

## Agenda

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Thursday, February 19, 2026

6:00 PM

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF THE MINUTES**

*Meeting of January 15, 2026*

**D. EXPLANATION OF PREREQUISITES AND BOARD PROCEDURES**

**E. INDIVIDUALS TESTIFYING PLACED UNDER OATH**

**F. NEW BUSINESS**

1. [LN-844](#) SPECIAL EXCEPTION - POMPANO PLAZA LLC

|                              |                         |
|------------------------------|-------------------------|
| <b>Request:</b>              | Special Exception       |
| <b>P&amp;Z#</b>              | 26-17000001             |
| <b>Owner:</b>                | Pompano Plaza LLC       |
| <b>Project Location:</b>     | 1401-1405 S Federal Hwy |
| <b>Folio Number:</b>         | 494201000880            |
| <b>Land Use Designation:</b> | C (Commercial)          |
| <b>Zoning District:</b>      | B-3 (General Business)  |
| <b>Commission District:</b>  | 1 (Audrey Fesik)        |
| <b>Agent:</b>                | Andrew J. Schein        |
| <b>Project Planner:</b>      | Scott Reale             |

**2.     [LN-845](#)           SPECIAL EXCEPTION - 951 SW 12TH LLC**

**Request:** Special Exception  
**P&Z#** 26-17000002  
**Owner:** 951 SW 12th LLC  
**Project Location:** 951 SW 12 Ave  
**Folio Number:** 494202000751 & 494202000754  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 5 (Darlene Smith)  
**Agent:** Daniel Gurfel  
**Project Planner:** Scott Reale

**3.     [LN-846](#)           VARIANCE - SABBIA BEACH CONDOMINIUM ASSOCIATION**

**Request:** Variance  
**P&Z#** 26-11000001  
**Owner:** Sabbia Beach Condominium Association  
**Project Location:** 730 N Ocean Blvd  
**Folio Number:** 484331DECOMM  
**Land Use Designation:** H (High 25-46 DU/AC)  
**Zoning District:** RM-45/HR (Multiple-Family Residence  
45/High-Rise Overlay)  
**Commission District:** 1 (Audrey Fesik)  
**Agent:** Thomas Johnston  
**Project Planner:** Scott Reale

**4.     [LN-841](#)           VARIANCE - DIANE W HAUGHEY REV TR HAUGHEY, P J &  
HAUGHEY, D W TRSTEE**

**Request:** Variance  
**P&Z#** 26-11000002  
**Owner:** Diane W Haughey Rev Tr Haughey, P J &  
Haughey, D W Trstee  
**Project Location:** 2500 NE 5 Ave  
**Folio Number:** 484224270980  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 2 (Rhonda Sigerson-Eaton)  
**Agent:** Brent Jones  
**Project Planner:** Scott Reale

**5.     [LN-842](#)           VARIANCE - DEBRA OLMON**

**Request:**                               Variance  
**P&Z#**                                   26-11000004  
**Owner:**                               Debra Olmon  
**Project Location:**               701 E McNab Rd  
**Folio Number:**                   494201RV0020 & 494201RV0010  
**Land Use Designation:**       M (Medium 10-16 DU/AC)  
**Zoning District:**               RM-20 (Multiple-Family Residence 20)  
**Commission District:**       1 (Audrey Fesik)  
**Agent:**                               Kyle Nader  
**Project Planner:**               Scott Reale

**6.     [LN-843](#)           VARIANCE - 3204 PMH LLC**

**Request:**                               Variance  
**P&Z#**                                   26-11000005  
**Owner:**                               3204 PMH LLC  
**Project Location:**               3204 SE 6 ST  
**Folio Number:**                   494306110420  
**Land Use Designation:**       MH (Medium-High 16-25 DU/AC)  
**Zoning District:**               RM-20 (Multiple-Family Residence 20)  
**Commission District:**       1 (Audrey Fesik)  
**Agent:**                               Christian Orozco  
**Project Planner:**               Scott Reale

**G. OTHER BUSINESS****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.