

# DEVELOPMENT SERVICES FEBRUARY 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	DIST	DESCRIPTION
Construction of New Mixed Use Building	614 E Atlantic Blvd	3	Application for a Major Site Plan for a mixed-use building that includes both commercial and residential spaces. The proposal involves the construction of a 2-story, 6,943 square foot retail and residential building, along with site circulation and landscape modification.
Downtown Pompano City Hall	The intersection of N. Dixie Hwy and W. Atlantic Blvd. 484235200050, 484235200051, 484235200010, 484235200020, 484235200030, 484235200042, 484235200208, 484235080310, 484235080312, 484235001160, 484235200207, 484235200070	4	Application for a Major Site Plan for a proposed development featuring a four-story City Hall building of approximately 116,772 square feet, accompanied by a seven-story structured parking garage. The parking deck will be connected to the City Hall building via a covered walkway at the ground level and will also provide direct access to an outdoor public plaza. The plaza is envisioned as an active public gathering space and will include a variety of landscaping, hardscape elements, benches, and public art installations. This space is designed to support community events, informal gatherings, and daily pedestrian

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			activity, further enhancing the vibrancy of the downtown district.
518/524 N Riverside Dr. - Townhomes	518-524 N Riverside Dr. 484331260070, 484331260120	1	Application for a Minor Site Plan for PZ#26-12000003, 518-524 N Riverside Dr. Townhomes. The proposed project is located at 518 and 524 North Riverside Drive, consisting of Folio Numbers 484331260070 and 484331260120. The two parcels will be combined through a Unity of Title to create a single development site. The project was submitted for a Pre-Application meeting on February 24, 2026, at which it was determined that a reconfiguration of the site layout is necessary to comply with Zoning Code requirements, which will likely result in a reduction in the number of dwelling units. As submitted, the project proposes eight (8) three-story townhome units in two buildings, with landscaping, ample parking, and rooftop terraces.

## Development Review Committee (DRC) Meeting

NAME	ADDRESS	DIST	DESCRIPTION
Costco Pompano Beach	S Powerline Rd	5	The applicant is requesting Major Site Plan approval with Major Building Design for a proposed 167,121 square foot Costco Wholesale/Retail facility located on a 21.2-acre parcel within the northwest corner of the Live! Pompano Planned Commercial Development. The site is on the southeast corner of the intersection of Race Track Road and Powerline Road. This is an existing vacant lot where a Development Order for a multi-tenant grocery store plaza was previously proposed via PZ#21-12000045, which will be voided upon approval of this current Major Site Plan Request. The Costco facility is proposing to include a gasoline filling station with 32 fueling positions and provide a total of 811 parking spaces.
1621 Blount Road	1621 Blount Road	4	The applicant is requesting Minor Site Plan approval for improvements to an existing

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			Industrial development. The improvements include Outdoor Storage (as a principal use) with associated perimeter landscape buffers, improved parking and vehicular use area, and landscaping. Outdoor storage as a principal use is permitted in I-1 Zoning Districts by Special Exception. The Zoning Board of Appeals approved the Special Exception at the January 15, 2026 public hearing.
Griggs Express Car Wash	1401 SW 26 Ave	5	The applicant is requesting approval of a Minor Site Plan for the construction of a new Car Wash building. The subject property is 41,146 square feet (0.94 acre) within the General Business (B-3) designated district. The parcel is located at the southwest corner of the intersection of Gateway Drive and Powerline Road. The proposed facility has 3,211 square foot, 18 vacuum stalls, and 4 parking spaces.
La Plage Land Use Amendment	552 & 600-604 N Ocean Blvd	1	The Applicant is requesting a City and County Land Use Plan Amendment to change the underlying land use from Medium High 25 to High 46 (on the City's Plan) and High 50 (on the County's Plan).
La Plage Rezoning	552 & 600-604 N Ocean Blvd	1	The applicant is requesting Rezoning approval to amend the subject property's zoning district from Multiple-Family Residence 20 (RM-20) to Planned Development - Infill (PD-I). The proposed project includes a mixed-use development with 59 residential units, approximately 5,000 square feet of commercial space, and a two-story underground parking garage. Concurrent with this project, the applicant is submitting a Land Use Plan Amendment (LUPA) application to change the land use from Medium-High (MH) 16-25 DU/AC to High (H) 25-46 DU/AC via PZ 25-92000002.
951 South Andrews Avenue	951 SW 12 Ave	5	The applicant is requesting Major Site Plan approval for a warehouse project with outdoor storage on an existing site. The scope of work includes building two additional warehouses, landscaping, and 69,480 square feet of outdoor storage space.
Satori Plat	4211 N Federal Hwy	2	This plat is to be restricted to 187 residential units, 1,705 square feet of office use, and 2,507 square feet of retail use, together with associated parking, drainage, landscaping and utility areas.

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			The property currently has 4 commercial buildings (hotel) to be demolished.
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## PLANNING & ZONING BOARD AGENDA

NAME	ADDRESS	DIST	DESCRIPTION	STATUS
Parents Information & Resource Center Flex Request	817 N Dixie Hwy	4	The Applicant is requesting allocation of 12 flexibility units for the conversion of an existing office building to residential apartments.	Recommended for Approval
Vera Major Administrative Adjustment	1600 S Federal Hwy	1	The Applicant is requesting Major Administrative Adjustment approval for a 12.54% reduction of the required parking spaces; providing 300 parking spaces rather than 343 parking spaces, a reduction of 43 parking spaces.	Postponed
324 Haus	324 NW 6 <sup>th</sup> ST	4	The Applicant proposes a mixed-use development consisting of a three-story building with a maximum height of 35 feet measured to the roof level. The development includes 20 residential dwelling units comprised of one-, two-, and three-bedroom units, along with 1,414 square feet of ground-floor commercial space fronting NW 6 Street. The site plan provides surface parking, on-street parking, an outdoor amenity area, and a publicly accessible open space at the primary entrance.	Approved

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## ZONING BOARD OF APPEALS AGENDA

NAME	ADDRESS	DIST	DESCRIPTION	STATUS
Pompano Plaza LLC	1401-1405 S Federal Hwy	1	Special Exception application for a Thrift Shop.	Approved with conditions
951 SW 12 <sup>th</sup> LLC	951 SW 12 Ave	5	Special Exception application for Outdoor Storage (as a principal use).	Approved with conditions
Sabbia Beach Condominium Association	730 N Ocean Blvd	1	Variance application to reduce the minimum required number of off-street parking spaces to 107. This request is based on the removal of 32 parking lifts, in lieu of providing 117 off-street parking spaces as previously approved under Administrative Adjustment No. 15-16000026.	Denied
Diane W Haughey Rev TR Haughey, P J & Haughey, D W Trustee	2500 NE 5 Ave	2	Variance application to allow the replacement of an existing awning with a street-side yard setback of 0 feet, continuing a legally nonconforming condition of the existing building, in lieu of the 10-foot street-side yard setback required by Code.	Approved with conditions
Debra Olmon	701 E McNab Rd	1	Variance application to allow mini-split air conditioning units to be located in front of the principal structure rather than within an interior side or rear yard as required by the Code.	Approved with conditions
3204 SE 6 St	3204 SE 6 St	1	Variance application to allow the construction of a swimming pool within the front yard, located 15 feet from the front lot line, in lieu of the minimum 25-foot front yard setback as required by Code.	Approved with conditions

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## CITY COMMISSION MEETINGS

ADDRESS	DIST	APPLICATION TYPE	STATUS
N/A	N/A	Comprehensive Plan Text Amendment for Water Supply Plan Update	Approved on 1 <sup>st</sup> Reading (transmittal hearing)
N/A	N/A	Zoning Code Text Amendment for Community Residence and Recovery Community	Approved

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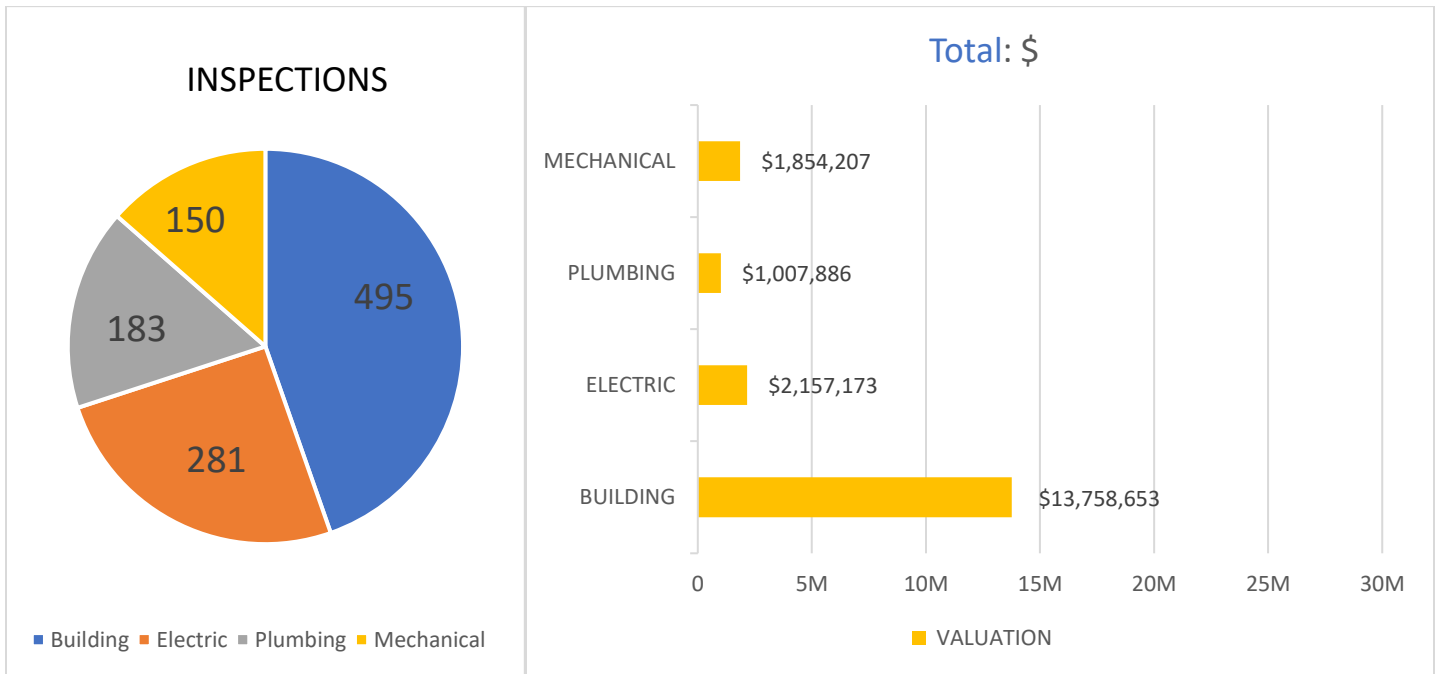
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## BUILDING, PERMITTING & INSPECTION DIVISION

### PERMITS ISSUED



### SUBSTANTIAL PROJECTS PERMITTED

PERMIT	DESCRIPTION	ADDRESS	VALUATION
26-0755	New SFH	1360 E Terra Mar Dr	\$2,100,000
26-0863	Pool Deck	1390 S Ocean Blvd Comm	\$1,883,261
26-0951	Lobby Renovation	101 Briny Ave Comm	\$1,050,000
26-1089	Hallway & Lobby Renovation	111 N Pompano Beach Blvd Comm	\$5,175,000

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26-1155	NE 10 St & Dixie HWY Stormwater Improvement	Right of Way	\$5,913,432
26-1443	Reroof	1515 SW 13 Ct	\$4,317,057
<b>TOTAL</b>			<b>\$20,438,750</b>

## CERTIFICATES OF OCCUPANCY ISSUED

PERMIT	OWNER	ADDRESS	DIST	DESCRIPTION	VALUATION
24 -4686	FLORA, CHRISTOPHER & STEPHANIE	1240 NE 27 WY	1	ADDITION & REMODEL	\$200,000
21-7890	FLORA, CHRISTOPHER	1260 NE 27 WY	1	NEW CBS 2 STRY SFR 5/5	\$1,000,000
24-7589	CASTENHOLZ, RAYMOND H	2751 NE 8 CT	1	NEW TWO STRY SFR	\$1,150,600
23-3882	CCDV HOLDINGS LLC	1347 NE 36 ST 102	2	PROCEDURE CENTER RENO	\$1,072,500
21-1898	LUE, DENNIS	1862 NE 51 ST	2	ADDITION AND REMODEL	\$89,500
23-9906	DUC POMPANO LLC	61 NE 1 ST	2	NEW RESTAURANT (THE VAULT)	\$291,900
22-10706	BATMASIAN, JAMES H	3051 N FEDERAL HY	3	SHOWROOM RENOVATIONS	\$356,050
23-0927	GOLDBERG, JEFFREY	171 SE 4 CT	3	ADDITION	\$40,000
23-9143	GARAJAU, LUCIANO B	1851 SE 5 CT	3	DUPLEX TO SFR	\$130,000
14-6160	SEXTON, ROGER	412 NE 3 ST	3	ADDITIONAL TO SFR	\$13,000
25-3575	D R HORTON INC	670 NW 18 MA	4	NEW TWO STRY SFR 4/3	\$335,990
25-2612	REBA POMPANO LLC	1799 W ATLANTIC BL	4	INT BUILD OUT & EXT MOD	\$901,500

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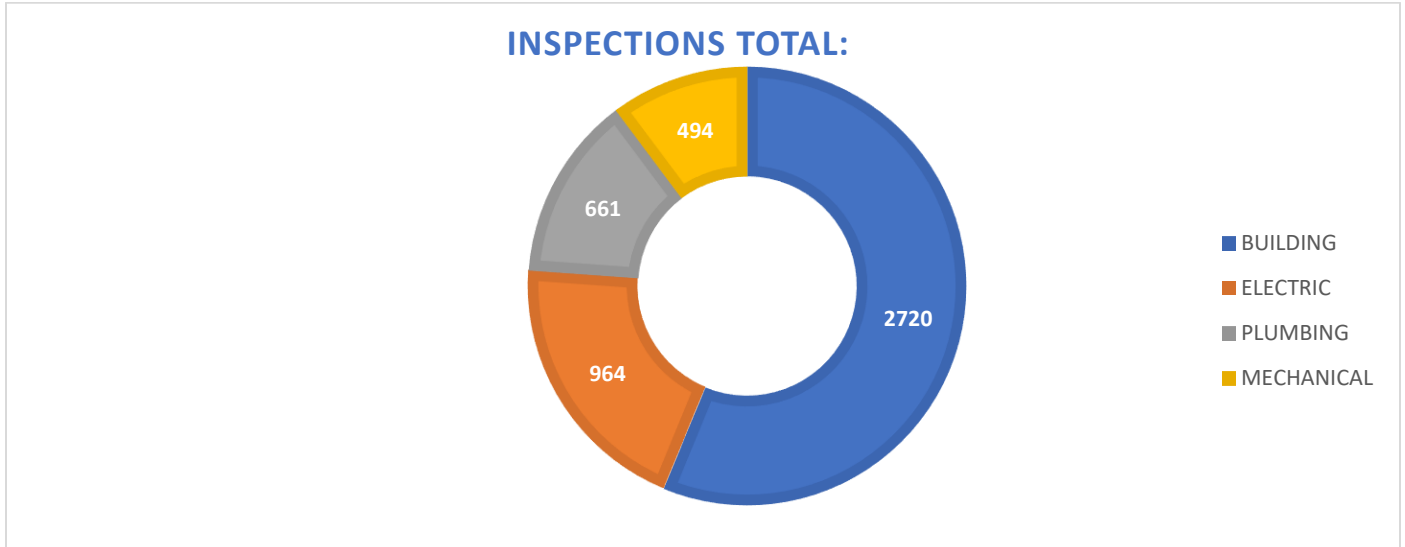
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## INSPECTIONS PERFORMED



## CRA PROJECTS

PERMIT	ADDRESS	DESCRIPTION
26-1197	211 W ATLANTIC BLVD	TEMP FENCE
26-1196	1 N DIXIE HWY	TEMP FENCE
26-1195	35 N DIXIE HWY	TEMP FENCE

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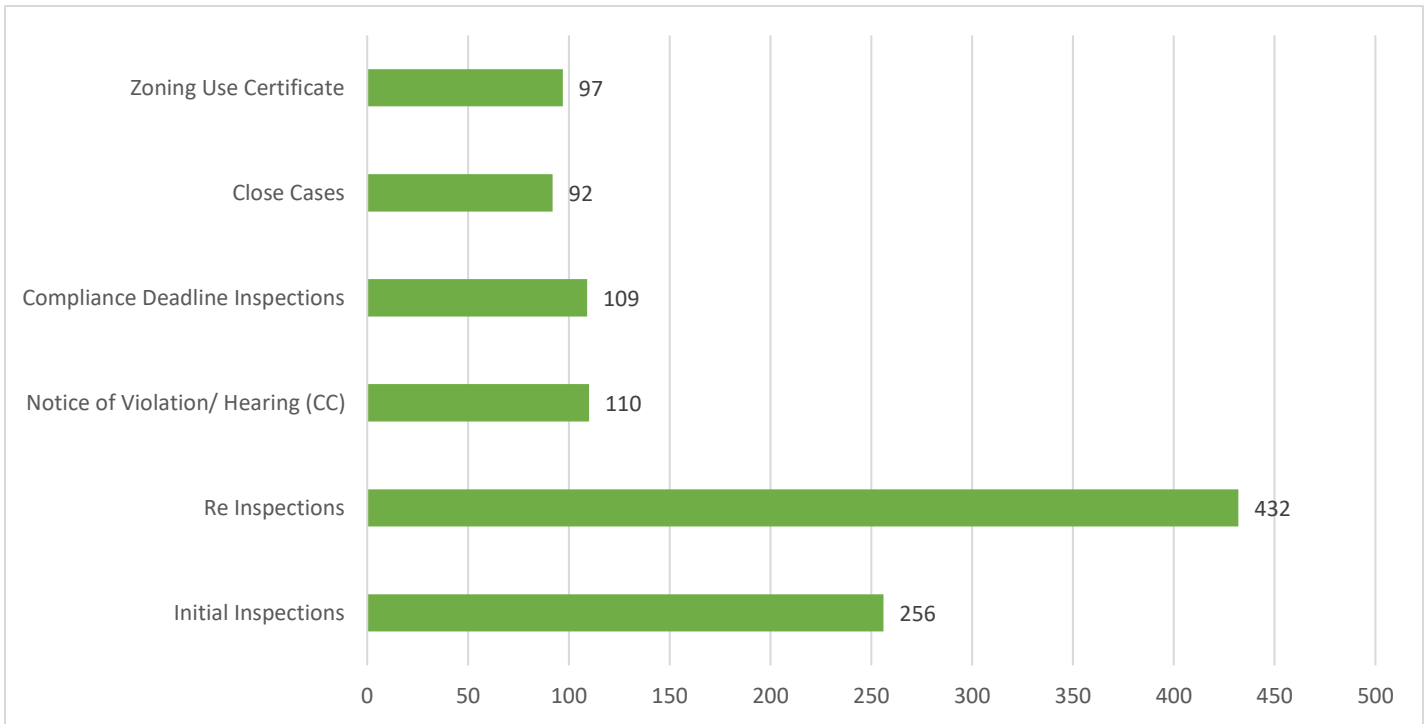
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## CODE COMPLIANCE DIVISION

### CODE COMPLIANCE METRICS



### NEW BTR APPLICATIONS RECEIVED

NAME	DESCRIPTION	ADDRESS	EMPLOYEES	DIST
PLOT YOUR OWN COURSE LLC	MARINE REPAIR SERVICE	3331 NE 13 TE	1	2
SHISHIMAI ICE CREAM LLC	ICE CREAM PARLOR	128 N FLAGLER AVE	1	2
TEZKA	RESTAURANT	2001 N FEDERAL HWY	10	2
KITCHEN ASPIRATIONS LLC	INTERNET SALES	1216 E ATLANTIC BLVD	3	3
VICTOR360 USA, CORP.	CABINETMAKER	1741 N POWERLINE RD	2	4
QUINTAL BRAZIL	RESTAURANT	1200 NW 24 ST	8	4

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BENEFIX INSURANCE AGENCY LLC	INSURANCE AGENCY	1100 S PARK CENTRAL BLVD	10	4
EMPIRE SERVICES GROUP OF SOUTH	CONTRACTOR	1832 NW 4 ST	3	4
IKON PHARMACEUTICALS LLC	MANUFACTURE	2122 NW 30 AV	6	4
EDDIES OPTICAL	RETAIL	2400 NW 36 ST	1	4
WESTWAY TOWING INC	TOWING SERVICE	1820 NW 21 ST	2	4
PULMONARY AND SLEEP SPECIALIST	PROFESSIONAL OFFICE	550 SW 3 ST	6	5
<b>TOTAL</b>			<b>53</b>	

## VACATION RENTAL LICENSES ISSUED

ADDRESS	DIST	DESCRIPTION
921 SE 10 COURT	1	Single family residence
1651 NE 26 AVENUE	1	Single family residence
721 NE 24 STREET	2	Single family residence
28 NE 18 AVENUE	3	Single family residence
441 SE 8 AVENUE	3	Single family residence
21 SE 9 STREET	3	Single family residence
1600 SE 2 STREET	3	Single family residence
21 SE 19 AVENUE	3	Single family residence
23 SE 19 AVENUE	3	Single family residence
1750 SW 6 AVENUE	3	Single family residence
331 SE 7 STREET	3	Single family residence