

# City of Pompano Beach Zoning Board of Appeals

Commission Chambers  
100 West Atlantic Blvd.  
Pompano Beach, FL  
33060

## Agenda

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Thursday, May 21, 2026

6:00 PM

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### A. CALL TO ORDER

### B. ROLL CALL

### C. APPROVAL OF THE MINUTES

*Meeting of April 16, 2026*

### D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES

### E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

### F. NEW BUSINESS

#### 1. [LN-859](#) VARIANCE - STRENGTH IN HIM LLC

|                              |                                                 |
|------------------------------|-------------------------------------------------|
| <b>Request:</b>              | Variance                                        |
| <b>P&amp;Z#</b>              | 26-11000008                                     |
| <b>Owner:</b>                | Strength In Him LLC                             |
| <b>Project Location:</b>     | 2314 E Atlantic Blvd                            |
| <b>Folio Number:</b>         | 484236012300                                    |
| <b>Land Use Designation:</b> | ETOC (East Transit Oriented Corridor)           |
| <b>Zoning District:</b>      | TO-EOD (Transit Oriented East Overlay District) |
| <b>Commission District:</b>  | 1 (Audrey Fesik)                                |
| <b>Agent:</b>                | Herbert Frogner                                 |
| <b>Project Planner:</b>      | Scott Reale                                     |

**2.     [LN-875](#)           VARIANCE - FOLLIA BUILDING LLC**

**Request:**                               Variance  
**P&Z#**                                   26-11000010  
**Owner:**                               Follia Building LLC  
**Project Location:**               621 NE 1 Ave  
**Folio Number:**                   484235920010  
**Land Use Designation:**       C (Commercial)  
**Zoning District:**                B-4 (Heavy Business)  
**Commission District:**       2 (Rhonda Sigerson-Eaton)  
**Agent:**                             Dmytro Nartov  
**Project Planner:**               Scott Reale

**3.     [LN-876](#)           VARIANCE - JAMES GALLUCCI**

**Request:**                               Variance  
**P&Z#**                                   26-11000011  
**Owner:**                               James Gallucci  
**Project Location:**               825 NE 12 Ave  
**Folio Number:**                   484236040630  
**Land Use Designation:**       LM (Low-Medium 5-10 DU/AC)  
**Zoning District:**                RD-1 (Two-Family Residence)  
**Commission District:**       3 (Alison Fournier)  
**Agent:**                             James Gallucci  
**Project Planner:**               Scott Reale

**G. OTHER BUSINESS****H. ADJOURNMENT**

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