500.0
Street Address:	1708 NE 50th Street	Number of units (Residential):	1.0
Folio Number(s):	ID # 4843 07 02 1100	Total square feet of the building* (Non-Residential):	
Project Narrative:	Request for relief from Zoning Code Section 155.3204(C) to reduce the interior side setback from 7' to approximately 4'5" - 5' for an after-the-fact +/- 335 sq. ft. structure		

Applicant

Landowner (Owner of Record)

Name:	Business Name (if applicable):
Fernando Leiva	
Title:	Print Name:
Consultant Planner	Delson Silva
Street Address:	Street Address:
3110 NW 95th Avenue	1708 NE 50th Street
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
Coral Springs Florida 33065	Pompano Beach Florida 33064
Phone Number:	Phone Number:
754-757-7922	754-214-1166
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-2026-28

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: Fernando Leiva 07/21/2026

Signature: Fernando Leiva

Affidavit on Owner's Behalf

Property Information

Delson Silva VAR-2026-28
Property Owner Name Case Number
1708 NE 50 ST Pompano Beach FL 33064
Property Address: Street City State ZIP Code

I, the property owner listed above, do hereby certify that I have authorized the following individual(s) to act as agent(s) on my behalf to represent the real property owned by me, described above.

Delson Silva 7-22-26
Owner signature/date

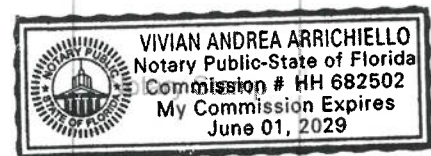
Agent Information

Fernando Leiva, AICP, Assoc. AIA (754) 757-7922
Name(s) Phone
3110 NW 95th Avenue Coral Springs FL 33065
Mailing Address: Street City State ZIP Code

NOTARIZATION

X _____
STATE OF Florida COUNTY OF Miami-Dade
The foregoing instrument was acknowledged before me, by means of ☒ Physical presence or ☐ Online
notarization, this 22 day of July, 2026 by Delson Silva,
who is personally known to me or who has produced _____, as identification.

Vivian Arrichiello
(NOTARY'S SIGNATURE)
Notary Name Vivian Arrichiello
(Print, Type or Stamp Notary's Name)



PROPERTY OWNER AUTHORIZATION

Property Information

I, Delson Silva, the property owner listed below, do certify that I have authorized Fernando Leiva, AICP, Assoc. AIA, representative for Leiva Architecture and Planning Group, to submit the Variance (VAR 2026-28) application on my behalf.

Property Address

1708 NE 50 Street, Pompano Beach, FL 33064

Delson Silva
Delson Silva

7-22-26
Date

Agent Information:

Fernando Leiva, AICP, Assoc. AIA
Name

(754) 757-7922
Phone

3110 NW 95th Avenue, Coral Springs, FL 33065
Mailing Address

NOTARIZATION

X _____
STATE OF Florida COUNTY OF Miami-Dade
The foregoing instrument was acknowledged before me, by means of Physical presence or
Online notarization, this 22 day of July, 2026 by
Delson Silva, who is personally known to me or who has produced
_____, as identification. _____

(NOTARY'S SIGNATURE) Arrichiello
Notary Name _____
(Print, Type or Stamp Notary's Name) Vivian Arrichiello

