

# City of Pompano Beach Zoning Board of Appeals

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

## Agenda

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Thursday, October 15, 2026

6:00 PM

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### A. CALL TO ORDER

### B. ROLL CALL

### C. APPROVAL OF THE MINUTES

*Meeting of September 17, 2026*

### D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES

### E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

### F. PUBLIC HEARING

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

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

**2.     [LN-892](#)           VARIANCE - 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

**3.     [LN-923](#)           VARIANCE - JOSEPH CERQUOZZI**

**Request:**                               Variance  
**P&Z#**                                   26-11000021  
**Owner:**                               Joseph Cerquozzi  
**Project Location:**               230 SE 7 ST  
**Folio Number:**                   494201110560  
**Land Use Designation:**       L (Low 1-5 DU/AC)  
**Zoning District:**               RS-2 (Single-Family Residence 2)  
**Commission District:**       3 (Alison Fournier)  
**Agent:**                             Joseph Cerquozzi  
**Project Planner:**               Scott Reale

**4.     [LN-926](#)           MAJOR TEMPORARY USE - POMPANO MARKETPLACE 2480 LLC**

**Request:**                               Major Temporary Use  
**P&Z#**                                   26-15000015  
**Owner:**                               Pompano Marketplace 2480 LLC  
**Project Location:**               1115-1299 S Federal Hwy  
**Folio Number:**                   494201500010 & 494201500020  
**Land Use Designation:**       C (Commercial)  
**Zoning District:**               B-3 (General Business)  
**Commission District:**       1 (Audrey Fesik)  
**Agent:**                             Rodrigo Cintra  
**Project Planner:**               Scott Reale

5.     [LN-927](#)           **MAJOR TEMPORARY USE - MILLROSE PROPERTIES FLORIDA LLC**
- Request:                   Major Temporary Use  
P&Z#                      26-15000017  
Owner:                     Millrose Properties Florida LLC  
Project Location:         777 Isle of Capri Circle  
Folio Number:            494203410040  
Land Use Designation:    RAC (Regional Activity Center)  
Zoning District:          PCD (Planned Commercial/Industrial District)  
Commission District:     5 (Darlene Smith)  
Agent:                    Michael Ferrera  
Project Planner:          Scott Reale
6.     [LN-924](#)           **SPECIAL EXCEPTION [FAMILY COMMUNITY RESIDENCE] - YASMIN ISLAM**
- Request:                   Special Exception  
P&Z#                      26-17000008  
Owner:                     Yasmin Islam  
Project Location:         207-209 NE 23 Ave  
Folio Number:            484236010660  
Land Use Designation:    ETOC (East Transit Oriented Corridor)  
Zoning District:          TO-EOD (Transit Oriented East Overlay District)  
Commission District:     1 (Audrey Fesik)  
Agent:                    Yasmin Islam  
Project Planner:          Scott Reale
7.     [LN-925](#)           **SPECIAL EXCEPTION [FAMILY COMMUNITY RESIDENCE] - BRIDGETTE SIMPO**
- Request:                   Special Exception  
P&Z#                      26-17000009  
Owner:                     Bridgette Simpo  
Project Location:         130 NE 7 ST  
Folio Number:            484235270070  
Land Use Designation:    M (Medium 10-16 DU/AC)  
Zoning District:          RS-3 (Single-Family Residence 3)  
Commission District:     2 (Rhonda Sigerson-Eaton)  
Agent:                    Bridgette Simpo  
Project Planner:          Scott Reale

## **G. OTHER BUSINESS**

1. REVIEW MEETING DEADLINES AND DATES FOR 2027

## **H. 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.