



CITY OF POMPANO BEACH, FLORIDA
NOTICE OF PUBLIC HEARING
Variance

P&Z Number: 25-11000018

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:	Archdiocese of Miami - St Gabriel Church
Subject Property (Address):	731 N Ocean Blvd
Subject Property (Tax Folio ID(s)):	4843 31 00 0110
Land Use Designation:	CF- COMMUNITY FACILITIES
Zoning District:	Multiple-Family Residence 20 (RM-20)
Abbreviated Legal Description:	unplatted (see survey on file with Planning & Zoning Division)
Application Type:	Variance
Specific Request:	
The Applicant Landowner requests a variance from the Pompano Beach Zoning Code to allow for the construction of a new detached church tower on the property, located within the RM-20 Zoning District. The request includes relief from the following code sections:	
<ol style="list-style-type: none"> Section 155.3210(C) – Dimensional Standards for the RM-20 District: Height: The proposed tower will have a height of 53 feet, which exceeds the maximum permitted height of 35 feet, resulting in a requested variance of 18 feet. Section 155.3210(C) – Dimensional Standards for the RM-20 District: Front Yard Setback: The proposed structure will be set back 14 feet 11.5 inches from the front property line, where a minimum front yard setback of 25 feet is required. Section 155.4302(B)(2)(g) – Standards for Accessory Uses and Structures: This section prohibits accessory structures from being located in front of the principal structure. The proposed tower is situated in front of the existing church building, which is considered the principal structure on the site. 	

Advisory Board	Zoning Board of Appeals (ZBA)	
Date of Public Meeting:	10/16/2025	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.

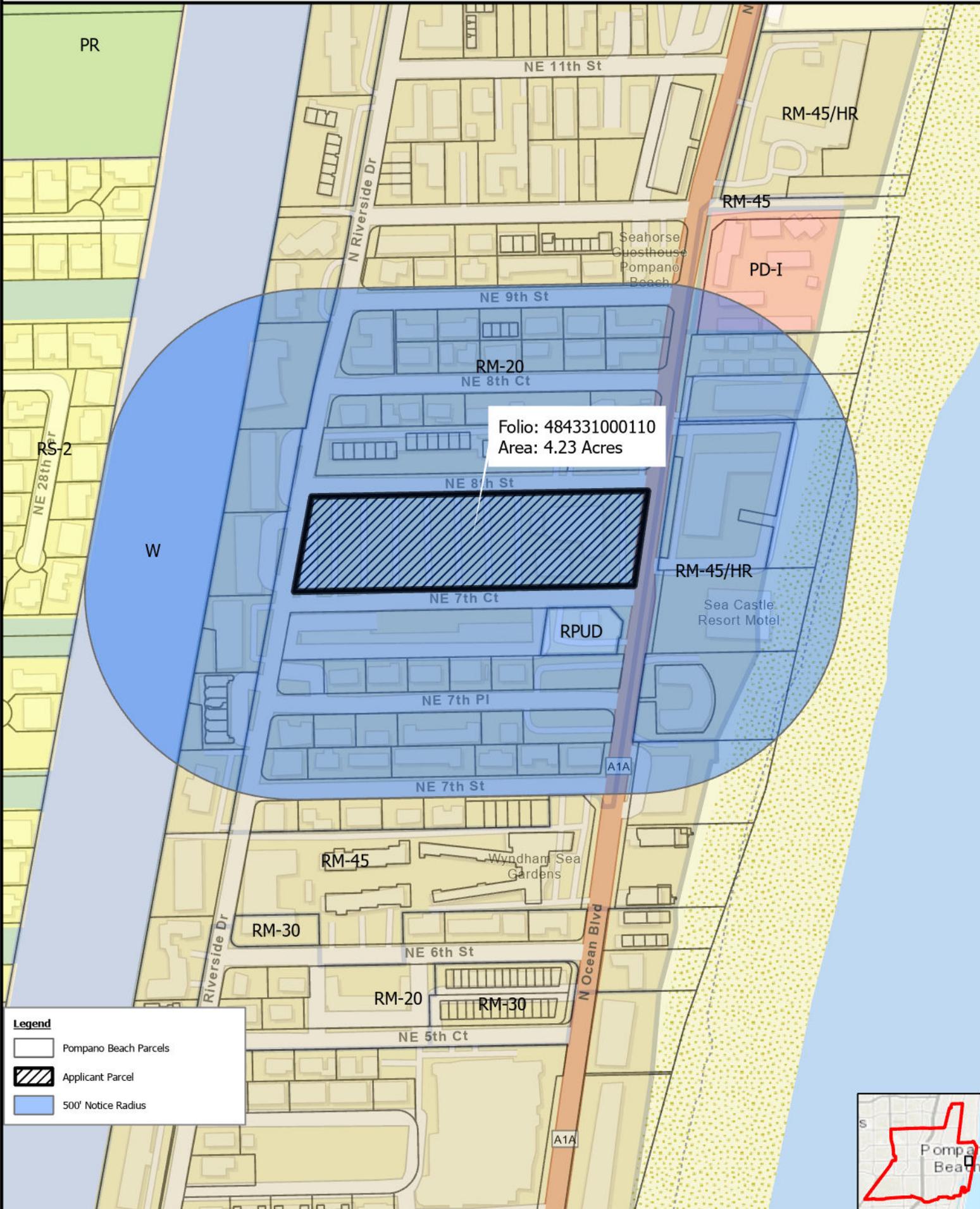
Any person who decides to appeal any decision of the City Advisory Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence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

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



Scale:
1:3,500

10/02/2025

ARCHDIOCESE OF MIAMI ST GABRIEL CHURCH

731 N Ocean Blvd

Variance

Created by:
Department of
Development Services

