



CITY OF POMPANO BEACH, FLORIDA  
NOTICE OF PUBLIC HEARING  
Variance

P&Z Number: 26-11000016

**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:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>Applicant / Property Owner:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Shining Hill Developments USA Inc                  |
| <b>Subject Property (Address):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1900 Bay Drive                                     |
| <b>Subject Property (Tax Folio ID(s)):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 4843 29 04 1220                                    |
| <b>Land Use Designation:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | L- LOW 1-5 DU/AC                                   |
| <b>Zoning District:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Single-Family Residence 2 (RS-2)                   |
| <b>Abbreviated Legal Description:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | see survey of file with Planning & Zoning Division |
| <b>Application Type:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Variance                                           |
| <b>Specific Request:</b><br>The Applicant Landowner requests a variance from Section 155.3203(C) of the Pompano Beach Zoning Code, which establishes the intensity and dimensional standards for the RS-2 Zoning District. The requested variance would permit a new single-family residence on a waterfront lot to be located 5 feet from the rear property line, in lieu of the required 25-foot setback from an abutting waterway or canal. No habitable enclosed space is proposed within the required setback. The request is driven by the proposed site design, which structurally integrates the swimming pool and turf sundeck with the principal structure, thereby necessitating relief from the waterfront setback requirement. |                                                    |

|                                |                               |
|--------------------------------|-------------------------------|
| <b>Advisory Board</b>          | Zoning Board of Appeals (ZBA) |
| <b>Date of Public Meeting:</b> | 07/16/2026 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](mailto: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](mailto:zoning@copbfl.com) or 954-786-4667 or [pompanobeachfl.gov/meetings](http://pompanobeachfl.gov/meetings) one week prior to the meeting date.

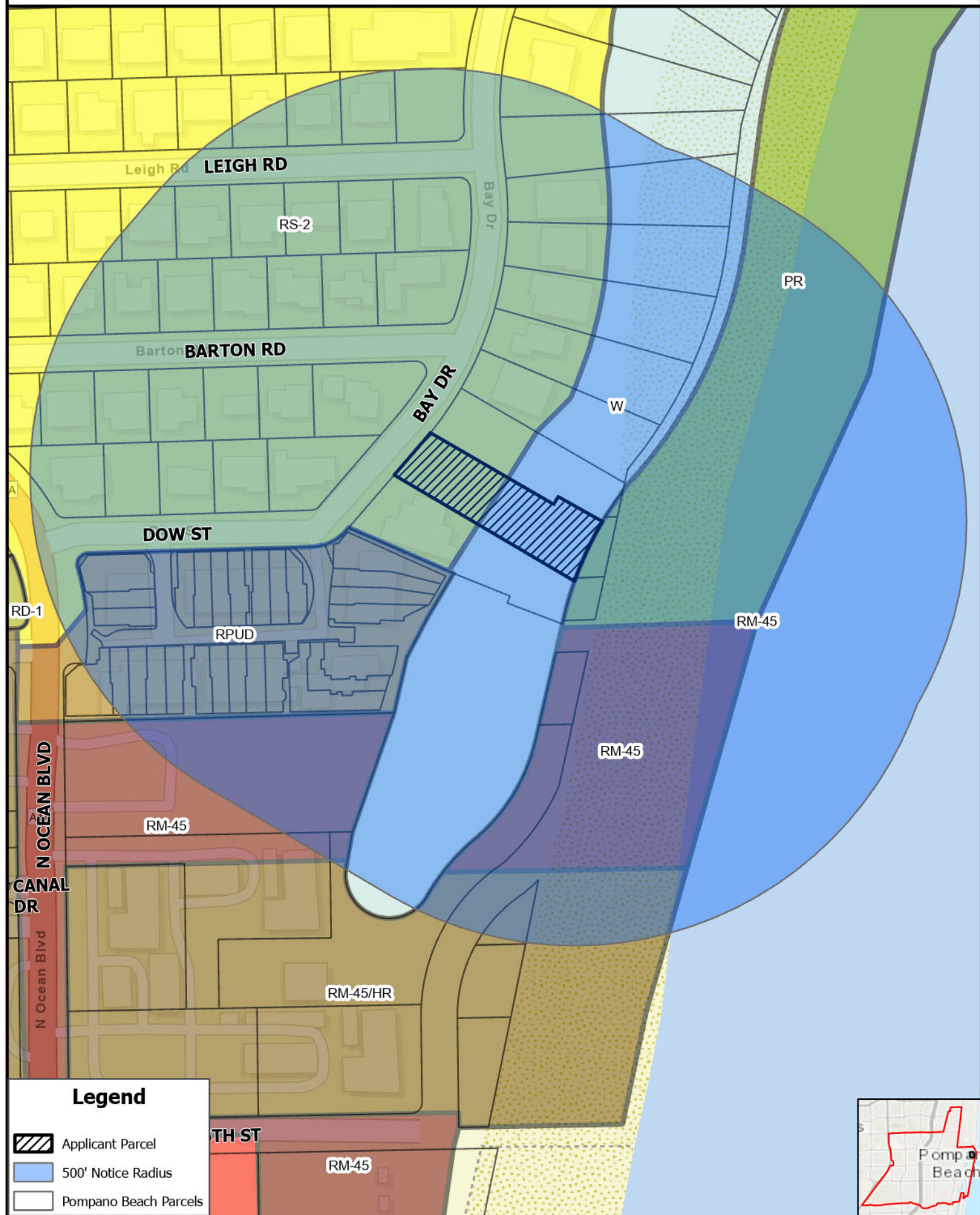
Any person who decides to appeal any decision of the City Advisory Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence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

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

Scale:  
1:2,000  
06/24/2026

1900 Bay Dr  
SHINING HILL DEVELOPMENTS USA INC

Variance

Created by:  
Department of  
Development Services

