



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

P&Z#: 26-11000016

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

Development Application

Project Type: Variance

Submission #: VAR-2026-18

Site Data

Project Name:	1900 Bay Drive	Size of property:	26838.0
Street Address:	1900 Bay Drive	Number of units (Residential):	1.0
Folio Number(s):	484329041220	Total square feet of the building* (Non-Residential):	
Project Narrative:	Rear Elevated Pool Area within rear encroachment		

Applicant

Landowner (Owner of Record)

Name:	Business Name (if applicable):
Jay Lefka	
Title:	Print Name:
General Contractor	Shining Hill Developments
Street Address:	Street Address:
230 SW Natura Ave	1500 Highway7 Concord
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
Deerfield beach Florida 33441	Ontario Canada L4K5Y4
Phone Number:	Phone Number:
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-2026-18

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: Jay Lefka 06/08/2026

Signature: Jay Lefka

SHINING HILL DEVELOPMENTS USA INC.

1500 Highway 7
Concord, Ontario
L4K 5Y4
Tel: 905 907 1600

June 16th 2026

The City of Pompano Beach
100 Atlantic Boulevard
Pompano Beach, Florida 33062
U S A

Ref: 1900 Bay Drive

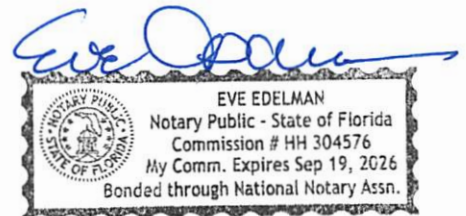
To Whom It May Concern

Angelo De Gasperis is listed as an Officer/Director of SHINING HILL DEVELOPMENTS USA INC., expressly authorizing Jay M. Lefka, Vice President of Bomar Builders Inc. to submit the Variance application on behalf of the owner's.

Sincerely,



Angelo De Gasperis, Officer/Director
Shining Hill Developments USA Inc.



2026 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P11000089735

Entity Name: SHINING HILL DEVELOPMENTS USA INC.

Current Principal Place of Business:

1500 HWY NO 7
CONCORD, ONTARIO, CANADA, XX L4K-5Y4

Current Mailing Address:

1500 HWY NO 7
CONCORD, ONTARIO, CANADA, XX L4K-5Y4 XX

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MORAITIS, GEORGE RJR
915 MIDDLE RIVER DRIVE STE 506
FORT LAUDERDALE, FL 33304 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: GEORGE R. MORAITIS, JR.

04/30/2026

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title D
Name DEGASPRIS, ANGELO
Address 1500 HWY NO 7
City-State-Zip: CONCORD, ONTARIO, CANADA XX
L4K-5Y4

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DEGASPRIS , ANGELO

D

04/30/2026

Electronic Signature of Signing Officer/Director Detail

Date