

DEVELOPMENT SERVICES APRIL 2026 MONTHLY REPORT

David L. Recor, ICMA-CM, Development Services Director

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City of Pompano Beach Promise

For people who value genuine hometown qualities but also want the lifestyle a progressive, modern city offers, we will provide an environment where your comfort, enjoyment and success are our top priority. We will do everything possible to make it easy and pleasant for you to enjoy our beaches and parks or to do business here. In every interaction we will affirm your choice of Pompano Beach by welcoming you warmly and making you feel like a valued part of our community.

PLANNING & ZONING DIVISION

Pre - Application Meetings

PROJECT	ADDRESS	DESCRIPTION
LMG Warehouse	1160 SW 10 Ave	Application for a Major Site Plan for a 13,910 square foot industrial building with fourteen (14) parking spaces, landscaping, and two (2) one-way (ingress & egress) access driveways off SW 10th Avenue, to be used for Manufacturing, Assembly, and Fabrication. There are two (2) roll-up bay doors along the west side of the building for loading air flow, as well as a roll-up bay door on the east side of the building for air flow. There is no access to the east side of the building. The applicant is requesting Minor Administrative Adjustments to setbacks and landscaping for vehicular use areas.
Kaan Triplex	1241 NE 23 Ave	Application for a Minor Site Plan for a two story 3 unit townhomes with two parking spaces per unit.
2701 East Atlantic Boulevard	NE 27 Ave	Application for a Major Site Plan fir a 5 story Boutique hotel with 36 total

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		<p>unit. The proposal includes providing 43 on-site spaces using lift systems with valet service, plus additional spaces from an alley and on-street parking, for a total of 47 spaces.</p>
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Development Review Committee (DRC) Meeting

NAME	ADDRESS	DIST	DESCRIPTION
Vera	1600 S Federal Hwy	1	<p>The applicant is requesting Major Site Plan approval in order to redevelop the property into a mixed-use development with 132 multi-family residential units and 82,384 square feet of commercial retail uses, as well as a parking structure with 2 floors of parking. The property is 102,393 square feet (2.35 acres), located on the east side of North Federal Highway, approximately 350 feet south of East McNab Road within the City of Pompano Beach. The property currently houses a 78,734 square foot office building and is intended to remain.</p>
3305 SE St Townhomes	3305 SE 5 St	1	<p>This Minor Site Plan is for the development of 8 2- and 3-story townhomes with rooftop amenities, landscaping, and parking on two 10,500 square foot lots totaling 0.48 acres.</p>
Downtown Pompano City Hall	N. Dixie Hwy & W. Atlantic Blvd	4	<p>The City is requesting a Major Site Plan and Building Design approval to construct a New City Hall on City Property located on the northwest corner of the intersection of Atlantic Boulevard and Dixie Highway. The site includes the City Hall and Commission Chambers Building, a Plaza, as well as a Parking Garage that will accommodate public parking as well as the needs of the City Hall Building.</p>

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PLANNING & ZONING BOARD AGENDA

NAME	ADDRESS	DIST	DESCRIPTION	STATUS
951 S Andrews Ave	951 SW 12 Ave	5	<p>The Applicant is seeking Major Site Plan approval in order to construct two new free-standing one-story warehouse buildings, each with approximately 6,630 square feet of warehouse space and 1,482 square feet of accessory office space, with parking provided near each building. The site currently has an 8,000-square foot one-story warehouse.</p> <p>The site will also include approximately 69,480 square feet of outdoor storage.</p>	Approved
Emergency Operations Center	2121 NW 3 Ave	4	<p>The Applicant is requesting Major Site Plan approval in order to construct a new single-story 35,652 square foot Fire Administration and City Emergency Operations Center (EOC) located on City-owned property. This new building will be located behind the existing Fire Station #61</p>	Approved

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ZONING BOARD OF APPEALS AGENDA

NAME	ADDRESS	DIST	DESCRIPTION	STATUS
Strength In Him LLC	2314 E Atlantic Blvd	1	Variance application to permit a reduction in the required number of parking spaces from 11 to 2.	Postponed to the May 21 st , 2026 meeting
Executive Property Relations LLC	3415 Dover Rd	1	Variance application to (1) permit an attached pergola to encroach into the required rear and interior side yard setbacks, allowing a rear setback of 5 feet 5 inches where 20 feet is required, and an interior side setback of 3 feet where 7 feet 6 inches is required; (2) allow the expansion of the driveway, resulting in 688 square feet (36.7%) of front yard pervious area where 937.5 square feet (50%) is required.	Denied
305 Briny Ave LP	3300 SE 1 St	1	Major Temporary Use Permit to temporarily utilize a vacant lot for automobile parking.	Approved with conditions

CITY COMMISSION MEETINGS

ADDRESS	DIST	APPLICATION TYPE	STATUS
817 N Dixie Hwy	4	Flex Units	Approved
NA	NA	Comprehensive Plan Text Amendment for the Water Supply Plan Update	Approved

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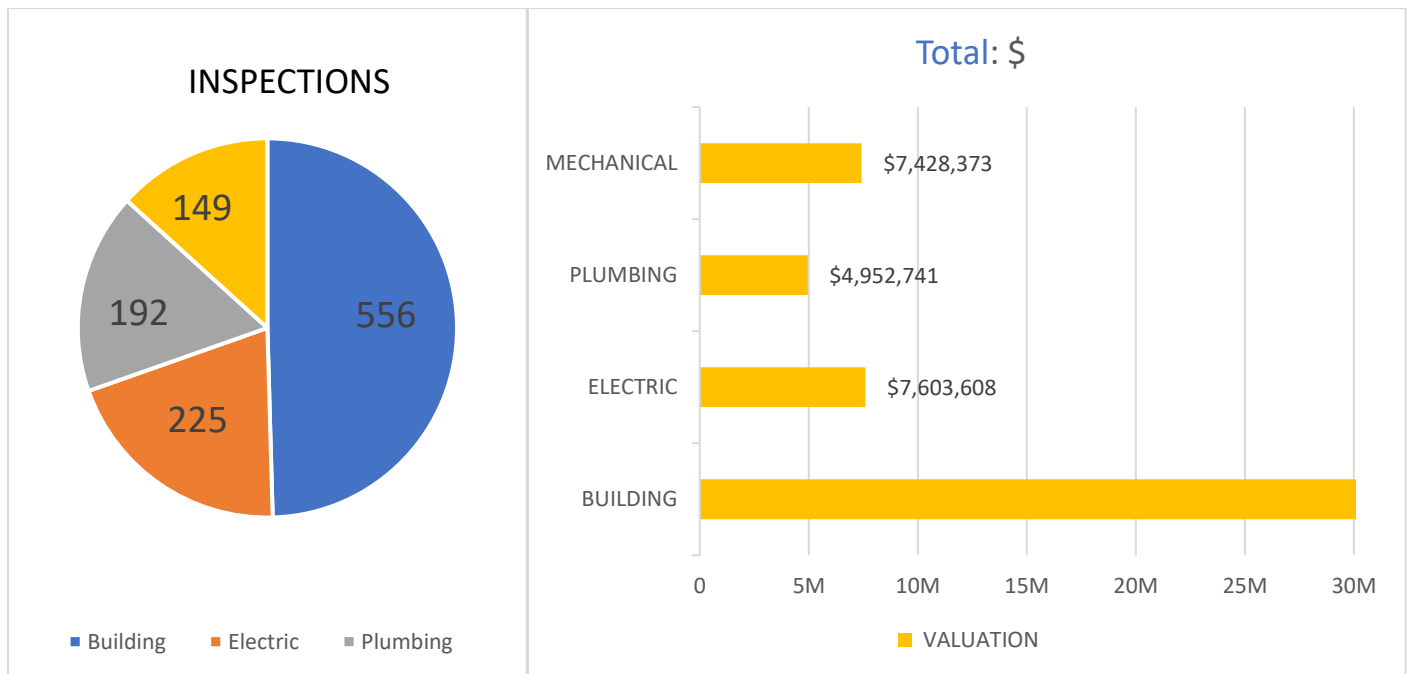
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BUILDING, PERMITTING & INSPECTION DIVISION

PERMITS ISSUED



SUBSTANTIAL PROJECTS PERMITTED

PERMIT	DESCRIPTION	ADDRESS	VALUATION
26-2561	INTERIOR RENOVATION	2209 S CYPRESS BEND DR 505	\$4,564,112
26-2684	INTERIOR RENOVATIONS OF CORRIDORS, FLOOR 4- PH	1010 S OCEAN BL COMM	\$1,000,050
26-2872	NEW SFR	2369 SE 11 ST	\$1,408,138

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26-2905	WTP IMPROVEMENTS PHASE 1; BUILDOUT	1205 NE 5 AV	\$127,100,010
26-3090	NEW WAREHOUSE	1000 NW 12 TE	\$6,876,700
26-3145	NEW WAREHOUSE	1001 NW 12 TE	\$8,890,300
TOTAL			\$149,839,310

DEMOLITION PERMITS ISSUED

PERMIT	ADDRESS	DIST	DESCRIPTION
25-8175	2786 SE 14 ST	1	DEMO SFR
26-0632	1801 NW 22 ST	4	TOTAL DEMOLITION OF BUILDING 'C'
25-9848	1547 DR M L KING JR BL	4	COMPLETE DEMO
25-9846	1549 DR M L KING JR BL	4	COMPLETE DEMO
26-1648	1857 NW 21 ST	4	DEMOLITION
25-9847	1511 DR M L KING JR BL	4	COMPLETE DEMO

CERTIFICATES OF OCCUPANCY ISSUED

PERMIT	OWNER	ADDRESS	DIST	DESCRIPTION	VALUATION
25-1730	POMPANO PLAZA LTD	1401 S FEDERAL HY	1	TENANT IMPROVEMENT (CRUNCH FITNESS)	\$1,922,604
22-1388	A G & B D OSTROKOLOWICZ FAM TR	2880 NE 9 ST	1	NEW SFR	\$825,000
23-0142	JIN MARIE RUSSO 2020 FAM TR	350 CIRCLE DR	1	NEW SFR	\$0
24-2514	GONZALEZ, MARIA C	2441 NE 10 AV	2		\$10,000
25-1945	ZUTTA LLC	4750 NE 18 AV	2	EXTERIOR/INTERIOR IMPROVEMENTS	\$54,700
25-6276	SHOPPERS HAVEN PROPERTY	3521 N FEDERAL HY	2	INTERIOR BUILDOUT	\$113,972
18-0933	ANGILOT, JONATHAN	560 NE 34 ST	2	NEW SFR	\$167,869
23-0231	PARTNERS PREFERRED YIELD II IN	850 S DIXIE E HY	3	INTERIOR REMODEL	\$600,000
16-6498	CLPF POMPANO CENTER LLC	2001 NW 25 AV	4	Commercial Interior Renovation	\$111,800
25-4930	D R HORTON INC	1860 NW 6 CT	4	NEW SFR	\$257,815
25-4929	D R HORTON INC	1866 NW 6 CT	4	NEW SFR	\$284,057
24-6896	WRIGHT NOW CONSTRUCTION LLC	2640 NW 3 ST	5	NEW SFR	\$167,000

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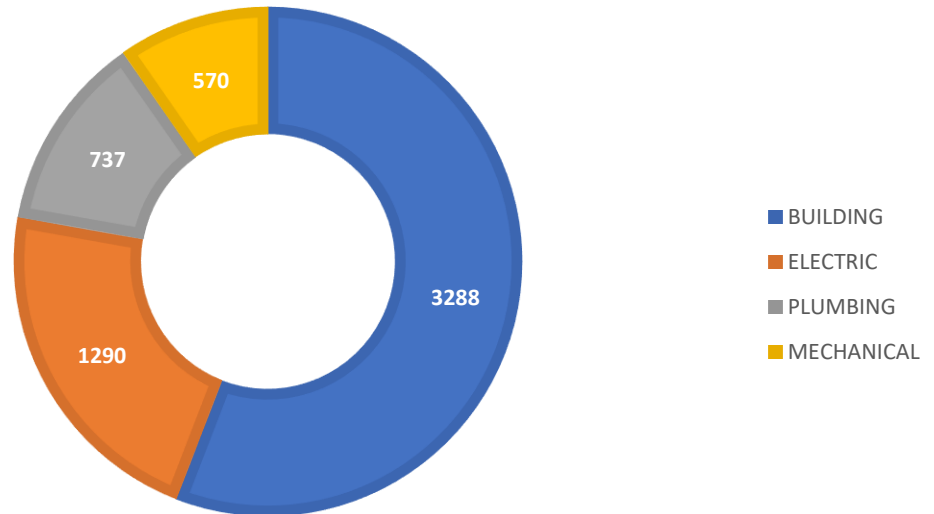
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INSPECTIONS PERFORMED

INSPECTIONS TOTAL:



NEW OHUI PROJECTS

PERMIT	ADDRESS	DESCRIPTION
26-2835	314 SW 1 Ct	Mini Split Install
26-2832	314 SW 1 Ct	Impact Windows & Doors
26-2786	1549 NE 26 Ct	Fence
26-2751	1841 NE 39 St	Reroof- R & R Solar Panels
26-2606	260 NE 23 St	Install Windows & Doors
26-2545	260 NE 23 St	Reroof

CITY PROJECTS

PERMIT	ADDRESS	DESCRIPTION
26-3070	109 N Ocean Blvd Fire Station	Replace Defective Generator Transfer Switch
26-2905	1205 NE 5 Ave	WTP Improvements (Phase 1) - Buildout
26-2692	420 NE 19 Ave	Backflow (Credit Union)

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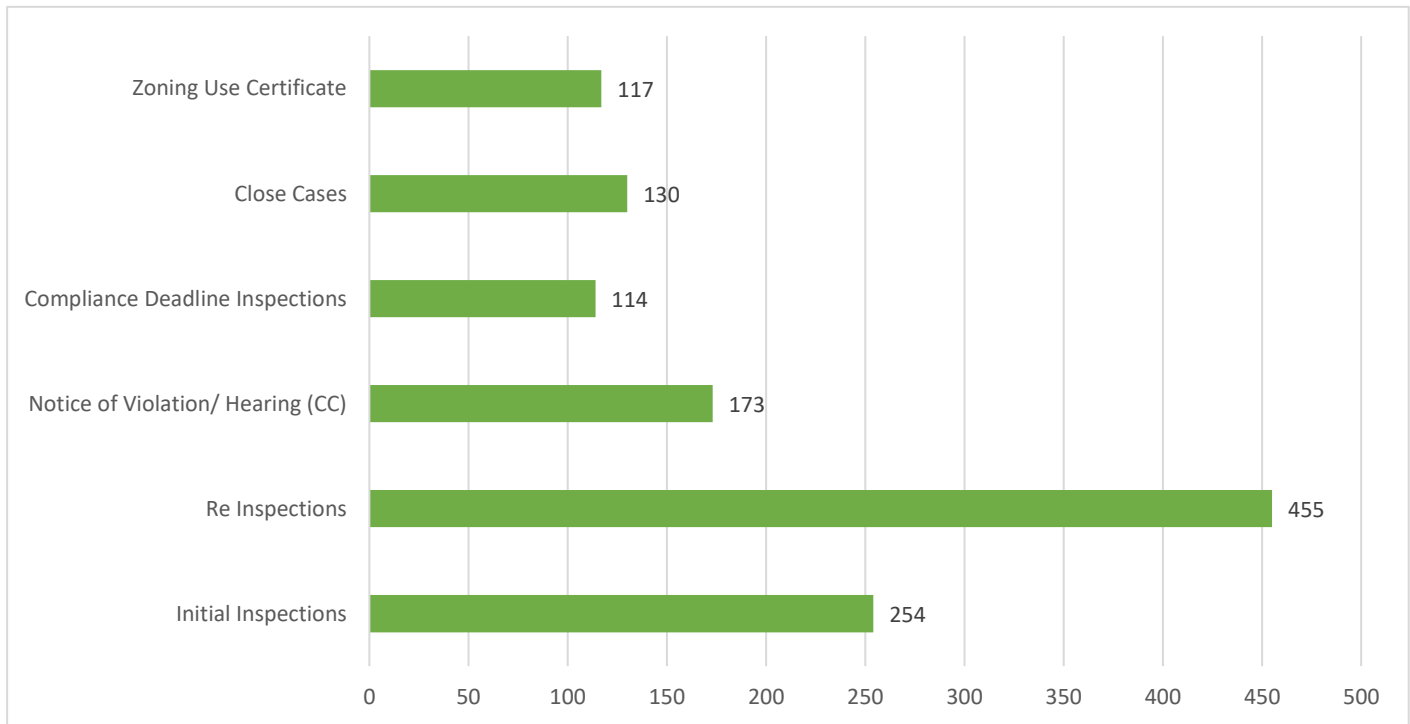
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CODE COMPLIANCE DIVISION

CODE COMPLIANCE METRICS



NEW BTR APPLICATIONS RECEIVED

NAME	DESCRIPTION	ADDRESS	EMPLOYEES	DIST
Cyber Safety Concierge, LLC	Instructor	2303 SE 14 St	1	1
Realty Central	Real Estate Broker	1360 S Ocean Bl	1	1
ACS Consulting Group INC	Consultant	4201 N Federal Hwy	2	2
Mr. Smoke & Vape	Retail	4891 N Federal Hwy	3	2
Comcast Cable Communications	Agent/Agency	3445 N Federal Hwy	10	2
Wheels 4 Rent LLC	Vehicle Rental	3321 N Dixie Hwy	2	2
Parrot Head Tiki Cruises	Boat Rental	350 SE 9 Ct	1	3
Luxe Counseling Studio LLC	Professional Office	1591 E Atlantic Bl	1	3
Creative R US LLC	Retail	631 E Atlantic Bl	3	3

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Friendly Auto Fix LLC	Auto Repair	533 S Dixie E Hwy	1	3
Care Community Health Center I	Professional Office	76 SE 15 St	7	3
Ave Brewing Company	Distributor	3159 N Andrews Av Ext	3	4
Tactical Fiber Systems, Inc.	Internet Sales	2723 NW 19 St	4	4
Trulieve	Storage Warehouse	1601 N Powerline Rd	5	4
Alliance West Atlantic LLC	Parking Lots	1291 W Atlantic Bl	1	4
Danny's Auto Body Paint LLC	Auto Repair	1970 NW 22 St	4	4
Emergency Towing	Tow Service	1970 NW 22 St	2	4
TOTAL			51	

VACATION RENTAL LICENSES ISSUED

ADDRESS	DIST	DESCRIPTION
2220 SE 5 STREET	1	Duplex
2277 SE 15 STREET	1	Single family residence
2428 SE 10 STREET	1	Single family residence
1016 NE 26 AVENUE	1	Single family residence
942 SE 10 COURT	1	Single family residence
1520 NE 34 COURT	2	Single family residence
4211 NE 13 AVENUE	2	Single family residence
4510 NE 15 TERRACE	2	Single family residence
581 SE 5 AVENUE	3	Single family residence
351 SE 6 AVENUE	3	Single family residence
100 SW 17 STREET	3	Single family residence
301 SE 8 STREET	3	Single family residence

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