

# DEVELOPMENT SERVICES DECEMBER 2025 MONTHLY REPORT

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

(O) 954-786-4664

(F) 954-786-4504

(E) [david.recor@copbfl.com](mailto:david.recor@copbfl.com)



## 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
Warehouse Addition	1150 SW 30 <sup>th</sup> Ave	The application proposes a 6,400 square foot warehouse addition to an existing building on a 30,000 square foot site. The existing development consists of a one-story, 4,000 square -foot office building. The rear portion of the site is currently used as a water retention basin, providing an opportunity for future building expansion. The applicant intends to utilize this area for the proposed warehouse addition.
Truth And Holiness Full Gospel	1210 NW 27 <sup>th</sup> Ave	This project involves a 4,800 square foot addition to an existing church. The existing building will be remodeled to relocate partitions, plumbing, mechanical systems, electrical systems, and lighting, and to expand the sanctuary area. The site has existing unpaved parking areas, which will be brought into compliance

[pompanobeachfl.gov](http://pompanobeachfl.gov)

100 West Atlantic Blvd Pompano Beach, FL 33060

954-486-4600

# DEVELOPMENT SERVICES DECEMBER 2025 MONTHLY REPORT

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

(O) 954-786-4664

(F) 954-786-4504

(E) [david.recor@copbfl.com](mailto:david.recor@copbfl.com)

		with surface parking requirements and landscape and drainage requirements.
--	--	--

## 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#21-1200045, 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.
The Satori at Lighthouse Point	4211 N Federal Hwy	2	The applicant is seeking Master Site Plan Review approval for a mixed-use project comprised of 187 residential units, approximately 2,507 square feet of retail space, and 1,705 square feet of office space. The property is currently designated Commercial (C) on the Land Use Map and zoned General Business (B-3). The project intends to use Broward County's Bonus Density Policy 2.16.4 for mixed-use developments.
Festival Marketplace Racetrac	2900 W Sample Road	3	The applicant proposes to develop a RaceTrac gas station with a 5,411 square foot convenience store. The vacant pad area originally designated on the site plan was relocated to the Festival Industrial Redevelopment site plan for stormwater retention purposes. The parking that was on the site plan on the east side of the existing Festival Marketplace building has also been shifted to the Festival Industrial Redevelopment site plan.
1621 Blount Road	1621 Blount Road	4	The applicant is requesting Minor Site Plan approval for improvements to an existing

**[pompanobeachfl.gov](http://pompanobeachfl.gov)**

100 West Atlantic Blvd Pompano Beach, FL 33060

954-486-4600

# DEVELOPMENT SERVICES DECEMBER 2025 MONTHLY REPORT

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

(O) 954-786-4664

(F) 954-786-4504

(E) [david.recor@copbfl.com](mailto:david.recor@copbfl.com)

			Industrial development. The improvements include Outdoor Storage (as a principal use) with associated perimeter landscape buffers, improved parking and vehicular use area, and landscaping.
El Car Wash West 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 feet (1.11 acres) and is located at the southeast corner of West Sample Road and NW 27th Avenue. The site consists of three parcels and is currently vacant.
Automotive Customizer's Warehouse	1777 N Andrews Ave	4	The applicant is requesting Minor Site Plan approval to construct a new 4,642 square foot commercial building along with related site and landscape improvements. The property measures 19,139 square feet (0.439 acres) and is situated west of Andrews Avenue, south of NW 18th Street. Currently, the site is vacant.
Big Tree BBQ	484233020220 (Multiple Folios) N Powerline Rd	5	The applicant is requesting approval of a Minor Site Plan for the construction of a new BBQ Restaurant building. The property is situated on the eastern side of the block, between NW 5th Street and NW 4th Court, adjacent to Powerline Road. The proposed restaurant has 1,468 square feet, a covered outdoor patio of 400 square feet, and 13 parking spaces, including two ADA-accessible spaces. The property is within the Community Business (B-2) zoning district.
Pompano Beach Marine Center	701 S Federal Hwy	3	The applicant is requesting Major Site Plan approval for the construction of a Marine Business project consisting of a two-story building with offices, a showroom, repair facilities, 25 parking spaces, and landscaping, on a 1.71 acre lot.
Adderly Cove Rezoning	4844226460020 NW 16 St	4	The Applicant is requesting to apply Policy 2.16.3 to increase the land use density from 43 units to 96 units, which is roughly 12 du/ac, using the bonus density formula for affordable housing, and rezone to a density of 12 du/ac.
Rising Tide Car Wash	2901 W Atlantic Blvd	5	The applicant is requesting Minor Site Plan approval to develop a new 3,500 square foot express car wash and related site and landscape modifications, including 500 square feet of covered vacuuming spaces. The property is 52,371 square feet (1.20 acres) and is located

**[pompanobeachfl.gov](http://pompanobeachfl.gov)**

100 West Atlantic Blvd Pompano Beach, FL 33060

954-486-4600

# DEVELOPMENT SERVICES DECEMBER 2025 MONTHLY REPORT

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

(O) 954-786-4664

(F) 954-786-4504

(E) [david.recor@copbfl.com](mailto:david.recor@copbfl.com)

			north of Atlantic Boulevard, between NW 30th Avenue and NW 28th Avenue within the City of Pompano Beach. The site is currently vacant.
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.
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.
951 South Andrews Avenue	951 SW 12 Ave	5	The applicant is requesting Major Site Plan and Major Building Design 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.
980 SW 12 Ave	980 SW 12 Ave	5	The Minor Site Plan involves developing a surface parking lot to support the existing industrial building on the adjacent parcel to the north (954 SW 12 Ave), pending the unification of the two parcels. According to the project narrative, the project's purpose is to provide additional parking to accommodate a prospective industrial tenant's fleet of vehicles. The property will not be approved as outdoor storage (as an accessory use).
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 proposed facility has 3,211 square feet, 18 vacuum stalls, and 4 parking spaces.
580 Briny	580 Briny Ave	1	The applicant is requesting approval of a Major Site Plan for the construction of a new ten-story Mixed-Use building. The property is located at the northeast corner of Briny Avenue and SE 6th Street. It comprises 17 apartment units, a

[pompanobeachfl.gov](http://pompanobeachfl.gov)

100 West Atlantic Blvd Pompano Beach, FL 33060

954-486-4600

# DEVELOPMENT SERVICES DECEMBER 2025 MONTHLY REPORT

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

(O) 954-786-4664

(F) 954-786-4504

(E) [david.recor@copbfl.com](mailto:david.recor@copbfl.com)

			commercial area (665 square feet), 43 parking spaces (furnished with mechanical lifts, 1 ADA, and resident amenities).
Eco Townhomes	3223 NE 5 St	1	This Minor Site Plan application is for a new five-unit two-story townhouse development in a 11,400 square foot lot (0.2617 acre) located on NE 5th Street and east of N Ocean Blvd. The proposed project features 3- bedroom and 3-bathroom units.
River Development	117 S Riverside Dr	1	The Minor Site Plan application is for the development of four two-story townhomes on an 18,000 square foot lot with associated parking and amenities.

## PLANNING & ZONING BOARD AGENDA

NAME	ADDRESS	DIST.	DESCRIPTION	STATUS
Vera Major Administrative Adjustment	1600 S Federal Hwy	1	The Applicant is requesting Major Administrative Adjustment approval for a 24.5% reduction of the required parking spaces; providing 259 off-street and structured parking spaces rather than 343 parking spaces, a reduction of 84 parking spaces.	Postponed
Vera	1600 S Federal Hwy	1	The Applicant is requesting Major Site Plan approval to develop a mixed-use project that involves constructing a new multifamily building (132 units) with ground-floor retail on a site with an existing office building to remain.	Postponed

## 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.	Postponed to the January 15 <sup>th</sup> , 2026 meeting
Pompano Beach Power Squadron INC	3701 NE 18 Ter	2	Special Exception application for a Place of Worship.	Approved with Conditions

[pompanobeachfl.gov](http://pompanobeachfl.gov)

100 West Atlantic Blvd Pompano Beach, FL 33060

954-486-4600

# DEVELOPMENT SERVICES DECEMBER 2025 MONTHLY REPORT

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

(O) 954-786-4664

(F) 954-786-4504

(E) [david.recor@copbfl.com](mailto:david.recor@copbfl.com)

## CITY COMMISSION MEETINGS

ADDRESS	DISTRICT	APPLICATION TYPE	STATUS
N/A	N/A	Zoning Code Amendment – Fences and Wall Measurements	Approved on 1 <sup>st</sup> Reading
N/A	N/A	Zoning Code Amendment – Artificial Turf	Approved
N/A	N/A	Zoning Code Amendment – Building Height Measurement	Approved
N/A	N/A	Zoning Code Amendment – Platting Process	Approved
N/A	N/A	Private-Sector Initiated Zoning Code Amendment – Free Standing Emergency Room Use	Approved on 1 <sup>st</sup> Reading

---

**pompanobeachfl.gov**

100 West Atlantic Blvd Pompano Beach, FL 33060

954-486-4600

# DEVELOPMENT SERVICES DECEMBER 2025 MONTHLY REPORT

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

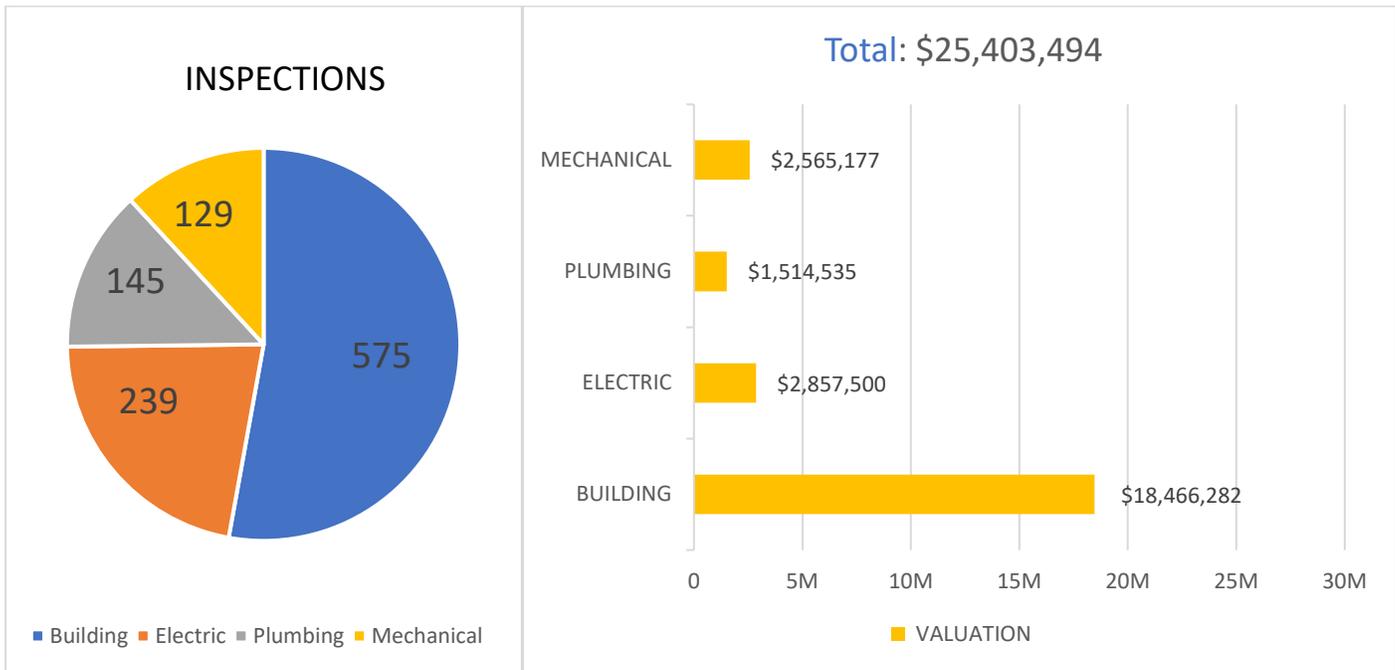
(O) 954-786-4664

(F) 954-786-4504

(E) [david.recor@copbfl.com](mailto:david.recor@copbfl.com)

## BUILDING, PERMITTING & INSPECTION DIVISION

### PERMITS ISSUED



### SUBSTANTIAL PROJECTS PERMITTED

PERMIT	DESCRIPTION	ADDRESS	VALUATION
25-9784	NEW FREEZER & MEAT ROOM	1141 SW 12 AVE COMM	\$11,416,060
25-10083	NEW 3 STORY TOWNHOME	1602 N RIVERSIDE DR COMM	\$1,200,000
25-10296	NEW 5 STORY CONDOMINIUM	400 SUNSET DR	\$3,780,000
25-10309	PRIVATE PROVIDER	1340 S OCEAN BL COMM	\$5,600,000
<b>TOTAL</b>			<b>\$21,996,060</b>

[pompanobeachfl.gov](http://pompanobeachfl.gov)

100 West Atlantic Blvd Pompano Beach, FL 33060

954-486-4600

# DEVELOPMENT SERVICES DECEMBER 2025 MONTHLY REPORT

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

(O) 954-786-4664

(F) 954-786-4504

(E) [david.recor@copbfl.com](mailto:david.recor@copbfl.com)

## DEMOLITION PERMITS ISSUED

PERMIT	ADDRESS	DIST.	DESCRIPTION
25-8247	1773 NE 50 ST	2	REMOVE SHED AND BBQ KITCHEN
25-9005	2861 NE 12 ST	1	EXTERIOR FACADE & REROOF

## CERTIFICATES OF OCCUPANCY ISSUED

PERMIT	OWNER	ADDRESS	DIST.	DESCRIPTION	VALUATION
25-5712	1621 S DIXIE HWY LLC	1601 S DIXIE HY 113	3	UNIT 113 INTERIOR BUILDOUT	\$56,995.00
25-4430	D R HORTON INC	631 NW 18 MA	4	NEW ONE STRY SFR 4/2	\$257,815.00
25-3578	D R HORTON INC	1855 NW 6 PL	4	NEW TWO STRY SFR 4/3	\$340,323.00
25-3573	D R HORTON INC	650 NW 18 MA	4	NEW TWO STRY SFR 4/3	\$380,685.00
25-0916	BENDC INVESTMENT GROUP	228 NE 29 ST	2	CARPORT ENCLOSURE	\$22,000.00
24-6274	PROLOGIS	3000 NW 27 AV 800	4	INTERIOR BUILDOUT	\$174,500.00
24-5249	POMPANO REALTY USA LLC	299 SW 26 AV	5	INTERIOR RENOVATION	\$218,672.00
24-1689	JERRY A ROWLAND LLC	2251 NW 30 AV	4	INTERIOR ALTERATION	\$31,000.00
23-9523	CARALA LLC	601 NW 12 AV COMM	4	2 HRS SEPARATION WALL/BATHROOM/EXIT DOOR	\$56,495.00
23-7386	ROZIER, DELOIS	3061 NW 4 CT	5	NEW SFR	\$179,000.00
23-1074	US GATEWAY INVESTMENTS LLC	900 N POWERLINE RD	4	NEW APT BUILDING (#4)	\$5,505,000.00
22-11540	HODGSON, PATRICIA & ENVOY	912 NE 2 ST	3	NEW SFR	\$180,000.00
22-10925	PRH 900 NORTH OCEAN LLC	900 N OCEAN BL	1	NEW HIGHRISE CONDO / CASAMAR	\$143,465,088.00
22-6482	JACKSON, SHARON A COSTANZA	979 SE 6 TE	1	ADDITION & REMODEL	\$158,600.00
21-11140	GOMES, RUBIA & GARCIA, VIRGINIA	1637 SE 1 ST	3	ADDITION & INT RENOVATION	\$109,200.00
19-10982	FRAZIER, LATONIAN R	633 NW 8 AV	4	NEW SFR	\$71,290.00
19-10244	ALLEN, AMBER MELODY	3020 NE 13 AV	2	ADDITION	\$28,000.00

[pompanobeachfl.gov](http://pompanobeachfl.gov)

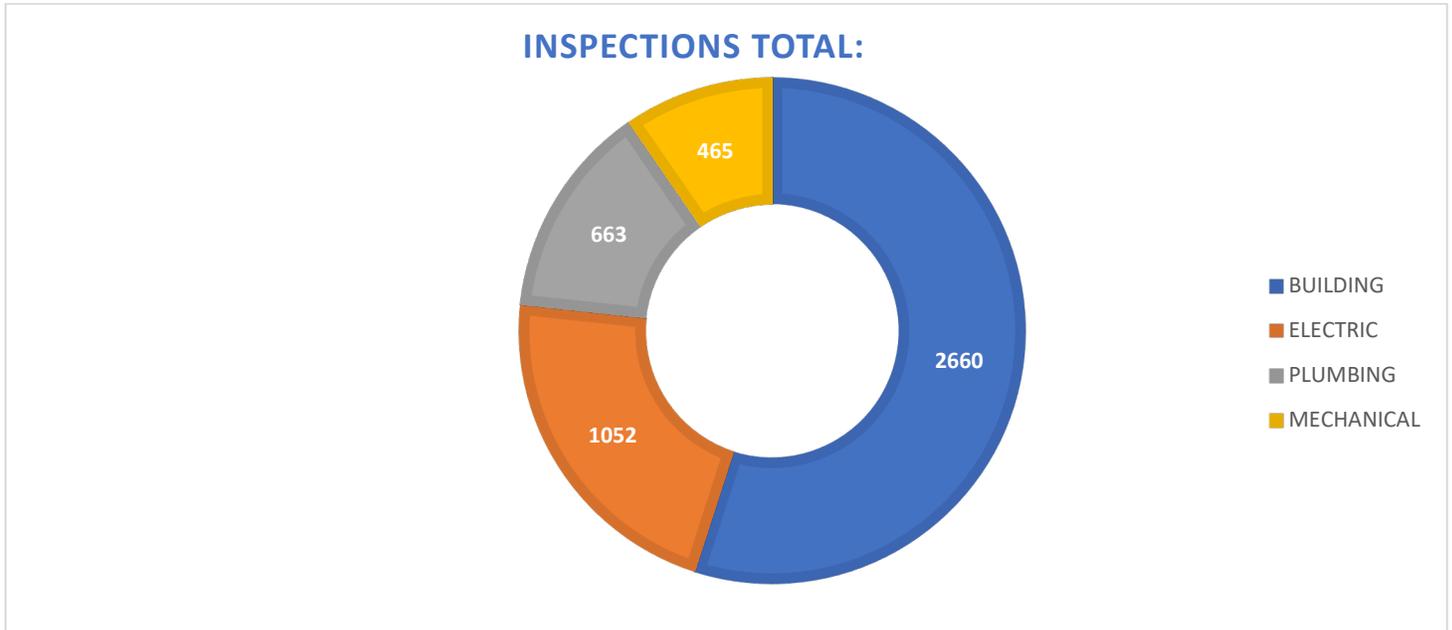
100 West Atlantic Blvd Pompano Beach, FL 33060

954-486-4600

# DEVELOPMENT SERVICES DECEMBER 2025 MONTHLY REPORT

David L. Recor, ICMA-CM, Development Services Director  
(O) 954-786-4664 (F) 954-786-4504 (E) [david.recor@copbfl.com](mailto:david.recor@copbfl.com)

## INSPECTIONS PERFORMED



## NEW OHUI PROJECTS

PERMIT	ADDRESS	DESCRIPTION
25-10167	2681 NE 12 TER	REROOF

## CRA PROJECTS

PERMIT	ADDRESS	DESCRIPTION
25-9980	110 S FEDERAL HWY	REROOF

## CRA GO BOND PROJECTS

PERMIT	ADDRESS	DESCRIPTION
N/A	N/A	N/A

## CITY PROJECTS

PERMIT	ADDRESS	DESCRIPTION
N/A	N/A	N/A

[pompanobeachfl.gov](http://pompanobeachfl.gov)

100 West Atlantic Blvd Pompano Beach, FL 33060  
954-486-4600

# DEVELOPMENT SERVICES DECEMBER 2025 MONTHLY REPORT

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

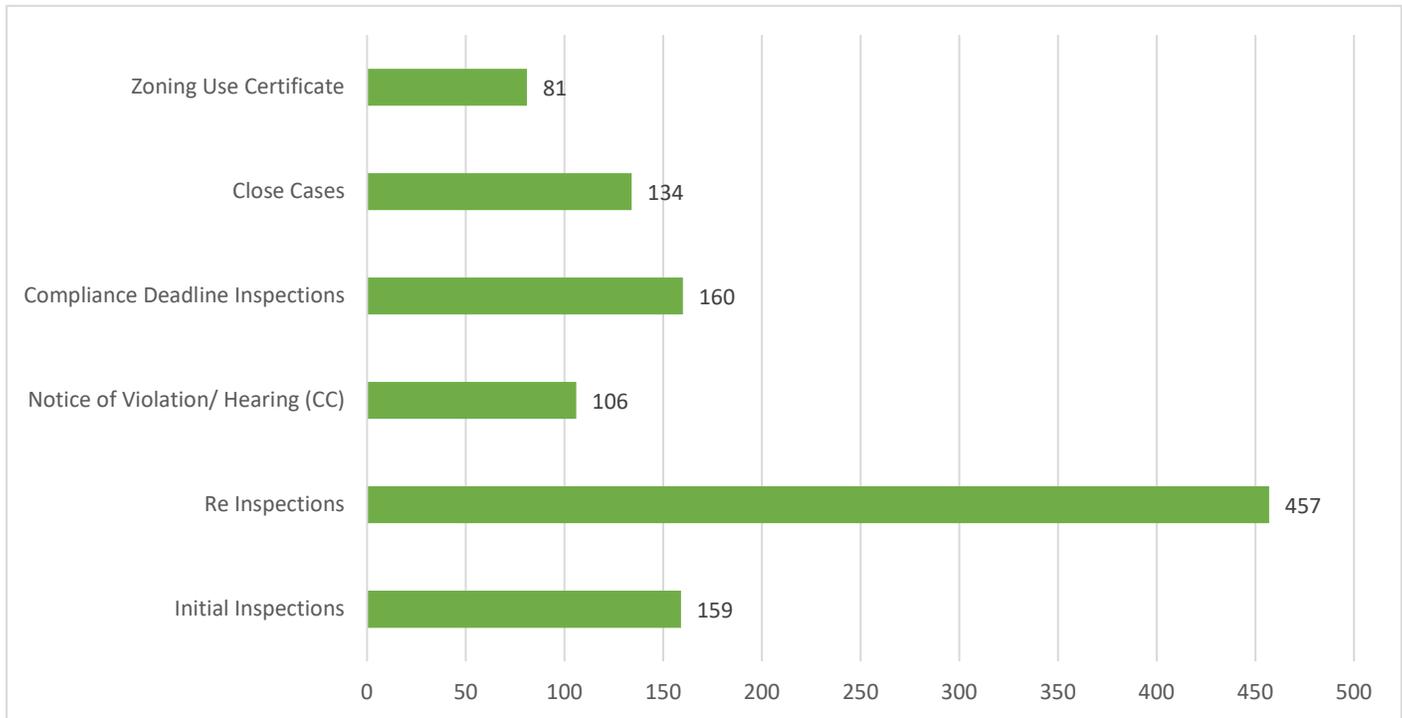
(O) 954-786-4664

(F) 954-786-4504

(E) [david.recor@copbfl.com](mailto:david.recor@copbfl.com)

## CODE COMPLIANCE DIVISION

### CODE COMPLIANCE METRICS



### NEW BTR APPLICATIONS RECEIVED

NAME	DESCRIPTION	ADDRESS	EMPLOYEES	DIST.
PINK SPOT, THE	BEAUTY SALON	1 N OCEAN BLVD	1	1
ISLE ROOFING & CONSTRUCTION LLC	CONTRACTOR	2797 NE 5 ST	1	1
G & V FARM MARKET INC	BEAUTY SHOP	2001 N FEDERAL HWY	1	2
SOPHIES NAILS	BEAUTY SHOP	421 S FEDERAL HWY	7	3
KEENABELA LLC	RETAIL	1601 S DIXIE HWY	1	3
SNL 1337 HAMMONDVILLE ROAD LLC	RENTAL BUILDING	1377 DR M L KING JR BL	1	4
APEX BAGGERS	MOTORCYCLE REPAIR SERVICE	1661 N DIXIE HWY	1	4

[pompanobeachfl.gov](http://pompanobeachfl.gov)

100 West Atlantic Blvd Pompano Beach, FL 33060

954-486-4600

# DEVELOPMENT SERVICES DECEMBER 2025 MONTHLY REPORT

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

(O) 954-786-4664

(F) 954-786-4504

(E) [david.recor@copbfl.com](mailto:david.recor@copbfl.com)

AIR ENGINEERS LLC	WHOLESALE	3250 N PARK CENTRAL BLVD	70	4
FLOOR COVERINGS INTERNATIONAL	STORAGE WAREHOUSE	2173 NW 22 ST	2	4
CPS CONSTRUCTION & RENOVATION	CONTRACTOR	1940 NW 22 ST	3	4
BEYOND THE GRAIN LLC	FABRICATION	1081 NW 31 AVE	4	5
<b>TOTAL</b>			<b>92</b>	

## VACATION RENTAL LICENSES ISSUED

ADDRESS	DISTRICT	DESCRIPTION
581 SE 12 STREET	1	Single Family Home
2875 NE 19 STREET	1	Single Family Home
2333 SE 5 STREET	1	Single Family Home
2711 NE 11 AVENUE	2	Single Family Home
1411 NE 43 COURT	2	Single Family Home
221 SE 10 STREET	3	Single Family Home
1213 NE 5 STREET	3	Single Family Home
440 SE 2 AVENUE	3	Single Family Home
1016 SW 4 TERRACE	3	Single Family Home
370 SE 5 AVENUE	3	Single Family Home
106 NE 13 AVENUE	3	Single Family Home
1243 S CYPRESS ROAD	3	Single Family Home

[pompanobeachfl.gov](http://pompanobeachfl.gov)

100 West Atlantic Blvd Pompano Beach, FL 33060

954-486-4600