



City of Pompano Beach Zoning Board of Appeals

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

Agenda

Thursday, June 18, 2026

6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF THE MINUTES

Meeting of May 21, 2026

D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES

E. PUBLIC HEARING

1. [LN-747](#) SPECIAL EXCEPTION - M&A BROTHERS REALTY NO 17 INC

Request:	Special Exception
P&Z#	25-17000006
Owner:	M&A Brothers Realty No 17 Inc
Project Location:	5391 N Federal Hwy
Folio Number:	484307000461
Land Use Designation:	C (Commercial)
Zoning District:	B-3 (General Business)
Commission District:	Rhonda Sigerson-Eaton (2)
Agent:	Christina Bilenki
Project Planner:	Scott Reale

Note: The 17th Judicial Circuit Court of Florida, on May 11, 2026, granted the Applicant's Petition for Writ of Certiorari and quashed the City of Pompano Beach Zoning Board of Appeal's July 17, 2025, Order denying the Petitioner's Special Exception application.

2. [LN-881](#) **MAJOR TEMPORARY USE - ALEKSANDR KRAVETS**
- Request:** Major Temporary Use
P&Z# 26-1500009
Owner: Aleksandr Kravets
Project Location: 128 NW 14 ST
Folio Number: 484235290386
Land Use Designation: M (Medium 10-16 DU/AC)
Zoning District: RM-20 (Multiple-Family Residence 20)
Commission District: 4 (Beverly Perkins)
Agent: Lee Schillinger
Project Planner: Scott Reale
3. [LN-882](#) **VARIANCE - TOPLINE PERFORMANCE INC**
- Request:** Variance
P&Z# 26-1100003
Owner: Topline Performance Inc
Project Location: 50 SW 5 ST
Folio Number: 494202150400
Land Use Designation: I (Industrial)
Zoning District: B-4 (Heavy Business)
Commission District: 3 (Alison Fournier)
Agent: Jose Ramos
Project Planner: Scott Reale
4. [LN-883](#) **VARIANCE - TEACHERS INSURANCE & ANNUITY ASSN OF AMERICA**
- Request:** Variance
P&Z# 26-1100013
Owner: Teachers Insurance & Annuity Assn of America
Project Location: 2700 NW 25 ST
Folio Number: 484221120020
Land Use Designation: I (Industrial)
Zoning District: I-1/PCI (General Industrial / Planned Industrial Overlay)
Commission District: 4 (Beverly Perkins)
Agent: Michael Swink
Project Planner: Scott Reale

5. [LN-885](#) SPECIAL EXCEPTION - IRELAND POMPANO, LTD

Request: Special Exception
P&Z# 26-17000004
Owner: Ireland Pompano, LTD
Project Location: 998 N Federal Hwy
Folio Number: 484331000381
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 1 (Audrey Fesik)
Agent: Eduardo Rodriguez De Varona
Project Planner: Scott Reale

6. [LN-884](#) VARIANCE - IRELAND POMPANO, LTD

Request: Variance
P&Z# 26-11000012
Owner: Ireland Pompano, LTD
Project Location: 998 N Federal Hwy
Folio Number: 484331000381
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 1 (Audrey Fesik)
Agent: Eduardo Rodriguez De Varona
Project Planner: Scott Reale

7. [LN-886](#) SPECIAL EXCEPTION - RL FAMILY PROPERTY OWNER LLC / EL FAMILY PROPERTY OWNER LLC ETA

Request: Special Exception
P&Z# 26-17000005
Owner: RL Family Property Owner LLC / EL Family Property Owner LLC ETA
Project Location: 1440 SW 28 Ave
Folio Number: 494204000422
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 5 (Darlene Smith)
Agent: Ryan McCallen
Project Planner: Scott Reale

F. OTHER BUSINESS

G. 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.