

**CITY OF POMPANO BEACH, FLORIDA  
NOTICE OF PUBLIC HEARING  
P&Z # 21-11000005**

**YOU ARE HEREBY NOTIFIED** of a Petition by **NICOLE PULEO** (“Applicant Landowner”), before the ZONING BOARD OF APPEALS of the City of Pompano Beach, Florida, on May 20, 2021, at 5:00 P.M. The public meeting will occur in a remote format. Information for participation will be made available on the City’s website alongside the Zoning Board of Appeals agenda at [pompanobeachfl.gov/meetings](http://pompanobeachfl.gov/meetings) one week prior to the meeting date. The Applicant Landowner is requesting Variances from the following provisions:

1. Section 155.3203(C) [Intensity and Dimensional Standards of the RS-2 Zoning District], of the Pompano Beach Zoning Code, in order to allow an addition to a single-family residence to be located 22.96’ from a street lot line on a through lot, rather than setback a minimum of 25’ as required by code.
2. Section 155.4302(B)(2)(f) [Prohibited Location of Accessory Uses and Structures], of the Pompano Beach Zoning Code, in order to allow a swimming pool to be setback 6’-10” from a street lot line on a through lot, rather than setback a minimum 25’ as required by code.

The property in this Public Hearing is as follows:

Lot 56, Block 2, of POMPANO SHORES, according to the plat thereof, as recorded in Plat Book 27, Page 47, of the public records of Broward County, Florida.

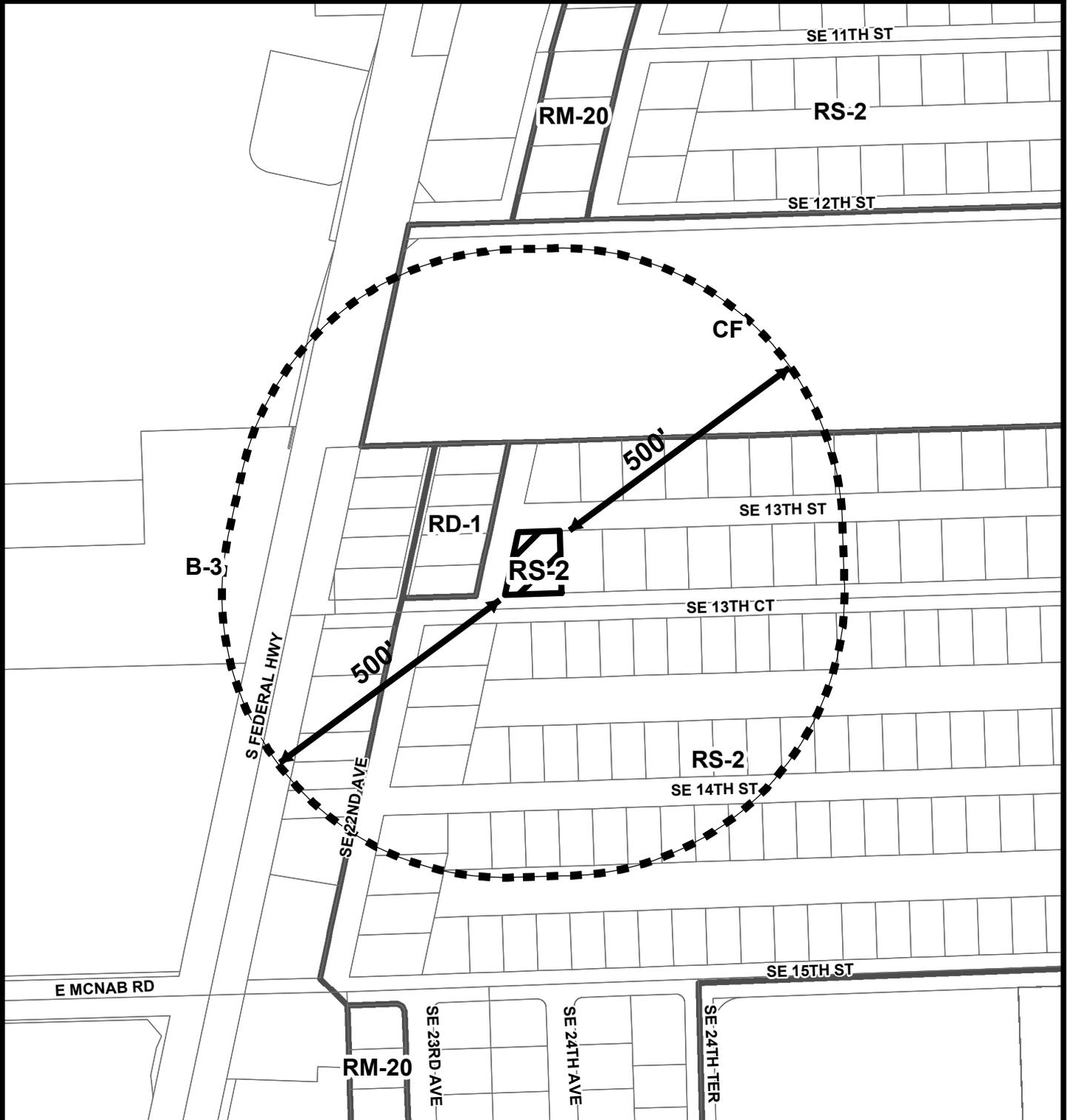
AKA: 1300 SE 22<sup>nd</sup> Avenue  
ZONED: Single-Family Residence 2 (RS-2)  
FOLIO(S): 4943 06 16 0670

All interested persons are urged to attend the Public Hearing electronically on the day of meeting as directed on the City’s website, or express their views by letter. You may either be present in person at the hearing of this Appeal, represented by counsel or letter. All interested persons take due notice of the time and place of the hearing of this Appeal and govern yourselves accordingly. 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 1-800-955-8770 or 1-800-955-8771. Any person who decides to appeal any decision of the Zoning Board of Appeals 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. All correspondence to the Zoning Board of Appeals relative to this matter may be emailed to [zoning@copbfl.com](mailto:zoning@copbfl.com) or mailed to P.O. Drawer 1300, Pompano Beach, Florida 33061. The original application and documentation may be viewed by contacting [zoning@copbfl.com](mailto:zoning@copbfl.com) or 954-786-4667 or [pompanobeachfl.gov/meetings](http://pompanobeachfl.gov/meetings) one week prior to the meeting date.

CITY OF POMPANO BEACH, FLORIDA  
BY: Daniel H. Yaffe, Chairman  
Zoning Board of Appeals

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5/14/2021

# CITY OF POMPANO BEACH 500' RADIUS MAP



**VARIANCE**

**NICOLE PULEO**  
**1300 SE 22 AVENUE**

1 in = 250 ft  
PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES