



City of Pompano Beach Zoning Board of Appeals

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

Agenda

Thursday, August 20, 2026

6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF THE MINUTES

Meeting of July 16, 2026

D. INDIVIDUALS TESTIFYING PLACED UNDER OATH

E. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES

F. NEW BUSINESS

LN-892***REQUEST FOR REHEARING FOR PREVIOUSLY DENIED APPLICATION*****SHINING HILL DEVELOPMENTS USA INC**

Request: Variance
P&Z# 26-11000016
Owner: Shining Hill Developments USA Inc
Project Location: 1900 Bay Dr
Folio Number: 484329041220
Land Use Designation: L (Low 1-5 DU/AC)
Zoning District: RS-2 (Single Family Residence 2)
Commission District: 1 (Audrey Fesik)
Agent: Jay Lefka
Project Planner: Scott Reale

Prior Hearing Date: July 16, 2026

Result: Variance Denied (2 in favor and 4 opposed)

Any petitioner who may be aggrieved by a decision of the Zoning Board of Appeals may, within ten days from the date of the decision was orally pronounced, but not thereafter, apply to the ZBA for a rehearing at the next regularly scheduled meeting of the Board or unless heard earlier by a special meeting.

The petitioner requesting a rehearing shall establish all of the following:

- 1) That there is new evidence which could not have been discovered before the hearing by the exercise of due diligence;*
- 2) That the evidence is material and not merely cumulative and*
- 3) There is a strong likelihood that the new evidence will affect the results if a new hearing is granted.*

The Zoning Board of Appeals shall render its decision, after hearing arguments based on the foregoing criteria. The concurring vote of five members of the Board shall be necessary to grant a rehearing. The Public Hearing for any rehearing that is granted shall not be considered during the same meeting that the rehearing request is scheduled to be heard. For motions for rehearing that are approved the rehearing will be heard at the next available Zoning Board of Appeals meeting.

G. PUBLIC HEARING

1. [LN-905](#) **VARIANCE - HILLSBORO SHORES EXECUTIVE CLUB**

 Request: Variance
 P&Z# 26-11000017
 Owner: Hillsboro Shores Executive Club
 Project Location: 2508 Bay Dr
 Folio Number: 484329AH0401
 Land Use Designation: MH (Medium-High 16-25 DU/AC)
 Zoning District: RM-20 (Multiple-Family Residence 20)
 Commission District: 1 (Audrey Fesik)
 Agent: Monique Harper
 Project Planner: Scott Reale

2. [LN-906](#) **SPECIAL EXCEPTION - SMAX LLC**

 Request: Special Exception
 P&Z# 26-17000007
 Owner: Smax LLC
 Project Location: 1370 Dr. Martin Luther King Jr Blvd
 Folio Number: 484234170010
 Land Use Designation: I (Industrial)
 Zoning District: I-1 (General Industrial)
 Commission District: 4 (Beverly Perkins)
 Agent: Andre Capi
 Project Planner: Scott Reale

3. [LN-907](#) **VARIANCE - SMAX LLC**

 Request: Variance
 P&Z# 26-11000018
 Owner: Smax LLC
 Project Location: 1370 Dr. Martin Luther King Jr Blvd
 Folio Number: 484234170010
 Land Use Designation: I (Industrial)
 Zoning District: I-1 (General Industrial)
 Commission District: 4 (Beverly Perkins)
 Agent: Andre Capi
 Project Planner: Scott Reale

4. [LN-908](#) VARIANCE - DELSON SILVA

Request:	Variance
P&Z#	26-11000019
Owner:	Delson Silva
Project Location:	1708 NE 50 ST
Folio Number:	484301021100
Land Use Designation:	L (Low 1-5 DU/AC)
Zoning District:	RS-3 (Single-Family Residence 3)
Commission District:	2 (Rhonda Sigerson-Eaton)
Agent:	Fernando Leiva
Project Planner:	Scott Reale

5. [LN-909](#) VARIANCE - DERIK WAGNER

Request:	Variance
P&Z#	26-11000020
Owner:	Derik Wagner
Project Location:	3200 Dover Rd
Folio Number:	484329050810
Land Use Designation:	L (Low 1-5 DU/AC)
Zoning District:	RS-2 (Single-Family Residence 2)
Commission District:	1 (Audrey Fesik)
Agent:	Ryan Abrams
Project Planner:	Scott Reale

H. OTHER BUSINESS**I. 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.