



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

P&Z#: 26-11000011

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

Development Application

Project Type: Variance

Submission #: VAR-2026-14

Site Data			
Project Name:	Proposed Bedroom	Size of property:	5750.0
Street Address:	825 NE 12th Avenue Pompano Beach , Florida 33060	Number of units (Residential):	2.0
Folio Number(s):	484236040630	Total square feet of the building* (Non-Residential):	
Project Narrative:	New 240 sq ft bedroom variance requested for set back		

Applicant	Landowner (Owner of Record)
Name:	Business Name (if applicable):
Title:	Print Name:
	James Gallucci
Street Address:	Street Address:
	825 NE 12th Avenue
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
	Pompano Beach Florida 33060
Phone Number:	Phone Number:
	614-419-2020
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-2026-14

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: James P Gallucci 04/21/2026

Signature: *James P Gallucci*