



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

P&Z#: 23-11000004

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

Development Application

Project Type: Variance

Submission #: VAR-2023-3

Site Data

Project Name:	3211 NE 9th Terrace Variance	Size of property:	6020.0
Street Address:	3211 NE 9th Terrace	Number of units (Residential):	1
Folio Number(s):	484224250560	Total square feet of the building* (Non-Residential):	0.0
Project Narrative:	The owner is seeking permit approval for a whole house remodel that includes adding a covered patio, which extends the roofline of an existing Florida room at the rear of the house. The permit was reviewed by zoning, where property research confirmed that the existing rear patio encroaches into the rear yard setback by 1.5 feet (18 inches). The permit cannot be approved as the existing rear patio does not meet the minimum 15-foot rear setback for the RS-3 [Single Family Residence 3] zoning district as required by code section 155.3204 C.		

Applicant			Landowner (Owner of Record)		
Name:			Business Name (if applicable):		
Paola A West			Grace Kelly Tardim Francisco		
Title:			Print Name:		
Principal/ Senior Land Planner					
Street Address:			Street Address:		
10152 Indiantown Road, #159			3211 NE 9th Terrace		
Mailing Address City/ State/ Zip:			Mailing Address City/ State/ Zip:		
Jupiter	Florida	33478	Pompano Beach	FL	33064
Phone Number:			Phone Number:		
954-529-9417			954-709-9455		
Email:			Email:		
pwest@planw3st.com			robertobornholdt@yahoo.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**

OWNER'S CERTIFICATE

VAR-2023-3

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: Paola A. West 01/25/2023

Signature: P West

January 23, 2022

Scott Reale, Senior Planner
City of Pompano Beach
Development Services, Department 1510
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

Via Electronic Mail: scott.reale@copbfl.com

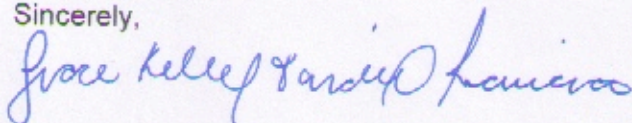
RE: Application for Variance- 3211 NE 9 TER (Folio 484224250560)

Dear Mr. Reale,

The purpose of this letter is to authorize PlanW3st LLC to act as our agent with respect to submitting, representing, and processing a Variance application.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,



Grace Kelly Tardim Francisco
3211 NE 9th Terrace
Pompano Beach, FL 33064
954-709-9455