



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

P&Z#: 24-11000006

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

Development Application

Project Type: Variance

Submission #: VAR-2024-11

| Site Data | | | |
|--------------------|------------------|---|--------|
| Project Name: | Castro Residence | Size of property: | 2052.0 |
| Street Address: | 4701 NE 17th Ave | Number of units (Residential): | |
| Folio Number(s): | 484213040440 | Total square feet of the building* (Non-Residential): | |
| Project Narrative: | See attached | | |

| Applicant | | Landowner (Owner of Record) | |
|-----------------------------------|-----------------------------|-----------------------------------|-----------------------------|
| Name: | Miguel Castro | Business Name (if applicable): | |
| Title: | | Print Name: | Miguel Castro |
| Street Address: | 4701 NE 17 Ave | Street Address: | 4701 NE 17 Ave |
| Mailing Address City/ State/ Zip: | Pompano Beach Florida 33064 | Mailing Address City/ State/ Zip: | Pompano Beach Florida 33064 |
| Phone Number: | 954-822-8876 | Phone Number: | 954-822-8876 |
| Email: | ids.docprep@outlook.com | Email: | ids.docprep@outlook.com |
| ePlan agent (if different): | | | |
| Name of ePlan agent: | | | |
| Email of ePlan agent: | | | |
| Phone Number of ePlan agent: | | | |

Project Narrative:

A bedroom was added to the existing 1,480 sf home to improve its value. A corner of that addition is at an angle to the property line and does extend slightly beyond three feet into the seven and half foot side yard setback.



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**Owner's Certificate
Variance**

VAR-2024-11

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: Miguel Castro 05/07/2024

Signature: Miguel Castro