

**TO:** Greg Harrison, City Manager  
**THRU:** Brian J. Donovan, Assistant City Manager  
**FROM:** David L. Recor, ICMA-CM, Director of Development Services  
**SUBJECT:** Department Highlights – February 1 through February 29, 2024  
**DATE:** March 18, 2024

The following information highlights activities in the Development Services Department from February 1 through February 29, 2024:

## Planning and Zoning Division

### ✓ Pre-Application Meetings

Address	District	Project Name	Project Description
1) SW 3 <sup>rd</sup> St and SW 14 Avenue – Vacant parcel	5	Reganzani Group Warehouse	Construct a 4-bay Warehouse project.
2) 580 Briny Avenue	1	580 Briny	Construct 17 multi-family residential units and 665 SF of commercial space in a 10-story building.
3) 3201 W Copans Road	4	Copans Transit Operations Facility	Major site plan with new parking areas, utilities improvements, a new Maintenance Building, interior and façade renovation of existing Building #4.

### ✓ Development Review Committee (DRC) Meetings

Address	District	Project Name	Project Description
1) 101 S Ocean Blvd	1	Pompano Hotel	Application for Major Site Plan to develop a 252-room hotel including ballroom, fitness center, restaurant/bar, covered valet parking and 236 parking spaces.
2) 3701 Oaks Clubhouse Drive	5	The Oaks at Palm Aire	Application for Major Site Plan for redeveloping the Clubhouse with new multi-family residential development with associated amenities. This request is for an allocation of Flex Units and Major Site Plan and Building Design approval.



3)	3701 Oaks Clubhouse Drive	5	The Oaks at Palm Aire	Application for Flex Plan for redeveloping the Clubhouse with new multi-family residential development with associated amenities. This request is for an allocation of Flex Units and Major Site Plan and Building Design approval.
4)	1508 N Ocean Boulevard	1	Ocean Park Pompano Beach Site Plan	Application for a Minor Deviation from the approved plan. Mixed-Use project consisting of a four-story podium and two 19-story height towers with commercial space, 28 luxury residential condominiums with associated parking, landscaping and amenities.
5)	NW 27 <sup>th</sup> Avenue	5	Covent Gardens Site Plan	Construct a residential development with 40 dwelling units with 80 parking spaces and 8 spaces for visitors. Proposed rental community.
6)	1670 & 1502 NE 5 Avenue	2	Airpark Land Use Plan	Application to change the underlying land use at the west end of Runway 15/31 from Open Space Recreation to Transportation.
7)	1670 & 1502 NE 5 Avenue	2	County Environmentally Sensitive Lands Map Amendment	Application is to remove developable areas on the Pompano Airpark from the County's Environmentally Sensitive Land (ESL) map.
8)	N Course Drive	5	Pulte Home Company	Land Use Plan Amendment
9)	N Course Drive	5	Lakes at Palm Aire	Applicant is proposing to rezone 20.64 acre parcel on the south side of West Atlantic Boulevard.
10)	4791 N Federal Highway	2	Theme Family LLC Minor Site Plan	Application is for the removal of 3 existing structures to construct a new Retail Development Building. The existing Acacia Animal Hospital will continue its operational activities.
11)	20-50 N Pompano Beach Boulevard	1	City of Pompano Beach Minor Site Plan	Construct a one-story building with a kitchen area of 1,233 SF and café tiki bar dining deck.
12)	777 Isle of Capri Circle	5	Live! Indigo Pompano Beach Major Site Plan	Construct a multi-family residential project with nine multi-family buildings providing 423 residential units.
13)	31 NE 22 Avenue	1	GLC Pompano 1 LLC Major Site Plan	Application for a Mixed-Use project with 67 dwelling units and with 1,118 SF of commercial/office space.
14)	911 E Atlantic Boulevard	3	911 E Atlantic Blvd.	Construct a 78-unit mixed-use development, which includes 5 townhouse-style units, 73 multi-family units.
15)	2201 W Atlantic Boulevard	4	Parking Reduction Fiberbuilt – Umbrellas	Applicant is requesting Major Administrative Adjustment approval for 40% reduction of the required parking spaces.



✓ **Planning and Zoning Board Agenda**

Address	District	Owner	Agenda Item	Action
1) NE 1 Avenue	2	Zion Mission Inc.	Easement Abandonment	Recommended for Approval
2) 1500 W Atlantic Boulevard	4	Alliance West LLC	Plat	Recommended for Approval
3) 1350 NW 31 Avenue	5	Aviara West	Flex	Approved
4) 1350 NW 31 Avenue	5	Aviara West	Major Site Plan	Approved
5) 777 Isle of Capri Drive	5	Live! Indigo Pompano Beach	Major Site Plan	Approved

✓ **Zoning Board of Appeals Agenda**

Address	Project Name	District	Agenda Item	Action
1) 2714 NW 4 Court	BSO Substation	5	Special Exception Application to utilize the subject property for a BSO Police Substation.	Approved
2) 3685 N Federal Highway	Car Wash	2	Special Exception Application for a Car Wash in the B-3 Zoning District.	Denied
3) 2240 NW 22 Street	Driving Training Institute	4	Special Exception Application for Outdoor Storage (as a principal use) for overnight parking of trucks associated with a Truck Driver Training Institute.	Approved

✓ **City Commission Meetings**

Address	District	Agenda Item	Action
No items on the Agenda for February			



## **Building, Permitting and Inspections Division**

### **✓ Permits Issued**

Type	#	Valuation
Building	1,455	\$35,625,441
Electric	356	\$4,933,602
Plumbing	254	\$3,226,655
Mechanical	177	\$11,711,500
TOTAL	2,242	\$55,497,198

### **✓ Substantial Projects Permitted**

Permit #	Project	Address	District	Valuation
24-872	New single family residence	2921 NE 23 Street	1	\$1,035,000
24-1083	New sales center	20 N Ocean Boulevard	1	\$3,800,000
24-1108	Interior build out	2150 W Atlantic Boulevard	5	\$1,200,000
24-1281	New single family residence	3205 Beacon Street	1	\$1,030,000
24-1599	Interior alteration	1115 S Federal Highway	1	\$1,500,000
24-1579	Site work (Indigo Pompano)	2500 SW 7 Street	5	\$1,000,000

### **✓ Demolition Permits Issued**

Permit #	Address	District
21-3783	2860 NE 17 Avenue	2
23-6911	3215 Canal Drive	1
23-7913	2205 N Riverside Drive	1
23-10368	700 NW 10 Avenue	4

### **✓ Certificates of Occupancy Issued**

Permit #	Owner	Address	District	Description	Valuation
17-7389	Sample Road Holdings	50 NE 36 Street	2	Interior remodel	\$ 15,000
18-5522	W4C LLC	3401 N Federal Highway	2	Interior alterations	\$ 125,000
20-2171	City of Pompano Beach	2121 NW 3 Avenue	4	New Fire Station	\$ 4,137,776
20-5873	City of Pompano Beach	2005 NW 9 Street	4	New Activity Center	\$ 800,000
20-6657	John Knox Village	800 SW 5 Circle	5	Independent Living Tower	\$30,593,946
22-493	U-Haul Company of Florida	1120 NE 48 Street	2	U-Haul Facility	\$ 3,452,127
22-9260	Pearl Intracoastal LLC	410 SE 28 Avenue	1	Sunroom addition	\$ 120,000
23-1454	Kalia McCurrie	5190 NE 14 Avenue	2	Garage to bedroom	\$ 15,000



23-3252	Prologis	3200 NW 27 Avenue	4	Tenant improvements	\$ 277,242
23-3467	Kyle & Allyson Applegate	230 SE 1 Terrace	3	Addition to single family residence	\$ 161,500
23-3603	Randy Degler	265 SE 28 Avenue	1	Addition	\$ 70,000
23-5508	JJ Realty LLC	1751 NW 24 Street	4	Change of use-gym with demo	\$ 113,500
23-6131	Firth Properties Lakeside LLC.	1201 S Ocean Boulevard	1	Tenant buildout (showroom units 1-3)	\$ 150,000
23-7309	Grainger & Jennings Realty Group	2250 N Andrews Avenue	4	Remodel of building	\$ 420,000
06-13945	Kattie Peoples	521 NW 7 Terrace	4	Addition to SFR	\$ 39,600

✓ **Inspections Performed**

Type	#
Building	3,400
Electric	1,147
Plumbing	826
Mechanical	630
<b>TOTAL</b>	<b>6,003</b>

✓ **New OHUI Projects**

Permit #	Address	District	Project Description
24-1294	700 NW 10 Avenue		New single family residence

✓ **New CRA Projects**

Permit #	Address	District	Project Description
NO REPORTING			

✓ **New City Projects**

Permit #	Address	District	Project Description
24-1199	4400 NE 18 Avenue		Install 2 new 10 row bleachers
24-1631	212 NW 16 Street (Park)		2 AC Split AC change outs
24-1207	1801 NE 6 Street		AC change out



## Code Compliance Division

### ✓ Code Compliance Metrics

Type (COV)	#
Initial Inspections	273
Re Inspections	259
Notice of Violation/Hearing (CC)	249
Compliance Deadline Inspections	250
Close Cases	23
Zoning Use Certificate/BTR Inspections	44

## Business Tax Receipts Division (BTR)

### ✓ New BTR Applications Received

#### District 1

Business Name	Description	Address	# of Employees
1) Beautique Salon LLC	Beauty Shop	104 S Federal Highway	2
2) Yoga Now Pompano Beach	Exercise Instructor	3155 E Atlantic Boulevard	3
District 1 - SUBTOTAL			5

#### District 2

Business Name	Description	Address	# of Employees
1) NO REPORTING			
District 2 - SUBTOTAL			

#### District 3

Business Name	Description	Address	# of Employees
1) Ag Dental Lab Corp	Dental Lab	351 S Cypress Road	2
District 3 - SUBTOTAL			2

#### District 4

Business Name	Description	Address	# of Employees
1) Star Metal Art Corp	Artist	2180 NWA 18 Avenue	1
2) FS B Style Clothes	Retail	2900 NW 36 Street	1
3) Mobile Wraps and Signs	Repair Service	1800 N Powerline Road	1
District 4 - SUBTOTAL			3

#### District 5

Business Name	Description	Address	# of Employees
1) Vision Caterers	Caterer	1437 SW 26 Avenue	1
District 5 - SUBTOTAL			1

✓ **Vacation Rental Licenses Issued**

Address	District	Property Description
1) 3251 SE 8 Street	1	Single family residence
2) 250 SE 10 Street	1	Single family residence
3) 624 NW 20 Street	4	Single family residence
4) 461 SE 1 Avenue	1	Duplex