

# DEVELOPMENT SERVICES JULY 2025 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 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



### Costco Pompano Beach (Relo)

S Powerline Rd | District 5

Application for a Major Site Plan approval with Major Building Design for a proposed 167, 121 square foot Costco Wholesale Retail facility located on a 21.1575-acre parcel within the Northwest corner of the planned commercial project (LIVE! Pompano) bounded by Race Track Road and Powerline Road. This is an existing vacant lot where a Development Order for a multi-tenant grocery store building (Publix) and 10 additional multi-tenant and stand-alone retail buildings were proposed via PZ#21-12000045 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 alongside 817 parking spaces.

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100 West Atlantic Boulevard Pompano Beach, FL 33060

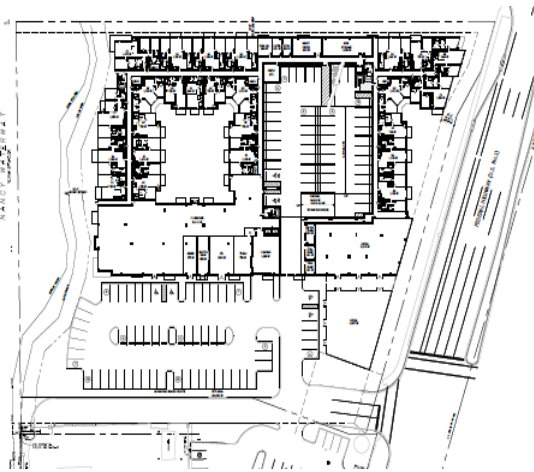
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## Aspire 16500

NW 30 Ave | District 4

Application for a Major Site Plan approval. The proposed project is located behind the existing homeless shelter at NW 30 Avenue. This is a multiple family residential project. It includes two eight-story building providing 160 residential units, with different size apartments, including studios, one- and two-bedroom units. The project developer intends to developed it in two phases, 90 units on the first phase and the remaining 70 units on the second phase.



## Modera Pompano

855 S Federal Highway | District 4

The Modera Pompano is a proposed mixed-use development on an approximately 3.88-acre portion of a 6.5-acre property located at 855-909 S Federal Hwy. The project includes 347 residential units and approximately 10,600 square feet of commercial space. The project also includes structured parking, surface parking, landscaping, and associated amenities. The project is proposed to be developed in accordance with BrowardNext Policy 2.16.3 or 2.16.4, with the corresponding number of workforce housing units.



## Development Review Committee (DRC) Meetings

### Chevron #010 Pompano Parkway | 301 S Pompano PKWY | District 5

The applicant is requesting a Minor Site Plan and Building Design approval for the construction of a new Gas Station with 6 pumps and a 2,100 square foot convenience store at the intersection of N. Powerline Road and N. Course Drive. The project includes the demolition of the existing gas station.

### Blossman Propane Storage Facility | 261 S Andrews Ave | District 5

This Minor Site Plan application is for the development of a propane bulk plant and storage facility, including two buried bulk propane storage tanks, above-ground fuel filling equipment, vehicular access, loading and parking, and associated landscaping, buffers, and drainage. The proposed development is on a 0.79+/- acre site and does not include a principal building.

### Industrial Redevelopment Flea Market Site | 2900 W Sample Rd | District 4

The Industrial Redevelopment - Flea Market Site Major Site Plan application is for the development of industrial warehouses on the existing 25-acre Festival Marketplace (Festival Flea Market) site generally located at 2900 West Sample Road. The site plan includes demolition of the existing building and construction of three warehouse buildings that vary in size from approximately 115,000 square feet (Building 1), 60,200 square feet (Building 2), and 298,500 square feet (Building 3), with ancillary office space.

A land use plan amendment (PZ#22-92000001) was approved, changing the future land use designation of the majority of the property from Commercial to Industrial. The northeast corner of the property remains commercial and is approved for the construction of a gas station/convenience store. A rezoning application (PZ#22-13000002) was approved to change the Zoning District from General Business (B-3) to General Industrial (I-1) for the majority of the property.

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

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 remodeling the existing structure, adding a 4,848 square foot warehouse to the west side, improving the driveways for better access and circulation, upgrading landscaping and irrigation, and providing ADA-compliant parking. The project requires a variance for a 30-foot rear setback on the north side and 10-foot interior setbacks on the west and south sides.



## Development Review Committee (DRC) Meetings cont.

### KAJA Truck Wash | W Atlantic Blvd | District 4

The applicant is proposing Minor Site Plan approval with Major Building Design for a 6,975.14 square foot fleet vehicle and truck wash. The intended use is to serve nearby businesses with industrial large fleets that cannot be accommodated by a commercial car wash operation. As part of this application, the applicant has confirmed that this site is exclusively for vehicle and truck washing operations and will not be used for uses associated with truck terminals such as overnight idling. The location of this project is abutting single family residential.

### Festival Marketplace Racetrac | 2900 W Sample Rd | District 4

The applicant is proposing to develop a Racetrac gas station with a 5,411 square foot convenience store, and a vacant pad area for additional future development. The development will displace existing parking at the northeast corner of the former Festival Marketplace site. The site plan was previously approved in 2019 as PZ#19-12000016 and included a 25,500 square foot commercial building which has been removed from this application.

### Vera | 1600 S Federal Hwy | District 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. The property is 102,393.00 square feet (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 that is intended to remain.

### Flack's Warehouse | 1220 SW 12 Ave | District 5

The applicant is requesting Major Site Plan approval to construct a new addition to an existing warehouse. The proposal includes the development of a new 2-story office building on a 9,639 square foot lot. The existing warehouse is approximately 5,045 square feet in size, and the proposed addition will consist of a total gross floor area of 2,836 square feet.

### Shell Building | 2100 W Atlantic Blvd | District 5

The Applicant proposes to construct a 5,000-square foot commercial building adjacent to the existing commercial structure, which previously housed a restaurant. The existing building is also proposed for interior renovations to accommodate future retail and restaurant tenants.



## Development Review Committee (DRC) Meetings cont.

Juan Elias Building | 216 SE 23 Ave | District 1

This Minor Site Plan is for the redevelopment of a 6,012 square foot site with a residential development with 7 dwelling units in a 3-story building in the TO/EOD.

Portman Residential LLC | 2400 E Atlantic Blvd | District 1

This Major Administrative Adjustment is for 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 currently in the site plan review process (PZ#25-12000001). The request is for relief from the provision of §155.2501.O.2.a, Building Length, where the maximum horizontal dimension of a building shall be 300 feet at any level. The project site plan includes a dimension for one of the two buildings at 353'-8" in length, an increase of 17.9% of the maximum allowable building length. The applicant's justification narrative for the request is included within the submittal. This application is being submitted in conjunction with a Major Site Plan submittal, PZ#25-12000001.

Racetrack Logistics PLAT | 777 Isle of Capri Blvd | District 5

This is a review of the proposed Racetrack Logistics Plat located at 777 Isle of Capri Blvd and Race Track Road. This request is a re-platting of portions of three original plats for the Live! Project. It includes portions of Arvida Pompano Park Plat, Pompano Park Racino Plat & Pompano Park Racino II Plat. The re-plat includes approximately 90 acres. The Plat is restricted to 1,500,000 square feet of industrial use. The Plat will consist of three parcels labeled Parcels A, B & C. Access to the site is along Racetrack Road and Loop Road. The Land Use designation for this parcel is Regional Activity Center (RAC) and the Zoning is Planned Commercial/Industrial District (PCD).

Crown Heights Gardens PLAT

This is a review of the proposed Crown Heights Gardens Plat located on the south side of NW 6th St. approximately 152 feet west of NW 3rd Ave. The plat includes 0.52 acres. The Plat is restricted to 20 multifamily residential units (Garden Apartments), 2,031 square feet of retail/commercial. The Plat will consist of one parcel labeled "Parcel A," with a 30' dedication parcel labeled RW (for right-of-way). Access will be from NW 6th St. The Land Use designation for this parcel is DPTOC and the Zoning is TO. The density is 36 units per acre and the applicant will be seeking an additional 4 units using the for Public Art Density Bonus.



## Planning and Zoning Board Agenda

### Pompano Pickle ROW Abandonment

This is a request to abandon a 14-foot-wide alley right-of-way.

Recommended for Approval

### Florida Indoor Tennis

The applicant is requesting Major Site Plan approval to construct a new Racquet Sports Facility that includes facilities for tennis, pickleball, and related recreational uses, along with a clubhouse featuring associated amenities.

Approved

### Coastal Waste & Recycling 18

The applicant is requesting Major Site Plan approval to modify the existing site plan by adding a new 16,000 square foot enclosed structure on the southern/southwestern section of the Property.

Approved

### Pompano Beach Cordish 20-Acre Residential Development

The applicant is requesting Major Site Plan approval to develop a multi-family residential community on a 20.03-acre vacant parcel within the LIVE! Pompano master plan. The proposed development includes a total of 426 residential units, consisting of 344 units within seven multi-family buildings (up to six stories) and 82 townhome-style units within ten two- to three-story coach home clusters

Approved



## Zoning Board of Appeals Agenda

### BAHAMA BEACH CLUB POMPANO

3211 SE 6 ST | DISTRICT 1

Special Exception application to utilize the subject property for a hotel or motel.

APPROVED WITH CONDITIONS

### M&A BROTHERS REALTY NO 17 INC

5391 N FEDERAL HWY | DISTRICT 2

Special Exception application to utilize the subject property for a Car Wash.

DENIED



## Zoning Board of Appeals Agenda cont.

1660 SW 13 POMPANO LLC  
1660 SW 13 CT | DISTRICT 5

Special Exception application to utilize the subject property for Outdoor Storage (as a principal use).

**APPROVED WITH CONDITIONS**

FESTIVAL REAL ESTATE LLC  
2900 S 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.

**DENIED**

LT 20 LLC  
115 NW 16 ST | DISTRICT 4

Variance application to allow for the construction of an addition to an existing warehouse, including reducing the required 10-foot interior side yard setback to 0 feet and continuing an existing nonconforming rear yard setback of 0 feet in lieu of the 30-foot rear yard setback required by Code.

**APPROVED WITH CONDITIONS**

LARRY & DONNA THOMPSON  
421 SE 8 AVE | DISTRICT 3

Special Exception application to utilize the subject property for a hotel or motel.

**DENIED**



## City Commission Meetings

Address: N/A

District: N/A

Application Type: Resilient Florida Grant Budget Adjustment for Additional \$28,500

Status: Approved

Address: 1 North Andrews Avenue

District: 4

Application Type: Cross-Access Easement Abandonment for Wawa

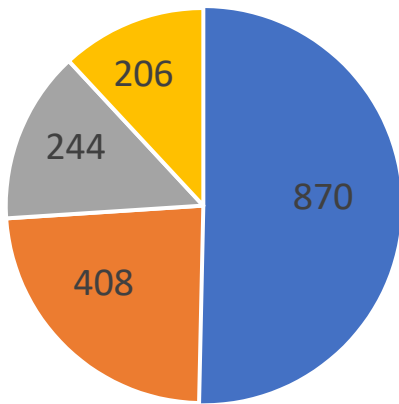
Status: Approved on first reading

# BUILDING, PERMITTING AND INSPECTION DIVISION



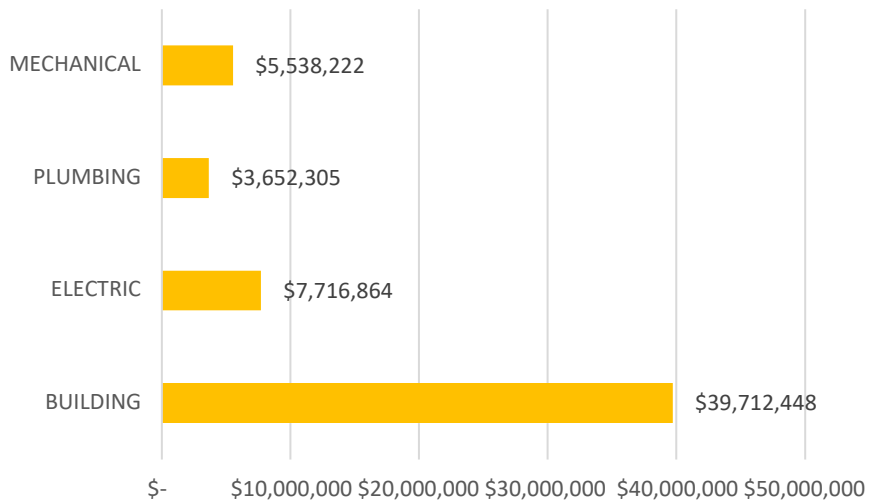
## Permits Issued

### INSPECTIONS



■ Building ■ Electric ■ Plumbing ■ Mechanical

TOTAL: \$56,619,839



■ VALUATION



## Substantial Projects Permitted

Permit #	Project	Address	Valuation
25-5929	NEW OFFICE & WAREHOUSE BLDG/ SITEWORK	201 SW 12 AVE	\$4,600,000
25-6268	NEW SFH	1060 NE 27 WAY	\$1,620,000
25-5696	WALMART- EXPANSION/ REMODEL	5001 N FEDERAL HWY	\$3,000,000

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25-5518

WAREHOUSE ADDITION

3081 SW 15 ST

\$2,539,350

**Total**

**\$11,759,350**



## Demolition Permits Issued

PERMIT#  
25-1209

- 321 NW 3 AVE
- DISTRICT 4

PERMIT #  
25-3305

- 2377 SE 15 ST
- DISTRICT 1

PERMIT #  
25-4426

- 2336 SE 13 CT
- DISTRICT 1

PERMIT#  
25-4441

- 428 NW 6 AVE #2
- DISTRICT 4

PERMIT #  
25-5509

- 910 NE 24 ST
- DISTRICT 2



## Certificates of Occupancy Issued

Permit #	Owner	Address	District	Description	Valuation
24-8682	BRYAN, ANNA PAULA	2830 NE 11 ST	1	200 SF BATHROOM ADDITION	\$31,056.00
24-6998	QR EAST POMPAÑO IC II LLC	1250 NE 48 ST 11	2	NEW OFFICE BUILDOUT	\$267,361.00
24 -4236	D R HORTON INC	892 NW 18 WY	4	NEW SFR	\$141,903.00
24-4233	D R HORTON INC	844 NW 18 WY	4	NEW SFR	\$149,498.00
24-4232	D R HORTON INC	828 NW 18 WY	4	NEW SFR	\$142,226.00

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24-4229	D R HORTON INC	780 NW 18 WY	4	NEW SFR	\$149,498.00
24-4228	D R HORTON INC	764 NW 18 WY	4	NEW SFR	\$143,125.00
24-4224	D R HORTON INC	700 NW 18 WY	4	NEW SFR	\$141,426.00
24-4223	D R HORTON INC	1875 NW 7 ST	4	NEW SFR	\$143,726.00
24-4222	D R HORTON INC	1883 NW 7 ST	4	NEW SFR	\$149,498.00
24-4220	D R HORTON INC	621 NW 18 MA	4	NEW SFR	\$325,398.00
24-3085	BONIN, ADAM H/E	232 SW 9 CT	3	ADDITION	\$25,000.00
23-9917	G & I PRADA LLC	1584 NE 31 ST	2	ENCLOSE PORCH AND INTERIOR RENOVATION	\$32,000.00
23-8665	CITY OF POMPANO BEACH	353 DR M L KING JR BL A	4	A~BUILDING APPLICATION WITH CO COMMERCIAL	\$805,000.00
23-7956	SAENZ, MELVIN	2664 NE 12 TE	2	ENCLOSE CARPORT	\$37,200.00
23-5101	SEABROOK, LARRY D & ELSIE R	137 NW 16 AV	4	ADDITION	\$168,000.00
23-4003	CABREJA, RYAN	2464 NE 12 TE	2	INTER RENO AND ADDITION	\$40,000.00
22-1768	ANDERSON, WILLIE L	2710 NW 7 ST	5	ADDITION & REMODEL	\$70,000.00
22-0064	ICG ABCD 52 LLC	628 NW 30 TE	5	LOT B BLDG 5 UNIT 12	\$64,290.00
22-0063	ICG ABCD 52 LLC	624 NW 30 TE	5	LOT B BLDG 5 UNIT 11	\$64,290.00

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22-0062	ICG ABCD 52 LLC	620 NW 30 TE	5	LOT B BLDG 5 UNIT 10	\$64,290.00
21-6326	APONTE, DAN V & MAYN	270 SE 5 CT	3	ADDITION	\$88,914.00
21-0671	BOMAR PAGE IV LLC	680 NE 26 CT	2	INTERIOR BUILD OUT	\$35,000.00
20-9815	1621 S DIXIE HWY LLC	1611 S DIXIE HY COMM	3	NEW 8 STORY APT BLDG	\$34,722,615.00
20-8899	CITY OF POMPANO BEACH	10 SW 27 AV	5	NEW FIRE STATION 52	\$3,700,000.00
20-6578	GO ECO HOMES POMPANO LLC	2020 NW 9 ST	4	NEW CONSTRUCTION MODULAR	\$98,000.00
19-8422	GOURMET SALADS & PICKLES INC	1300 SW 2 ST	5	INTERIOR ALTERATION	\$159,000.00
18-10811	THOMAS TEMPLE, CHURCH OF	516 NW 16 AV	4	Bathroom addition	\$61,000.00
13-1911	JSN NO.1 LLC	1341 NW 15 ST	4	NEW METAL BUILDING	\$230,000.00
07-10193	COGDILL, DANIEL R & BARBARA B	2381 NE 15 TE	2	ADDITION TO SFR	\$42,500.00
06-10948	MOTALO, RICHARD & DEBRA	2691 SE 15 ST	1	ADDITION TO S.F.R	\$73,550.00
05-8899	BUILDING 29 LLC	1580 NW 27 AV 11	4		\$20,000.00

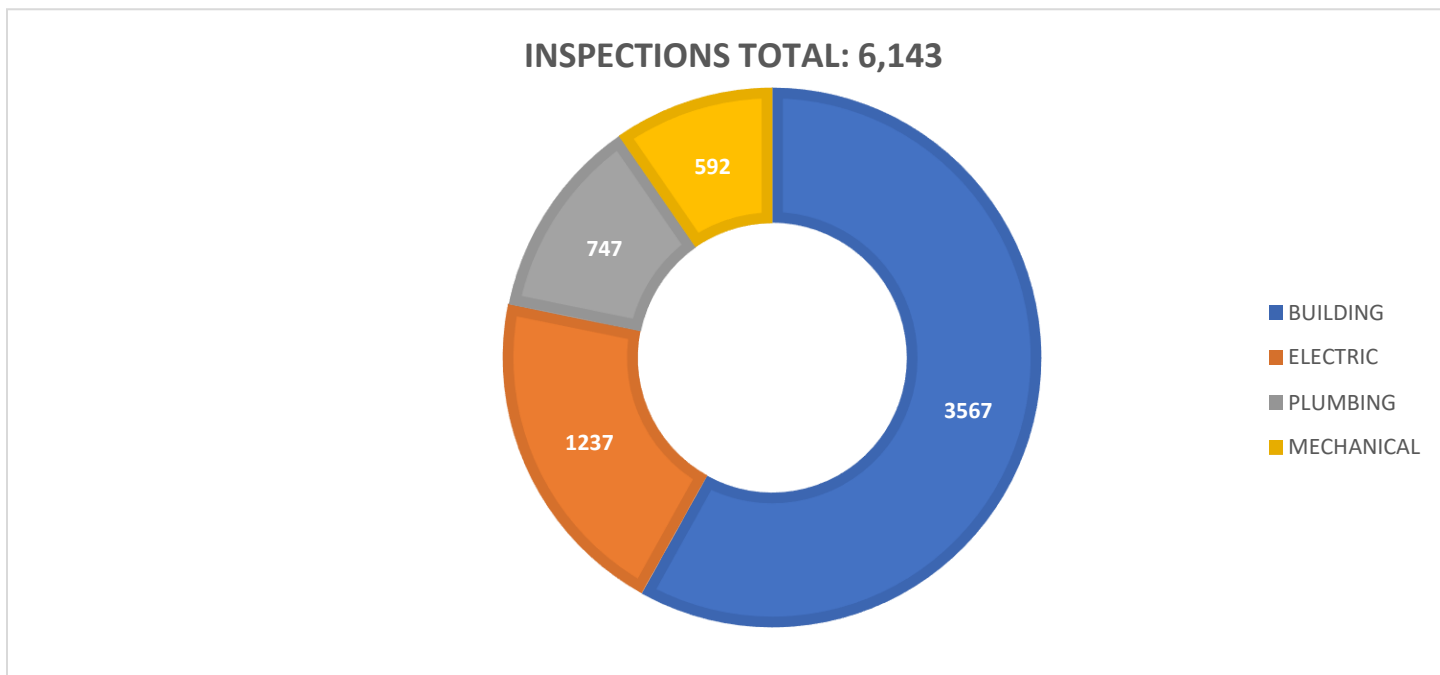
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## Inspections Performed



## New OHUI Projects

- PERMIT# 25-5509
  - 910 NE 24 ST
  - TOTAL DEMOLITION
- PERMIT # 25-6092
  - 910 NE 24 ST
  - NEW SFH
- PERMIT # 25-6153
  - 1931 NE 2 AVE
  - TOTAL DEMOLITION



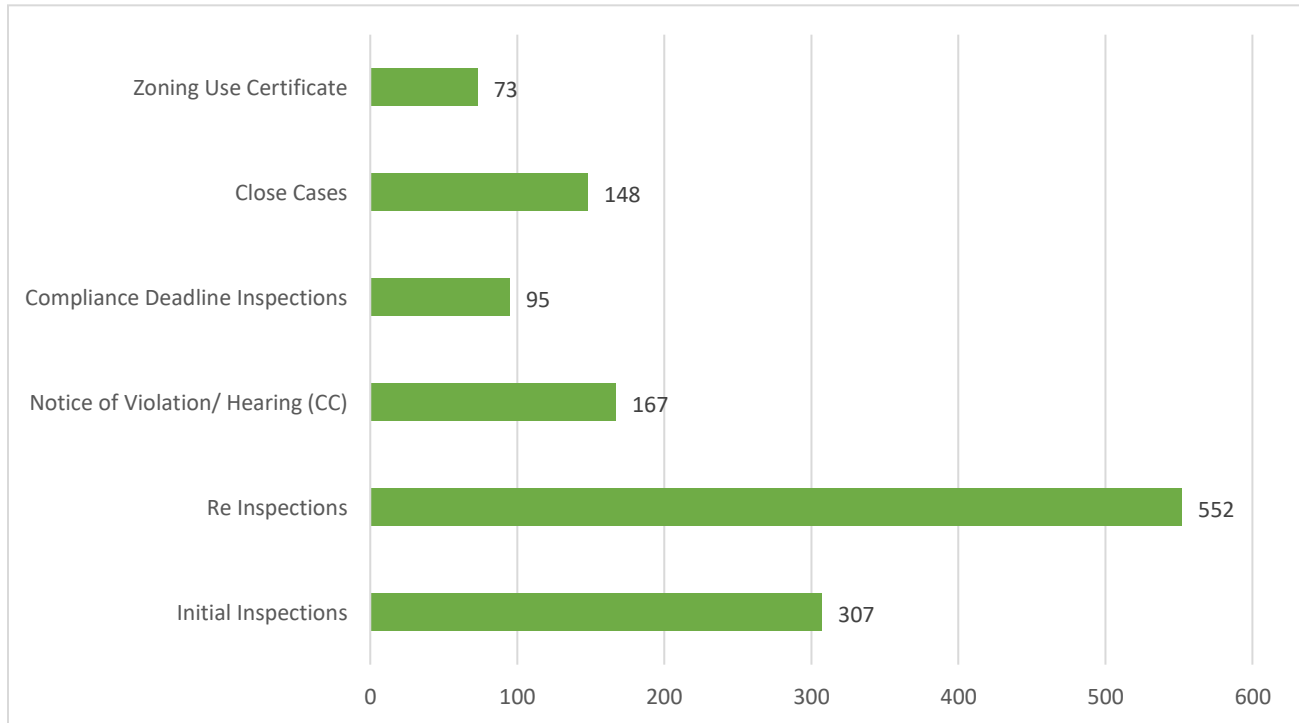
## City Projects

<p>PERMIT# 25-5467</p> <ul style="list-style-type: none"><li>• 901 SE 15 ST</li><li>• TEMP CONSTRUCTION FENCE</li></ul>	<p>PERMIT# 25-5507</p> <ul style="list-style-type: none"><li>• 820 NE 18 AVE AQUATIC</li><li>• REPLACING GEO THERMAL POOL HEATER</li></ul>	<p>PERMIT# 25-5552</p> <ul style="list-style-type: none"><li>• 601 NE 10 ST CROW</li><li>• INSTALL OF IRRIGATION IN SWALE (AIR PARK)</li></ul>	<p>PERMIT# 25-5653</p> <ul style="list-style-type: none"><li>• 1801 NE 6 ST</li><li>• INSTALL 150 KW GENERATOR AND REPLACE 1200 AMP ATS</li></ul>
<p>PERMIT# 25-5683</p> <ul style="list-style-type: none"><li>• 1801 NE 6 ST</li><li>• INSTALL ILLUM DOUBLE FACE MONUMENT SIGN</li></ul>	<p>PERMIT# 25-6274</p> <ul style="list-style-type: none"><li>• 50 W ATLANTIC BLVD</li><li>• INSTALL OF CCTV ON PREMISES (CULTURAL CENTER)</li></ul>	<p>PERMIT# 25-6273</p> <ul style="list-style-type: none"><li>• 222 N POMPANO BEACH BL</li><li>• MONUMENT SIGN INSTALL (FISHING PIER)</li></ul>	<p>PERMIT# 25-5657</p> <ul style="list-style-type: none"><li>• 520 DR M L K BLVD</li><li>• INSTALL 150 KW GENERATOR AND REPLACE 1200 AMP ATS</li></ul>

# CODE COMPLIANCE DIVISION



## Code Compliance Metrics



## New BTR Applications Received

DECRPTION	NAME	ADDRESS	DISTRICT	# OF EMPLOYEES
MEMBERSHIP	SCRAMBLERS GOLF CLUB	1300 N FEDERAL HWY	1	1
JANITORIAL SERVICES	J & R COMMERCIAL CLEANING LLC	925 NE 23 TER	1	6
RETAIL	MASONS BRITISH MARKET	1624 NE 36 ST	2	1
CONTRACTOR	GODS GAS SERVICE LLC	4390 NE 15 TER	2	1
AUTO DEALER	ANDRE AUTO SALES LLC	527 S DIXIE HWY	3	1

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RESTAURANT	REXIS BIOTECH INC	1700 N PARK CENTRAL BL	4	12
RENTAL BUILDING	2851 HAMMONDVILLE LLC	2851 DR M L KING JR BLVD	4	1
CORPORATE OFFICE	REMARKETING SOLUTIONS INTERNAT	3260 NW 23 AVE	4	5
HOME INSPECTION	ATAC HOME INSPECTIONS LLC	345 NW 20 AVE	4	1
RESTAURANT	ROAST	1411 NW 31 AVE	5	1
STORAGE YARD	CAST IRON SPECIALISTS LLC	1401 SW 8 ST	5	6
HALLS OF HIRE	GENESIS CELEBRATIONS LLC	1431 SW 26 AVE	5	1
CONTRACTOR	LEONE LUXURY GROUP INC	1000 SW 15 ST	5	1

**TOTAL 38**



## Vacation Rental Licenses Issued

**SINGLE FAMILY HOME**

- 1438 SE 3 STREET
- DISTRICT: 1

**SINGLE FAMILY HOME**

- 1800 NE 28 AVENUE
- DISTRICT: 1

**SINGLE FAMILY HOME**

- 611 NE 2 STREET
- DISTRICT: 1

**SINGLE FAMILY HOME**

- 201 HIBISCUS AVE
- DISTRICT: 1

**4PLEX**

- 3220 NE 15 ST 1-4
- DISTRICT: 2

**SINGLE FAMILY HOME**

- 1064 SW 1 TER
- DISTRICT: 3

**SINGLE FAMILY HOME**

- 1341 SE 7 AVE
- DISTRICT: 3