DEVELOPMENT SERVICES MARCH 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
FESTIVAL SOUTH	NW 33 ST	4	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. The site includes an existing utility agency lease area at the west end of the property that will remain, and an existing pedestrian bridge at the north property line that extends over the existing retention pond on the adjacent property and connects to the next adjacent property to the north, aka the Festival Industrial Redevelopment (Foundry) site. The applicant has not determined whether the bridge will remain or be removed.
VERA	1600 S FEDERAL HWY	1	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 102,393.00 square foot (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.
OLD CASTLE ACCESS AND SITE IMPROVEMENTS	1200 NW 18 ST	4	The applicant is requesting a Minor Site Plan approval to remove the proposed and approved construction of a new vehicular access from Andrews Avenue to the property. The proposed driveway will not be constructed, and no pedestrian access will be provided. The additional landscaping will be added. Also, a new 18,400 square foot outdoor storage (as accessory use) has been removed, making unnecessary the relocation of 15 parking spaces to the north of the

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			property. The proposed modifications do not include any building addition or alteration.
COPANS TRANSIT BUILDING 5	3201 W COPANS RD	4	The applicant is requesting Minor Site Plan approval to construct a new two-story, 20,806 square foot training and administrative building, known as Building #5, for the Broward County Transit Operations Facility. This site plan is supplemental to the previous approval (PZ 24-12000005) for the Broward County bus maintenance facility.
MODERA	855 S FEDERAL HWY	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 Master Plan for the site, as well as a Plat Note Amendment application.
EL CAR WASH POMPANO	2690 W SAMPLE RD	4	The applicant is requesting Minor Site Plan approval to develop a new 4,582 square foot full-service automatic car wash and related site and landscape modifications. The property is 48,533 square foot (1.11 acres) and is located at the southeast corner of West Sample Road and NW 27th Avenue within the City of Pompano Beach. The site consists of three parcels and is currently vacant. The project received a Special Exception to permit car wash use in a B-3 Zoning District. The applicant is pursuing Vernacular or Superior Design Alternative approval for relief from the regulation of Section 155.5602.C.7.b, where all ground-level windows on street-facing facades shall be transparent.
POMPANO BEACH MARINE CENTER	701 S FEDERAL HWY	3	The applicant is requesting a Major Site Plan approval for the construction of a Marine Business project consisting of a two-story building with offices, showroom, repair facilities, 25 parking spaces, and landscaping, on 74,656 square foot (1.71 acres approximately) lot.
2400 E ATLANTIC MIX-USE DEVELOPMENT	2400 E ATLANTIC BLVD	1	The applicant is requesting a Minor Deviation to the Development Order for the 2400 E Atlantic Mixed-Use Development Major Site Plan, which was approved on August 27, 2025. The proposed deviations to the site plan include a minor reduction in the number of dwelling units from 397 to 357 which results in the removal of a Density Bonus, a modification to building height, a reduction in the number of parking spaces, and other minor changes. The changes are detailed in the applicant's Site Plan Amendment Narrative.
EMERGENCY OPERATIONS CENTER	2121 NW 3 AVE	4	The applicant is requesting Major Site Plan and Building Design approval to construct a new single-story 36,000 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.

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PLANNING & ZONING BOARD AGENDA

NAME	ADDRESS	DIST	DESCRIPTION	STATUS
FLACK'S WAREHOUSE	1220 SW 12 AVE	5	The applicant is requesting Major Site Plan approval to develop a new 2-story 2,806 square feet office building addition to an existing warehouse. The existing warehouse is approximately 5,045 square feet. The total gross floor area with the addition will be 7,851 square feet.	APPROVED
THE SATORI	4211 N FEDERAL HWY	2	The applicant is seeking Major Site Plan approval for an eight-story mixed-use development with 187 units proposed along with 2,507 square feet of ground-floor retail space and a 4-story parking garage.	APPROVED

ZONING BOARD OF APPEALS AGENDA

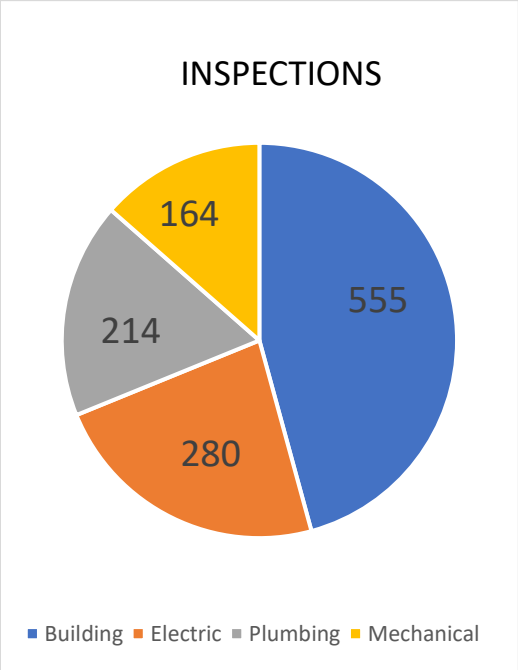
NAME	ADDRESS	DIST	DESCRIPTION	STATUS
A-1940 LLC	1952 NE 49 ST	2	Special Exception application for a Local Liquor or Package Store.	APPROVED WITH CONDITIONS
COOK, GORDON N WHITTAKER, CARRIE	1711 NE 2 TER	4	Variance application to allow for an addition to an existing single-family dwelling to encroach 6.42 feet into the required 20-foot rear yard setback, resulting in a rear setback of 13.58 feet from the rear lot line.	DENIED
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 4/16/26 ZBA MEETING
MCCORMACK, MICHAEL L	1725 NE 39 ST	2	Variance to permit an after-the-fact approval for two interior side yard gates measuring 7.5 feet in height, exceeding the 6-foot maximum height permitted by Code. ***Subsequent to the issuance of public hearing notices, the applicant withdrew the variance application. Because the hearing was publicly noticed pursuant to state law, the item must remain on the agenda for the Board to acknowledge the withdrawal.***	APPLICATION WITHDRAWN

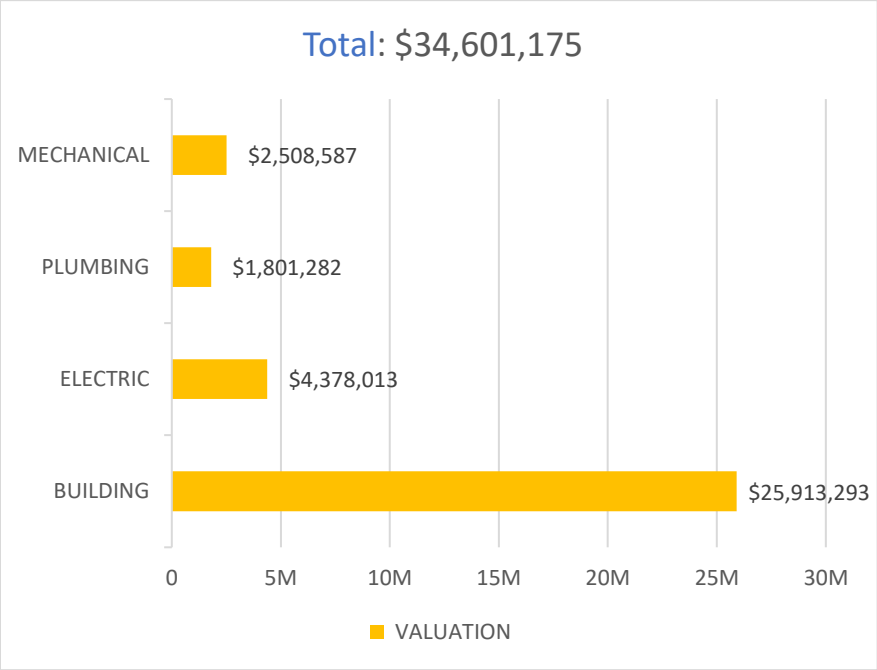
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BUILDING, PERMITTING & INSPECTION DIVISION

PERMITS ISSUED





SUBSTANTIAL PROJECTS PERMITTED

PERMIT	DESCRIPTION	ADDRESS	VALUATION
26-1472	NEW REFRIGERATION SYSTEM	1141 SW 12 AVE COMM	$3,075,000
26-1526	CLEARING & GRUBBING	2900 NW 36 ST SITE	$1,544,250
26-1878	CONCRETE REPAIRS & COMMON POOL DECK AREA	1505 N RIVERSIDE DR COMM	$1,535,490
26-2220	NEW SFR	704 SE 25 AVE	$1,634,683
TOTAL			**$ 7,789,423**

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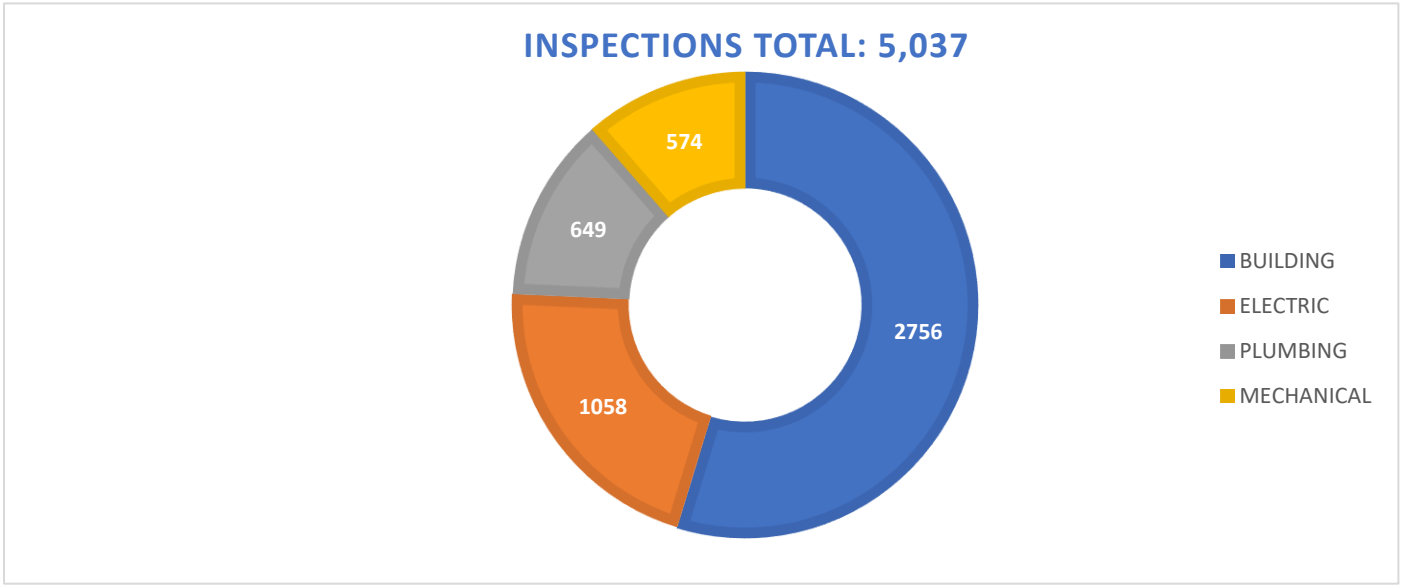
CERTIFICATES OF OCCUPANCY ISSUED

PERMIT	OWNER	ADDRESS	DIST	DESCRIPTION	VALUATION
25-1500	RMS PROPERTIES XII LLC	1162 N FEDERAL HY	1	INTERIOR BUILD OUT	$483,960
26-0465	BELCREST PROPERTY 1 LLC	1332 N FEDERAL HY	1	INTERIOR RENOVATION	$40,000
19-3364	WECHSLER, RYAN M	2445 SE 7 ST	1	CARPORT TO BEDROOM	$38,000
23-0092	QR EAST POMPANO IC II LLC	1240 NE 48 ST	2	NEW RESTROOMS	$100,950
24-4402	QR EAST POMPANO IC II LLC	1240 NE 48 ST	2	INTERIOR BUILD OUT	$840,000
25-3040	G & P UNITY LLC	2865 NE 13 AV	2	INTERIOR REMODEL	$69,000
23-6037	COBAS VALLE, MANUEL FERNANDO	1465 NE 28 ST	2	ADDITION	$73,280
23-1974	PEREZ-HEYDRICH, EDUARDO F H/E	1020 SW 3 TE	3	ADDITION & REMODEL	$147,510
23-10610	STACER, FREDERICK L	601 NE 5 ST	3	SFR ADDITION	$132,500
21-11072	PROGRESSIVE POINTE	20 NE 19 AV	3	NEW APT BLDG PROGRESSIVE POINTE	$6,117,570
22-4943	HAYDAR, CHAD & VIVIAN	150 SE 11 ST	3	ADDITION	$180,000
25-1870	351 PLAZA LLC	351 S CYPRESS RD 110	3	INTERIOR BUILDOUT	$89,900
24-7076	ROMERO SERVICES LLC	140 NE 18 ST	4	ENCLOSE GARAGE & PORCH, INTERIOR RENOVATION	$65,158
23-2683	CIVIL, JEAN-BAPTISTE	1700 NW 2 AV	4	ADDITION	$98,949
25-4429	D R HORTON INC	651 NW 18 MA	4	NEW SFR	$271,066
25-2870	D R HORTON INC	1842 NW 6 PL	4	NEW 2 STRY SFR 5/3	$410,519
25-4404	D R HORTON INC	1867 NW 6 PL	4	NEW SFR	$381,154
25-4428	D R HORTON INC	661 NW 18 MA	4	NEW TWO STRY SFR 4/3	$376,304
24-8865	STATE OF FLORIDA DEPT OF	1255 W ATLANTIC BL	4	INTERIOR BUILDOUT (NEW RESTAURANT)	$349,535
25-4934	D R HORTON INC	1842 NW 6 CT	4	NEW ONE STRY SFR 3/2	$257,815
24-2062	POMPANO INDUSTRIAL OWNER 2 LLC	421 RACETRACK LOOP COMM	5	NEW WAREHOUSE BLDG 2	$8,987,394
24-1944	POMPANO PARK JV LAND	330 RACETRACK LOOP COMM	5	NEW WAREHOUSE BLDG 3	$15,375,057
24-2061	POMPANO INDUSTRIAL OWNER 2 LLC	311 RACETRACK LOOP COMM	5	NEW WAREHOUSE BLDG 1	$7,009,219

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INSPECTIONS PERFORMED

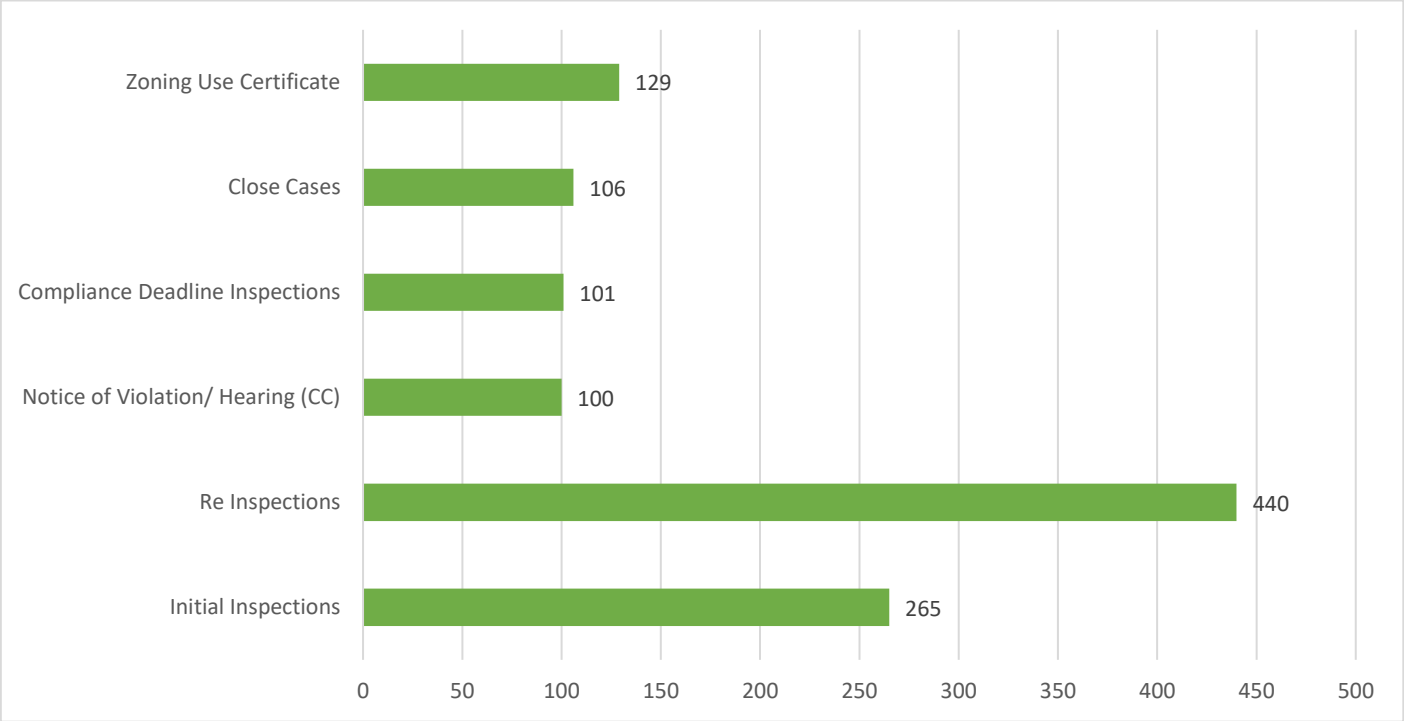


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CODE COMPLIANCE DIVISION

CODE COMPLIANCE METRICS



NEW BTR APPLICATIONS RECEIVED

NAME	DESCRIPTION	ADDRESS	EMPLOYEES	DIST
LUXE BLACK LABEL AUTO DETAILING	DETAILING AUTO	801 S FEDERAL HY	1	1
CRESPO PSYCHIATRY WEIGHT LOSS	PROFESSIONAL OFFICE	1800 N FEDERAL HY	1	1
MARTINEZ RUIZ, JANISSE	REAL ESTATE BROKER	1333 S OCEAN BL	1	1
CARS OF COURIERS LLC	OFFICE	3204 SE 7 ST	1	1
NEW LEVEL COFFEE LLC	RESTAURANT	698 SE 15 ST	1	1
MONARCH WELLNESS SPA LLC	BEAUTY SHOP	4081 N FEDERAL HY	1	2
AXELS AUTO REPAIR LLC	AUTO REPAIR SERVICE	2780 NE 7 AV	3	2
HIO MOTORS LLC	AUTO DEALER	500 NE 27 ST	1	2
OAK PARK CONSTRUCTION	CONTRACTOR	1621 NE 34 CT	1	2
VALLE CLREANING SERVICES	JANITORIAL	809 SW 9 CT	1	3
MK HANDYMAN & HOME SERVICES LLC	LAWN MAINTENANCE	511 NE 8 ST	1	3

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PDF SIGNS	SIGN SHOP	2550 N POWERLINE RD	2	4
ABBA REMODELING	CONTRACTOR	2400 NW 24 ST	1	4
ARCTICOM GROUP REFRIGERATION L	CONTRACTOR	3001 NW 25 AV	17	4
US MURRAY HOLDINGS INC	PERSONAL INVESTMENTS	1791 NW 30 AV	1	4
FLOORING WORLD LTD INC	CONTRACTOR	1771 N POWERLINE RD	4	4
PRIDE CHEERLEADING INC	MEMBERSHIP CLUB	2101 W ATLANTIC BL	5	4
CAST IRON SPECIALISTS LLC	CONTRACTOR	1852 NW 21 ST	7	4
NOT YOUR NAIL LADY LLC	BEAUTY SHOP	1414 SW 26 AV	1	5
NICE MEDIA LLC	PRODUCTION STUDIO	917 NW 31 AV	6	5
IVORY CHAPTERS LLC	STORAGE WAREHOUSE	230 SW 12 AV	3	5
MDUCE LLC	DISTRIBUTOR	1461 SW 12 AV	1	5
BIG DADDY CONCH RESTAURANT AND	RESTAURANT	361 NW 27 AV	8	5
SO FLO SOCCER LLC	HALLS FOR HIRE	1461 SW 31 AV	1	5
TOTAL			**70**	

VACATION RENTAL LICENSES ISSUED

ADDRESS	DIST	DESCRIPTION
3426 DOVER ROAD	1	Single family residence
2532 SE 13 STREET	1	Single family residence
2720 NE 7 STREET	1	Single family residence
821 SE 13 COURT	1	Single family residence
401 SW 18 STREET	3	Single family residence
410 SE 4 AVENUE	3	Single family residence
914 NE 2 STREET	3	Single family residence
1111 NE 4 STREET	3	Single family residence