

DEVELOPMENT SERVICES AUGUST 2025 MONTHLY REPORT

David L Recor, ICMA-CM, Development Services Director

(O) 954-786-4664

(F) 954-786-4504

(E) 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 is 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



First 95 Distribution Center PH2 (CRA)

1000-1041 NW 12th Ter | District 4

Application for a Major Site Plan to construct a new industrial development with two buildings totaling 315,340 square feet. The project includes truck loading and parking, and landscaping on 19.38 acres and is located at 1000-1041 NW 12th Terrace. The site is currently zoned General Industrial (I-1) with an underlying Future Land Use designation of Industrial (I). The property lies within the boundaries of the NW CRA.

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Development Review Committee (DRC) Meetings

Canal Drive Townhomes | 3233-3237 Canal Dr | District 1

This Minor Site Plan application is for a multifamily development with 4 units in a 3-story building, with rooftop amenities. The proposed building footprint is 4,060 square feet on a 0.2167-acre lot with 43% lot coverage.

1660 SW 13th Ct – Outdoor Storage | 1660 SW 13th Ct | District 5

The applicant is requesting Minor Site Plan approval for an outdoor storage use on a site with an existing warehouse building. The owner is submitting this application to establish a formal record of the site and to ensure a legal continuation of the use of the property.

Hodge Marine | 1857 NW 21st St | District 4

The applicant is requesting Minor Site Plan approval to construct a new 6,634 square foot one-story building, on a 20,784 square foot lot for a boat repair facility.

Reganzani Townhome- Parcel B | NW 31st Ave | District 5

The applicant is requesting Minor Site Plan approval to develop a 4-unit, 2-story townhouse project. Unit sizes range from 2,331 to 2,356 square feet. The property is 21,881 square feet (0.5 acres) and is located on the east side of Northwest 31st Avenue and north of Northwest 4th Street. The site is currently vacant.

Reganzani Townhome- Parcel A | NW 31st Ave | District 5

The applicant is requesting Minor Site Plan approval to develop a 4-unit, 2-story townhouse project. Unit sizes range from 2,331 to 2,356 square feet. The property is 21,881 square feet (0.5 acres) and is located on the east side of Northwest 31st Avenue and north of Northwest 4th Street. The site is currently vacant.

Pompano Pickle | 217 NE 3rd St, 200 NE 4th St, NE 2nd Ave | District 2

The applicant is requesting Minor Site Plan approval for a recreational use including 14 outdoor pickleball courts, 3 indoor courts within an existing building as well as parking, landscaping and other amenities to accompany the recreational use. Ten of the outdoor courts will be located under a covered structure. An on-site parking lot will contain 21 parking spaces, and 30 on-street parking spaces will be provided for a total of 51 spaces where 51 spaces are required.



Development Review Committee (DRC) Meetings cont.

2400 E Atlantic Mixed-Use Development | 2400 E Atlantic Blvd | District 1

The applicant is seeking Major Site Plan approval for a full-block mixed-use development in the TO/EOD on 3.18 acres. The project consists of two buildings, transitioning from 8 stories on East Atlantic Blvd down to 5 stories, then 3 stories at the south end of the block adjacent to residential development and single-family homes. The project will have 395 dwelling units (studio, one, two and three-bedroom units), approximately 13,000 square feet of commercial space on East Atlantic Blvd, structured parking, a roof deck amenity level, and a cross-block pedestrian passage for the public to cross through at mid-block.

50 SW 5th St | 50 SW 5th St | District 3

The proposed application is to expand an existing car repair facility on a 12,000 square foot lot (approximately 0.28 acres). The applicant initially requested Minor Site Plan approval based on a 4,824 square foot addition. Following staff review, however, the application appears to be for an addition of 8,500 square feet and a 30% increase in lot coverage, therefore requiring review as a Major Site Plan.

Rising Tide Car Wash | 2901 W Atlantic Blvd | District 5

The applicant is requesting Minor Site Plan approval to develop a new 3,500 square foot car wash and related site and landscape improvements. The property is 52,371 square feet (1.20 acres) and is located north of Atlantic Boulevard, between NW 30th Avenue and NW 28th Avenue. The site is currently vacant.

LT 20 Warehouse Addition | 115 NW 16th St | District 4

The applicant is requesting a Minor Site Plan approval. The 0.77-acre property at 115 NW 16th Street, located in the I-1 (General Industrial) zoning district, currently includes a 7,920 square foot one-story industrial building. The proposed project includes remodel of the existing structure, an additional 4,848 square foot warehouse to the west side, driveway improvements for better access and circulation, landscape upgrades and irrigation, and ADA-compliant parking.

Fairview Apartments | 671 SW 9th Ct | District 3

The applicant is requesting the Allocation of Flex Units to construct two additional units (duplex) on a site with an existing triplex located at 671 SW 9th Court. The property is zoned B-3 (General Business) and has a land use designation of C, Commercial. The location of the proposed duplex previously hosted a community pool that was demolished in 2022.



Development Review Committee (DRC) Meetings cont.

KAJA Truck Wash | W Atlantic Blvd & NW 16th Ave | District 4

The applicant is proposing a Minor Site Plan with building design for a 6,975 square foot fleet vehicle and truck wash. The use is intended to serve nearby businesses with commercial fleet vehicles that cannot be accommodated by a typical express service car wash operation.



Planning and Zoning Board Agenda

City of Pompano Beach McNab House and Botanical Gardens

2250 E Atlantic Blvd | District 1

The applicant is requesting Major Site Plan approval for the McNab House and Botanical Gardens located on the McNab Park site.

Approved

2400 E Atlantic Mix-Use Development

2400 E Atlantic Blvd | District 1

This Major Site Plan application is for a mixed-use full-block development in the TO/EOD on 3.18 acres.

Approved

Portman Residential LLC Major Administrative Adjustment

2400 E Atlantic Blvd | District 1

This application proposes an adjustment of up to 20% of the maximum allowable building length of 300 feet for a building as part of a two-building, mixed-use development in the TO/EOD.

Approved

Industrial Redevelopment- Flea Market Site

2900 W Sample Rd | District 4

The applicant is requesting Major Site Plan approval for the development of industrial warehouses on the existing 25-acre Festival Marketplace (Festival Flea Market) site.

Postponed to September 24, 2025



Zoning Board of Appeals Agenda

Festival Real Estate LLC

2900 W Sample Rd | DISTRICT 4

Variance application to permit stacking lane distances ranging from 50 feet to 70 feet, in lieu of the required 100 feet, in order to accommodate site-specific constraints.

[Note: This item shall only be considered if the Board first approves the motion to rescind the previous denial of Variance Application PZ #25-11000013]

DENIED

Aim Partners LLC

2500 NE 19th St | DISTRICT 1

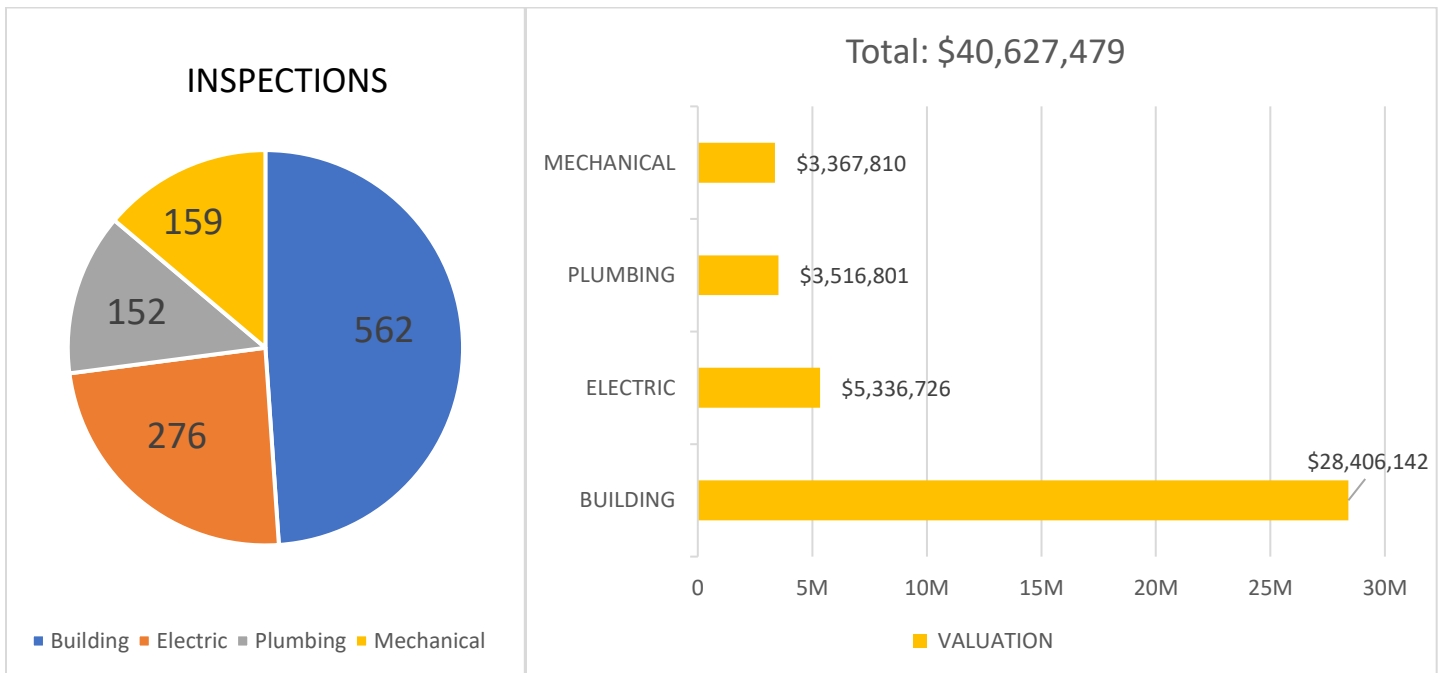
Special Exception application to utilize the property for a Transitional Community Residence.

DENIED

BUILDING, PERMITTING AND INSPECTION DIVISION



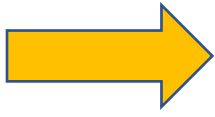
Permits Issued



Substantial Projects Permitted

Permit #	Project	Address	Valuation
25-6576	Mixed Use Bldg (Atlantic Bar)	614 E Atlantic Bl Comm	\$1,800,000
25-7061	NEW Townhomes (3)	1300 N Riverside Dr	\$2,200,000
Total			\$4,000,000

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Demolition Permits Issued

PERMIT#
24-5560

- 2377 SE 15 St
- DISTRICT 1
- Demo Exist Building

PERMIT #
25-5604

- 4011 NE 18 Ter
- DISTRICT 2
- Demolish Tiki Hut



Certificates of Occupancy Issued

Permit #	Owner	Address	District	Description	Valuation
24-8377	CAMPOS, MARIA MARTHA	341 NE 26 CT	2	CARPORT ENCLOSURE/INTERIOR REMODEL	\$25,000.00
24-8327	CERVERA, STEPHEN M & LISA F	2405 SE 7 ST	1	ADDITION	\$83,500.00
24-4401	PAYNE, CATHERINE L H/E	775 NW 16 PL 1	3	ACCESSORY DWELLING	\$210,800.00
24-4226	D R HORTON INC	732 NW 18 WY	4	NEW SFR	\$299,355
24-3772	DANIEL MASSA REV TR	2701 SE 5 CT	1	NEW SFR	\$850,000.00
24-3072	MACIAS, ANTHONY	200 SE 1 AV	3	CARPORT ENCLOSURE	\$28,000.00

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24-1281	DONGO, RENATO	3205 BEACON ST	1	NEW SFR	\$1,030,000.00
24-1241	LORI BARDOL REV TR	3311 SE 6 ST	1	GARAGE CONVERSION	\$2,000.00
24-1108	FP POMPANO LLC	2150 W ATLANTIC BL	5	INTERIOR BUILD OUT	\$1,200,000.00
24-1083	20 NORTH OCEANSIDE OWNER LLC	20 N OCEAN BL	1	NEW SALES CENTER	\$3,800,000.00
24-0764	PEDRAZA, DAVID	951 SE 9 AV	1	ADDITION & INTERIOR RENOVATION	\$57,800.00
23-9144	FP USA POMPANO LLC	861 NW 6 AV	4	NEW SINGLE-FAMILY HOME	\$212,500.00
23-2804	HAMMONDVILLE HOLDINGS LLC	2151 DR M L KING JR BL	3	INTERIOR ALTERATIONS	\$3,500,000.00
22-5383	CITY OF POMPANO BEACH	441 NW 27 AV	5	NEW BLDG / BSO SUBSTATION	\$600,000.00
22-2655	MONTICELLO 141 LLC	141 NW 11 ST	4	NEW SFR	\$215,150.00
22-1437	GARCIA, HANNAH	1730 SW 1 TE	3	ADDITION	\$85,000.00
22-0802	APTUS LLC	504 NW 15 AV	4	NEW MODULAR HOME	\$140,000.00
21-8334	CAMERON, JULIAN A	405 S RIVERSIDE DR	1	ADDITION	\$240,600.00

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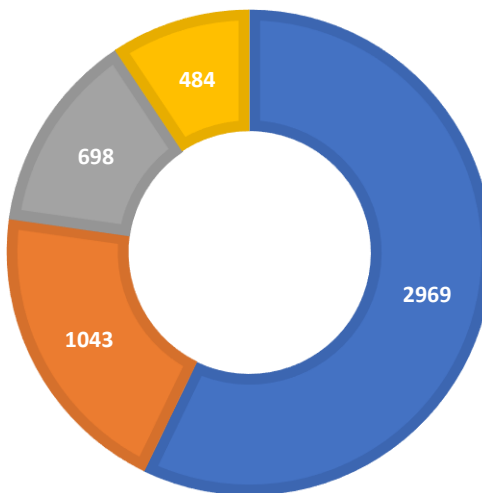
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21-5736	LANGSTON, ARTHUR N & PAMELA R	1381 W TERRA MAR DR	1	ADDITION & RENOVATION	\$252,500.00
20-9816	1621 S DIXIE HWY LLC	1601 S DIXIE HY COMM	3	MIXED USE RES/COMM	\$10,193,817.00
17-5466	TSATAS ACQUISITIONS LLC	3100 E ATLANTIC BL BLD B	1	NEW BUILDING SHELL "B" (RIVERSIDE PROMENADE)	\$3,132,000.00
17-5465	TSATAS ACQUISITIONS LLC	3200 E ATLANTIC BL COMM	1	RETAIL BUILDING A (RIVERSIDE PROMENADE)	\$1,745,000.00
16-4917	BORJA, BASILIO	2491 NE 22 ST	1	RENOVATION OF SFR	\$60,000.00
15-9646	GONZALEZ, MARIALCIRA	2821 NE 10 TE	2	ADDITION TO SFR	\$45,000.00



Inspections Performed

INSPECTIONS TOTAL: 6,143



■ BUILDING
■ ELECTRIC
■ PLUMBING
■ MECHANICAL

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New OHUI Projects

Permit# 25-6362

5071 NE 17 Dr

Reroof

Permit# 25-6889

1449 NE 27 CT

Tree Removal



CRA Projects

Permit# 25-7076

2250 E Atlantic Blvd (Park)

Removal of Tennis & Basketball Court



City Projects

PERMIT#

25-6413

- 3405 Pier St
- REVERSE ILLUMINATED SIGN

PERMIT#

25-6542

- 1101 N Federal HY
- INSTALL CCTV ON PREMISES (GOLF COURSE)

PERMIT#

25-6545

- 401 SE 23 AV
- INSTALL OF CCTV ON PREMISES (POMPANO CEMETERY)

PERMIT#

25-6624

- 1941 NE 1 AV PARK
- INSTALL OF CCTV ON PREMISES (LOVELY PARK)

PERMIT#

25-6627

- 1599 NW 3 TE
- INSTALL OF CCTV ON PREMISES (SANDERS PARK)

PERMIT#

25-6629

- 1190 NE 3 AV
- ELECTRICAL WIRING FOR METAL BUILDING

PERMIT#

25-6638

- 480 NW 7 TE W PARK
- INSTALL OF CCTV ON PREMISES (COLEMANPARK)

PERMIT#

25-6641

- 2000 NW 3 AV PARK
- INSTALL OF CCTV ON PREMISES (IRVING FAMILY TRAIL)

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PERMIT#

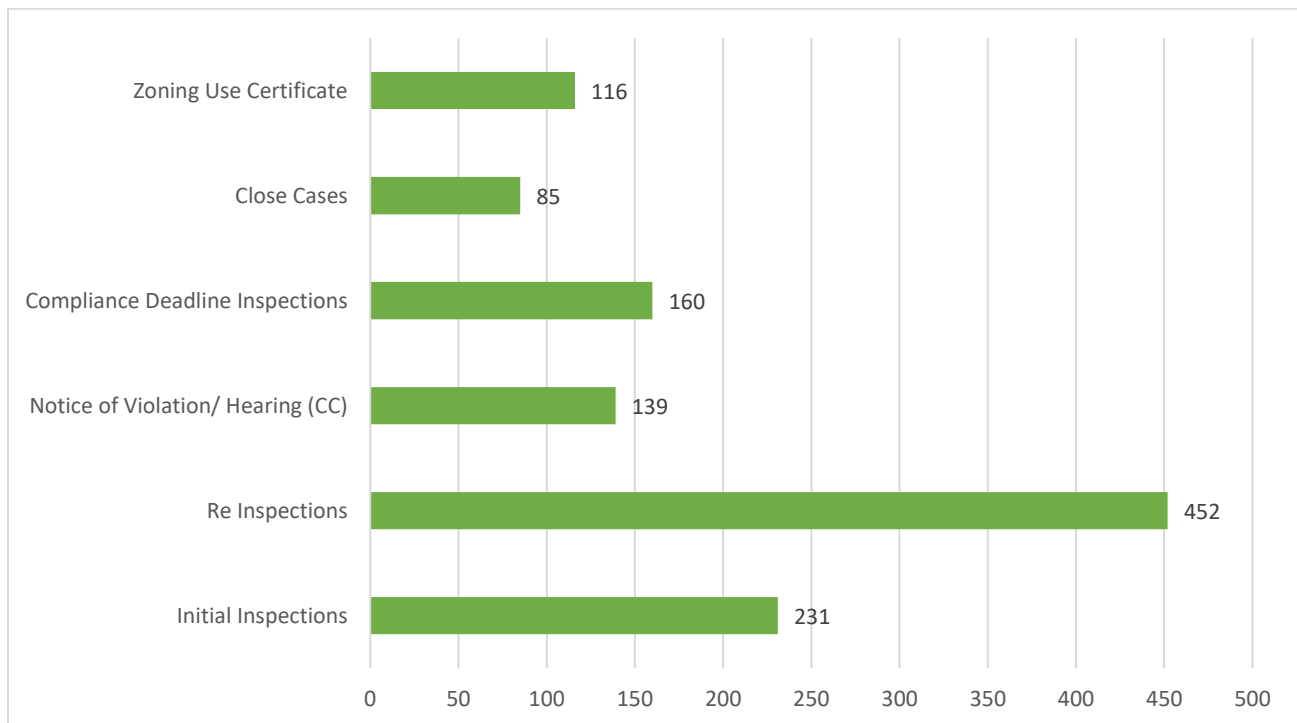
25-6639

- 351 NW 14 ST PARK
- INSTALL OF CCTV ON PREMISES (NOVELTY PARK)

CODE COMPLIANCE DIVISION



Code Compliance Metrics



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New BTR Applications Received

DECRPTION	NAME	ADDRESS	DISTRICT	# OF EMPLOYEES
RESTAURANT	HEN AND THE HOD SMOKEHOUSE AND CANTINA THE	14 N FEDERAL HWY	1	25
RETAIL	KWIK STOP	210 SE 15 ST	1	3
HANDYMAN	FIX & FINISH	3213 COLONY CLUB RD	1	1
CONTRACTOR	MELCO SERVICES	1940 NE 47 ST	2	2
DETAILING	AMFISHIOUS	361 SE 9 CT	3	1
CONTRACTOR	PRESTIGE 5 ROOFING LLC	601 SW 8 ST	3	4
SALES	NPC CONCEPTS LLC	380 SE 1 AVE	3	1
MANUFACTURING	BIOXGENIC LLC	2131 NW 30 AVE	4	4
DISTRIBUTOR	GLOMATEK CORPORATION	2511 NW 16 LANE	4	2
CONTRACTOR	MASTER CONSTRUCTION MANAGEMENT	300 SW 12 AVE	5	3
INTERNET SALES	STOLL, JYOTHI	1235 SW 46 AVE	5	1

TOTAL 47



Vacation Rental Licenses Issued

SINGLE FAMILY HOME

- 2448 SE 10 CT
- DISTRICT: 1

SINGLE FAMILY HOME

- 3031 NE 9 TER
- DISTRICT: 2

SINGLE FAMILY HOME

- 249 SE 3 AVE
- DISTRICT: 3

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