



**CITY OF POMPANO BEACH, FLORIDA
NOTICE OF PUBLIC HEARING
Variance**

P&Z Number: 26-11000011

YOU ARE HEREBY NOTIFIED of a Petition by the Applicant / Property Owner (listed below), before the City of Pompano Beach, Florida, in the City Hall Commission Chambers, located at 100 West Atlantic Boulevard. The details of the applicant, subject property and specific request is below:

Applicant / Property Owner:	James Gallucci
Subject Property (Address):	825 NE 12 Ave
Subject Property (Tax Folio ID(s)):	484236040630
Land Use Designation:	LM- LOW-MEDIUM 5-10 DU/AC
Zoning District:	Two-Family Residence (RD-1)
Abbreviated Legal Description:	PINE CREST AMENDED PLAT 7-13 B LOT 19 BLK 22
Application Type:	Variance
Specific Request:	
<p>The Applicant Landowner requests a Variance from Section 155.3207(C) of the Pompano Beach Zoning Code, which establishes the intensity and dimensional standards for the RD-1 Zoning District. The Variance would allow for an addition to the existing duplex to encroach 2.17 feet into the required 8-foot interior side yard setback (north side), resulting in a setback of 5.83 feet from the interior side lot line.</p>	

Advisory Board	Zoning Board of Appeals (ZBA)	
Date of Public Meeting:	05/21/2026	6:00 PM

Why did I receive this notice? You received this notice because you are the owner of property within 500 feet of the subject parcel. Please refer to the map, on the reverse side of this notice that identifies the location of subject property. All property owners within the dotted area around the subject property have received this notice.

Do I need to take any action? You may either be present in person at the hearing of this application, represented by counsel or submit a letter/email. All interested persons take due notice of the time and place of the hearing of this application and govern yourselves accordingly.

All correspondence to the Advisory Board relative to this matter may be emailed to zoning@copbfl.com or mailed to P.O. Drawer 1300, Pompano Beach, Florida 33061. The original application and documentation may be viewed at the Planning & Zoning Division located at 100 W. Atlantic Boulevard, Pompano Beach, FL 33060. The original application and documentation may be viewed by contacting zoning@copbfl.com or 954-786-4667 or pompanobeachfl.gov/meetings one week prior to the meeting date.

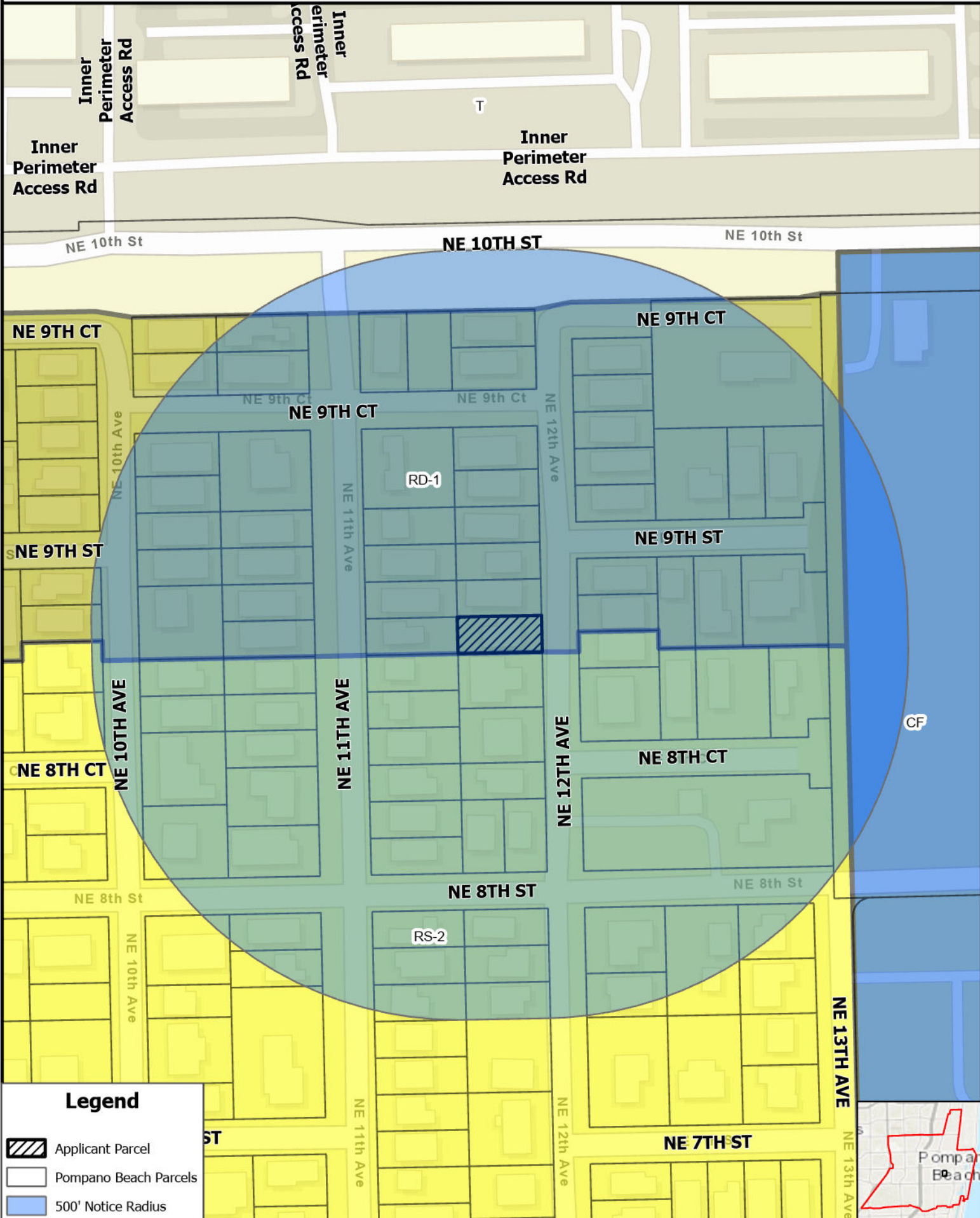
Any person who decides to appeal any decision of the City Advisory Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Special Accommodations: Any person requiring auxiliary aids and services at this meeting may contact the City Clerk's Office at (954) 786-4611 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1800-955-8770 or 1-800-955-8771.

CITY OF POMPANO BEACH, FLORIDA
BY: Charlotte Burrie, Chair, ZBA

CITY OF POMPANO BEACH

500' RADIUS MAP



Legend

-  Applicant Parcel
-  Pompano Beach Parcels
-  500' Notice Radius

Scale:
1:2,000
04/27/2026

825 NE 12 Ave
James Gallucci

Variance

Created by:
Department of
Development Services

