

DEVELOPMENT SERVICES JANUARY 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

Development Review Committee (DRC) Meeting

NAME	ADDRESS	DIST	DESCRIPTION
Shell Building	2100 W Atlantic	5	The proposed gray Shell Building is a new 5,000 square foot multi-tenant shell structure designed for retail and restaurant uses. Associated site work includes upgrades to parking, lighting, landscaping, and drainage to meet current code. The existing vacant restaurant on the site is being proposed to be internally renovated to create an additional shell building for future retail and restaurant uses. This also includes façade modifications to the existing structure, formally known as the Golden Corral.
Moderia	855 S Federal Highway	1	The applicant is requesting approval of a Major Site Plan application for the construction of an eight (8) story mixed-use building with 347 residential units and 10,600 square feet of commercial space. This project is being submitted concurrently with a Rezoning application to amend the zoning district from B-3 to PD-I in order to establish a

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			Master Plan for the site and a Plat Note Amendment application.
951 South Andrews Avenue Plat	951 SW 12 th Ave	5	The applicant is requesting a Plat for a 7-acre site. The property is zoned I-1 and has an Industrial land use designation. The site is proposed to include a warehouse with outdoor storage. The plat will be restricted to 25,000 square feet of industrial use and 4,000 square feet of office use.
Festival South	NW 33 St	4	This Major Site Plan application is for the development of two industrial warehouse buildings of approximately 110,375 square feet (Building 1) and 71,755 square feet (Building 2) for a total of 182,130 square feet with associated truck courts and loading docks on a 10.4-acre property.
3305 SE 5 th St Townhomes	3305 SE 5 th St	1	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.
Kendale - Pompano - Proposed Loading Dock Improvements	2600 NW 19 th St	4	The applicant is seeking minor site plan approval to repurpose three existing dock doors to accommodate vehicle access and maneuvering for an existing FedEx facility.
Downtown Pompano Phase I Plat	Dr Martin Luther King JR Blvd	4	Pompano Beach Community Redevelopment Agency (Property Owner), RP Pompano LLC (Agent) is submitting this application. The property is located on the south side of Dr. Martin Luther King Jr. Blvd. between NW 5th Avenue and North Dixie Highway in Pompano Beach. The 3.8-acre vacant site has fourteen folio numbers.
Downtown Pompano Phase II Plat	Dr Martin Luther King JR Blvd	4	Pompano Beach Community Redevelopment Agency (Property Owner), RP Pompano LLC (Agent) is submitting this application for plat approval to Broward County. The project site is located south of Dr Martin Luther King Jr Blvd, west of NW 7th Ave and north of W. Atlantic Blvd. The 12.78-acre site has 44 folio numbers.
The Satori at Lighthouse Point	4211 N Federal HWY & NE 19 Ave	2	The applicant is seeking Master Site Plan Review approval for a mixed-use project at 4211 N Federal Highway in Pompano Beach.

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			<p>The proposal includes 187 residential units along with about 2,507 square feet of retail space and 1,705 square feet of office space. The 2.71-acre site consists of three parcels (IDs: 484318000401, 484318000380, 484318000351) within the Highlands neighborhood. The property is currently designated Commercial (C) on the Land Use Map and zoned General Business (B-3). The project also intends to use Broward County’s Bonus Density Policy 2.16.4 for mixed-use developments.</p>
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PLANNING & ZONING BOARD AGENDA

NAME	ADDRESS	DIST	DESCRIPTION	STATUS
Comprehensive Plan Text Amendment for the Water Supply Plan Update	N/A	N/A	The City of Pompano Beach requests approval of a Comprehensive Plan text amendment adopting the amended policies associated with the Water Supply Facilities Work Plan (WSFWP) update for the planning period 2025-2045.	Recommended for Approval
First 95 Distribution Center PH2 Site Plan	1000 – 1041 NW 12 Ter	4	The proposed Major Site Plan application is for the redevelopment of an existing industrial outdoor storage site with two new industrial warehouse buildings with loading docks, along with associated parking and landscaping.	Approved
Adderly Cove Rezoning	NW 16 St (Folio ID: 484226460020)	4	The Applicant, the Pompano Beach Housing Authority, is requesting to rezone a property from RD-1 (Two-Family Residence)	Withdrawn

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			to RM-12 (Multiple-Family Residence 12).	
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.	Postponed to February 2026 PZB Meeting

ZONING BOARD OF APPEALS AGENDA

NAME	ADDRESS	DIST	DESCRIPTION	STATUS
Festival Centre LLC	2690 W Sample Road	4	Special Exception application for a Car Wash.	Approved with Conditions
Pompano Beach Community Redevelopment Agency	N Powerline Road (484233020220, 484233020230, 484233020550, 484233020560, & 484233040770)	5	Variance application to (1) allow driveway access points located less than 100 linear feet from an intersection with Powerline Road; (2) allow reduced perimeter landscaping strip widths of approximately 7 feet along portions of the Powerline Road frontage and approximately 8 inches along a portion of the west property line; (3) allow modifications and reductions to the required Type B and Type C perimeter buffers along portions of the property.	Approved with Conditions
Blossman Gas of Louisiana Inc	261 S Andrews Ave	5	Variance application to allow an 8-foot screening fence in lieu of a taller structure and to permit mounded underground propane storage tanks to extend above the height of the required screening fence or wall.	Approved with Conditions

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CITY COMMISSION MEETINGS

ADDRESS	DIST	APPLICATION TYPE	STATUS
N/A	N/A	Zoning Code Amendment for Building Height Measurement	Approved
N/A	N/A	Zoning Code Amendment for Fences and Walls Height Measurement	Approved
Pompano Air Park	2	Land Use Plan Amendment	Approved
Pompano Air Park	2	Broward County ESL Map Amendment	Approved
Pompano Air Park	2	Transportation Zoning District Amendment	Approved
N/A	N/A	Privately-Initiated Zoning Code Text Amendment – Hospital Affiliated Off-Campus Emergency Room	Approved

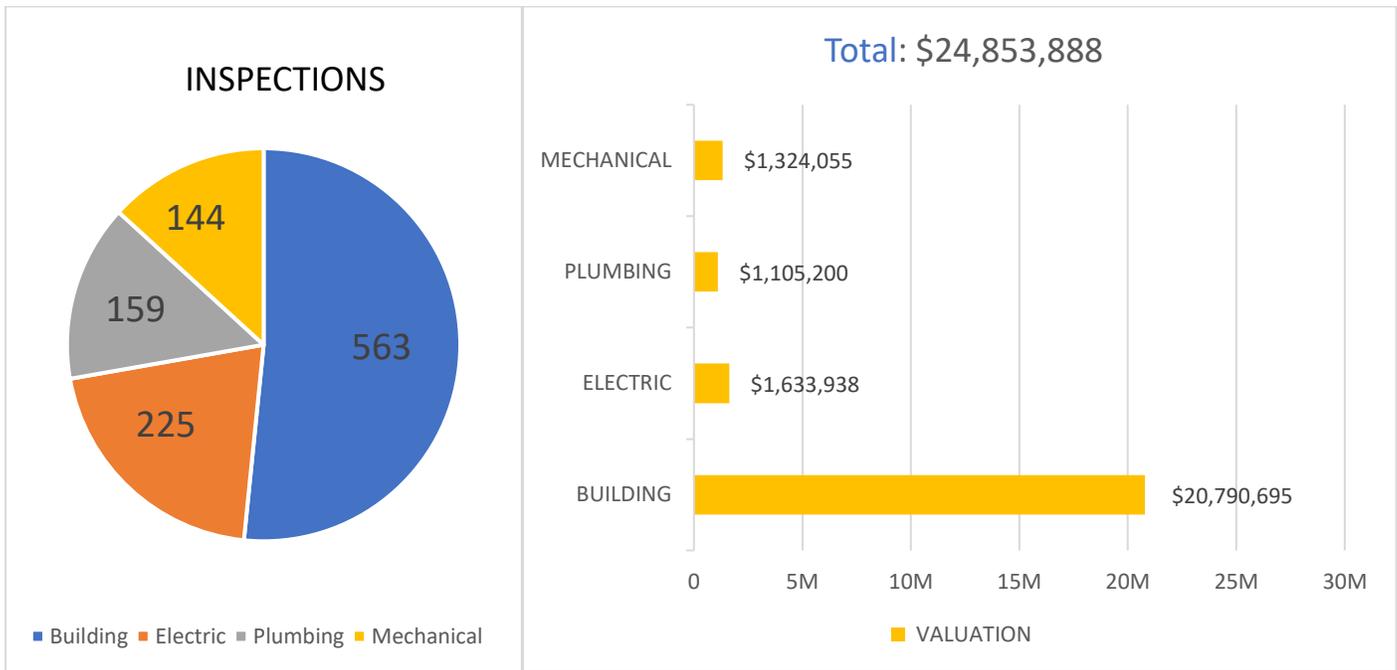
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BUILDING, PERMITTING & INSPECTION DIVISION

PERMITS ISSUED



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SUBSTANTIAL PROJECTS PERMITTED

PERMIT	DESCRIPTION	ADDRESS	VALUATION
26-0133	LANDLORD IMPROVEMENTS	311 RACETRACK LOOP 1100	\$1,500,000
26-0281	A~ MECHANICAL APPLICATION	300 NW 24 ST	\$2,019,236
26-0615	INSTALL CONVEYOR (FEDEX)	2600 NW 19 ST	\$2,200,000
26-0698	RETAIL DEVELOPMENT	4791 N FEDERAL HY	\$1,700,000
TOTAL			\$7,419,236

DEMOLITION PERMITS ISSUED

PERMIT	ADDRESS	DIST	DESCRIPTION
25-6000	2436 SE 13 CT	1	SFR-TOTAL DEMO

CERTIFICATES OF OCCUPANCY ISSUED

PERMIT	OWNER	ADDRESS	DIST	DESCRIPTION	VALUATION
22-11942	SACHASIN, RACHADIP SINGH	2781 NE 3 ST	1	NEW SFR	\$1,955,520
24-3834	TERIFE, S ANTIAGO A	331 SE 7 ST	3	CARPORT ENCLOSURE	\$50,000
23-9030	JOHNSON, GREGORY L	1149 S CYPRESS RD	3	INTERIOR & EXTERIOR REMODEL	\$252,000
25-2874	D R HORTON INC	1830 NW 6 PL	4	NEW SFR	\$118,440
25-3576	D R HORTON INC	1843 NW 6 PL	4	NEW TWO STRY SFR 4/3	\$380,685
25-6397	DUKE COPANS BUSINESS PARK	1571 NW 24 ST 105	4	INTERIOR ALTERATION	\$267,600
12-2506	GALAXY MARBLE INC	1760 NW 22 CT	4	NEW METAL BUILDING / GALAXY MARBLE	\$287,000
17-2187	PROLOGIS-MACQUARIE US LLC	700 NW 33 ST 290	4	INTERIOR RENOVATION	\$70,000
25-3574	D R HORTON INC	660 NW 18 MA	4	NEW SFR (HUNTERS MANOR #19)	\$410,519
23-10247	MCGIRT, CONNIE	145 NW 14 ST	4	NEW SFR	\$160,000

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21-12053	ICG ABCD 52 LLC	675 NW 30 TE	5	LOT A BLDG 1 UNIT 1	\$64,290
21-12054	ICG ABCD 52 LLC	671 NW 30 TE	5	LOT A BLDG 1 UNIT 2	\$64,290
21-12056	ICG ABCD 52 LLC	665 NW 30 TE	5	LOT A BLDG 2 UNIT 3	\$64,290
21-12057	ICG ABCD 52 LLC	661 NW 30 TE	5	LOT A BLDG 2 UNIT 4	\$64,290
21-12058	ICG ABCD 52 LLC	650 NW 30 TE	5	LOT A BLDG 4 UNIT 5	\$64,290
21-12059	ICG ABCD 52 LLC	654 NW 30 TE	5	LOT A BLDG 4 UNIT 6	\$64,290
21-12060	ICG ABCD 52 LLC	658 NW 30 TE	5	LOT A BLDG 4 UNIT 7	\$64,290
21-12061	ICG ABCD 52 LLC	662 NW 30 TE	5	LOT A BLDG 4 UNIT 8	\$64,290
21-12062	ICG ABCD 52 LLC	680 NW 30 TE	5	LOT A BLDG 3 UNIT 9	\$64,290
21-12063	ICG ABCD 52 LLC	684 NW 30 TE	5	LOT A BLDG 3 UNIT 10	\$64,290
21-12064	ICG ABCD 52 LLC	688 NW 30 TE	5	LOT A BLDG 3 UNIT 11	\$64,290
21-12066	ICG ABCD 52 LLC	692 NW 30 TE	5	LOT A BLDG 3 UNIT 12	\$64,290

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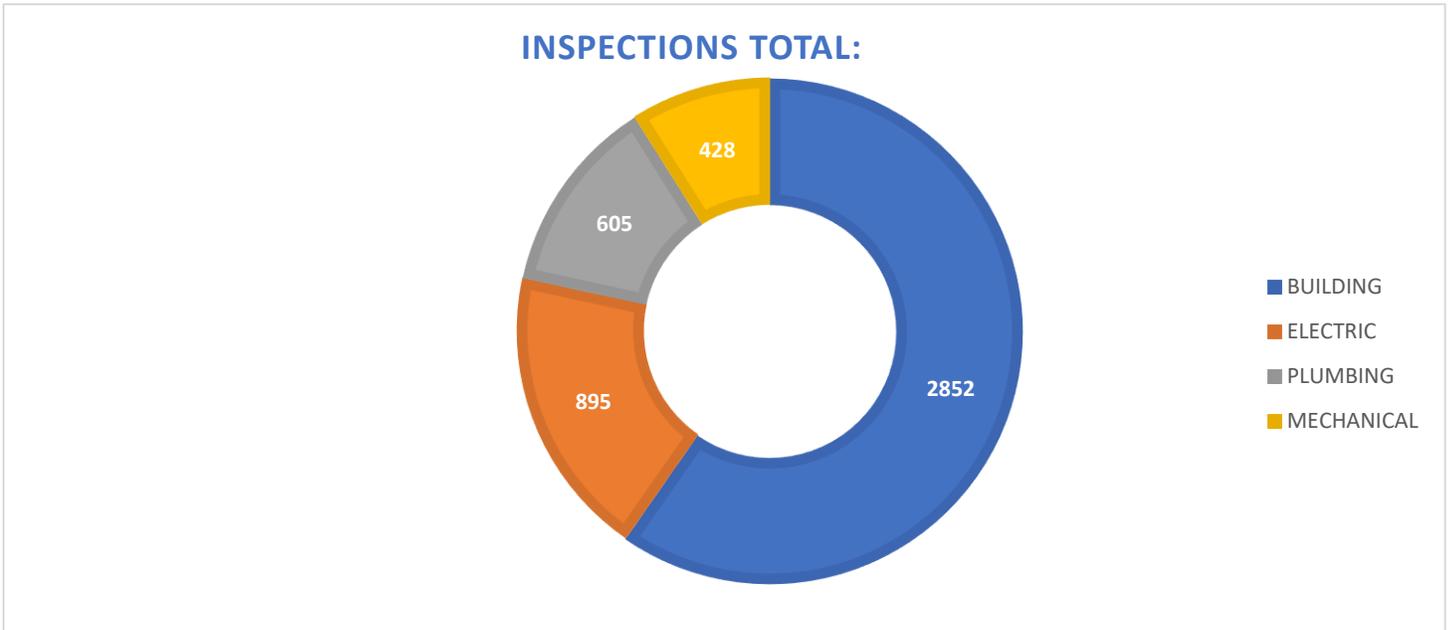
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INSPECTIONS PERFORMED



NEW OHUI PROJECTS

PERMIT	ADDRESS	DESCRIPTION
26-0452	787 16 Ct	Impact Windows & Doors

CITY PROJECTS

PERMIT	ADDRESS	DESCRIPTION
26-0666	1660 NE 10 St Park	Foundation & Install of Art Sculpture
26-0427	100 SW 3 St Crow	Removal & Replacement of Sump Pump

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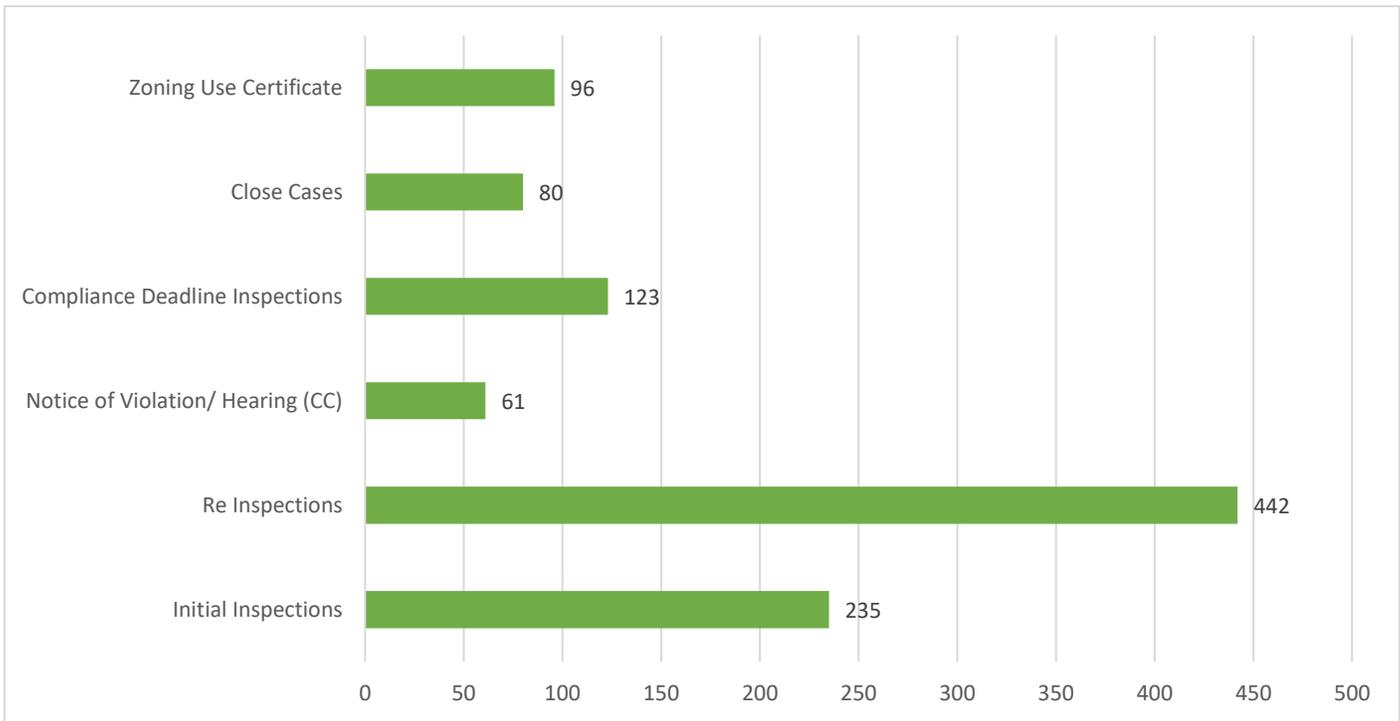
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CODE COMPLIANCE DIVISION

CODE COMPLIANCE METRICS



NEW BTR APPLICATIONS RECEIVED

NAME	DESCRIPTION	ADDRESS	EMPLOYEES	DIST
Dr. Jill's Foot Pads, Inc	Internet Sales	101 N Riverside Dr	1	1
Needy Dough	Chef	3213 Colony Club Rd	1	1
Integrity Concrete Pumping LLC	Contractor	11 NE 24 Av	1	1
Z Construction Group Inc	Contractor	2797 NE 5 St	1	1
JM Homes INC	Contractor	2650 NE 23 Ct	1	1
Galactic Aura LLC	Merchant	2301 NE 16 St	1	1
Belle Mer Surface Repair, LLC	Janitorial	750 NE 36 St	3	2
Vansking Rentals LLC	Car Rental	421 S Dixie Hwy	3	3

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LWA Investigations	Investigator	351 S Cypress Rd	1	3
Breeze Auto Group Inc	Auto Dealer	111 SW 5 St	1	3
Coast 2 Coast Construction and Contracting LLC	Contractor	411 SE 3 Ave	2	3
Complete Auto Care USA INC	Merchant	103 SW 6 St	2	3
Perfect Pavers of South Florida LLC	Storage Warehouse	3111 W McNab Rd	8	5
Porter Cares, INC	Office	895 SW 30 Ave	5	5
TOTAL				30

VACATION RENTAL LICENSES ISSUED

ADDRESS	DIST	DESCRIPTION
2760 NE 7 Street	1	Single Family Home
3229 Canal Drive	1	Single Family Home
3210 Dover Rd	1	Single Family Home
2495 SE 6 Street	1	Single Family Home
2601 NE 18 Street	1	Single Family Home
5048 NE 19 Avenue	2	Single Family Home
308 NE 8 Court	2	Single Family Home
816 NE 11 Avenue	3	Single Family Home
551 SE 5 Court	3	Single Family Home
232 SW 13 Street	3	Single Family Home

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