



Development Services

June 2026

Monthly Report



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Development Services Director



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City Hall

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EXECUTIVE DASHBOARD



Permit
Valuation

\$33.5M



Inspections
Performed

5,083



Major Projects
Approved

2



Certificates of
Occupancy
Issued

64



New BTR
Applications

18



Vacation Rental
Licenses Issued

11

Monthly Highlights



Vera Project advanced through Planning & Zoning



More than 5,000 inspections completed



Over \$33 million in construction valuation generated



64 Certificates of Occupancy Permits Issued

DEVELOPMENT REVIEW COMMITTEE ACTIVITY



- **3305 SE 5th St**
- Minor Site Plan is for the development of eight 2 and 3-story townhomes
- Two 10,500 square foot lots totaling 0.48 acres

DISTRICT

1



- **855 S Federal Hwy**
- Major Site Plan application for the construction of an eight (8) story mixed-use building
- 347 residential units and 10,400 square feet of commercial space

DISTRICT

1



- **855 S Federal Hwy**
- Request for a rezoning of a portion of the property from B-3 (General Business) zoning to PD-I (Planned Development - Infill) zoning district
- Approx. 50 of the units will be required to be restricted to moderate-income

DISTRICT

1



- **3214 SE 11th Street**
- Minor Site Plan Approval for the construction of 4 townhouse units
- Each unit includes 4 bedrooms, 4 or 4.5 bathrooms, depending on the unit type, two parking spaces, and a pool.

DISTRICT

1

BOARD ACTION

Planning & Zoning Board

Project	Address	District	Status
Vera Major Administrative Adjustment	1600 S Federal Hwy	1	
Vera	1600 S Federal Hwy	1	
La Plage LUPA	552 & 600 – 604 N Ocean Blvd	1	 Recommended
Costco Pompano Beach (Relo)	S. Powerline Rd & Race Track Rd	5	

BOARD ACTION

Zoning Board of Appeals

Owner	Address	District	Description	Status
M&A Brothers Realty NO 17 INC	5391 N Federal Hwy	2	Special Exception application for a Car Wash in the B-3 zoning district.	POSTPONED will be re-noticed
Kravets, Aleksandr	128 NW 14 ST	4	Major Temporary Use Permit to temporarily utilize a vacant lot for automobile parking.	 with conditions
Topline Performance INC	50 SW 5 ST	3	Variance application to (1) allow a new building to be located 15 feet from the rear line; (2) allow a dumpster enclosure to be located in front of the principal structure; (3) and reduce the minimum number of required off-street parking spaces to nine.	POSTPONED to July 16, 2026
Teachers Insurance & Annuity ASSN of America %E&R LLP	2700 NW 25 ST	4	Variance application to allow a new overhead door to be located on a ground-level building façade facing a collector street (Blount Road).	 with conditions

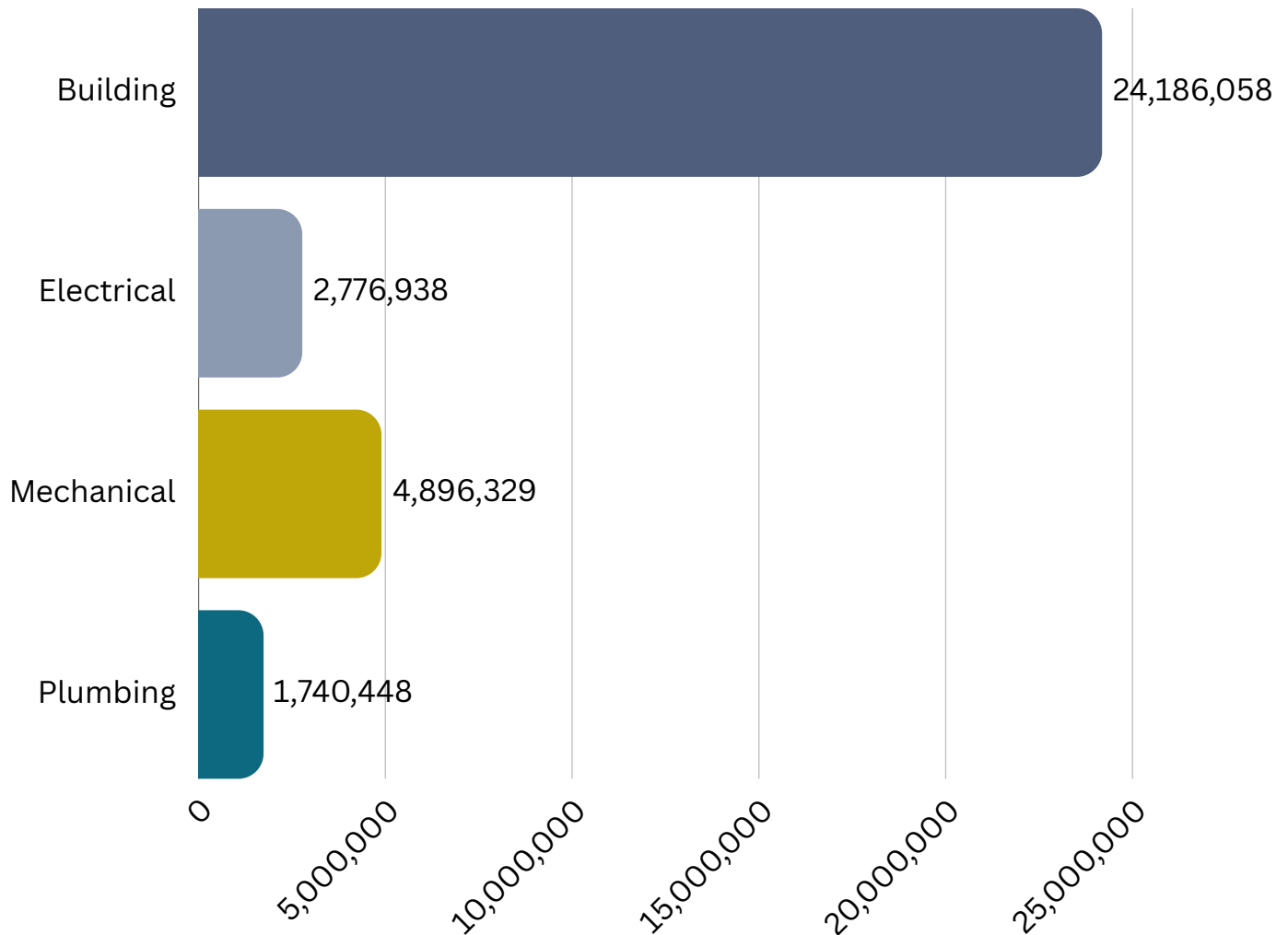
BOARD ACTION

Zoning Board of Appeals

Owner	Address	District	Description	Status
Billie Johnson & Trust Hendrix, C Woodruff III	998 N Federal Hwy	1	Special Exception application to allow a Specialty Medical Facility, specifically a pediatric medical office exceeding 5,000 square feet gross floor area within the B-3 zoning district.	 with conditions
Billie Johnson & Trust Hendrix, C Woodruff III	998 N Federal Hwy	1	Variance application to allow a pediatric medical office exceeding 5,000 square feet gross floor area to be located within 500 feet of a Single-Family (RS) or Two-Family (RD) zoning district.	 with conditions
RL Family Property Owner LLC EL Family Property Owner	1440 SW 28 Ave	5	Special Exception application to establish a Waste-Related Service Use, specifically a biomedical waste treatment and transfer facility, within the I-1 zoning district.	 with conditions

BUILDING & INSPECTIONS DASHBOARD

Permit Valuation \$33,599,773



Permits Issued



Building

662



Electrical

260



Plumbing

175



Mechanical

181

Certificate of Occupancy

Permit Number	Owner	Address	Description	Valuation	Dist
24-4809	PEARL INTRACOASTAL LLC	410 SE 28 AV	ADDITION, EXTERIOR & INTERIOR RENO	\$96,500	1
25-10164	WILLIAM S MAGANN 2019 IRREV TR	2205 N RIVERSIDE DR	NEW DETACHED GARAGE	\$178,710	1
23-2162	HARKINS,PHILLIP	3225 CANAL DR	NEW SFR	\$947,000	1
21-10943	SANTO GROUP LLC	3230 NE 7 ST	Townhome Unit	\$571,428	1
21-10965	SANTO GROUP LLC	3220 NE 7 ST COMM		\$571,428	1
21-10966	SANTO GROUP LLC	3222 NE 7 ST	TOWNHOME UNIT	\$571,428	1
21-10968	SANTO GROUP LLC	3224 NE 7 ST	TOWNHOME UNIT	\$571,428	1
21-10969	SANTO GROUP LLC	3226 NE 7 ST	TOWNHOME UNIT	\$571,428	1
21-10971	SANTO GROUP LLC	3228 NE 7 ST	TOWNHOME UNIT	\$609,128	1
95-7473	HARTMAN,ROSANNE CONNOLLY	2548 SE 12 ST		\$67,920	1
25-0479	BOUMA,KEVIN JON	1240 NE 26 AV	PORCH ADDITION	\$70,000	1
25-0556	SVAP POMPANO CITI CENTRE L P	1901 N FEDERAL HY 104	INTERIOR BUILD OUT	\$189,750	2
25-9062	PROSPECTIVE CONSULTANT CORP	2620 NE 7 TE	CARPORT ENCLOSURE & REMODEL	\$43,500	2
16-7196	PIERRE,ANTONY	131 NE 30 CT	add bedroom and bath	\$41,000	2
25-0164	HAKIM,AKM AZIZUL & NYMA SULTAN	711 NE 32 CT	ADDITION & CARPORT ENCL	\$150,780	2
23-6953	SANCHEZ GONZALES,JOSE	1561 NE 53 ST	ADDITION	\$125,240	2
25-2721	SANDIDGE,ROBERT L	172 SW 14 ST	INT & EXT ALTERATIONS SFR	\$132,807	3
22-9544	BREF ANDREW'S LLC	1698 N ANDREWS AV COMM	NEW WAREHOUSE	\$5,711,905	4
25-4935	D R HORTON INC	1830 NW 6 CT	NEW TWO STRY SFR 4/3	\$376,304	4
25-4942	D R HORTON INC	631 NW 18 TE	NEW SINGLE STRY SFR 3/2	\$259,145	4
25-4933	D R HORTON INC	1848 NW 6 CT	NEW TWO SFR 4/3	\$331,109	4
25-3110	US CONCRETE PRODUCTS CORP	1878 NW 21 ST	PEMB STEEL BUILDING ADDITION	\$542,800	4
25-4941	D R HORTON INC	651 NW 18 TE	NEW TWO STRY SFR 5/3	\$410,550	4
25-4936	D R HORTON INC	1831 NW 6 CT	NEW TWO STORY SFR 4/3	\$373,689	4
25-2875	D R HORTON INC	1825 NW 6 PL	NEW SFR	\$131,164	4
25-4939	D R HORTON INC	1843 NW 6 CT	NEW SFR	\$405,521	4
22-0098	ICG ABCD 52 LLC	579 NW 30 TE	LOT C BLDG 1 UNIT 1	\$64,290	5
22-0099	ICG ABCD 52 LLC	575 NW 30 TE	LOT C BLDG 1 UNIT 2	\$64,290	5
22-0100	ICG ABCD 52 LLC	571 NW 30 TE	LOT C BLDG 1 UNIT 3	\$64,290	5
22-0101	ICG ABCD 52 LLC	529 NW 30 TE	BLDG 2 UNIT 4	\$64,290	5
22-0102	ICG ABCD 52 LLC	525 NW 30 TE	LOT C BLDG 2 UNIT 5	\$64,290	5
22-0103	ICG ABCD 52 LLC	521 NW 30 TE	LOT C BLDG 2 UNIT 6	\$64,290	5
22-0104	ICG ABCD 52 LLC	515 NW 30 TE	LOT C BLDG 3 UNIT 7	\$64,290	5
22-0105	ICG ABCD 52 LLC	511 NW 30 TE	LOT C BLDG 3 UNIT 8	\$64,290	5
22-0106	ICG ABCD 52 LLC	500 NW 30 TE	LOT C BLDG 4 UNIT 9	\$64,290	5
22-0107	ICG ABCD 52 LLC	504 NW 30 TE	LOT C BLDG 4 UNIT 10	\$64,290	5
22-0108	ICG ABCD 52 LLC	508 NW 30 TE	NEW TOWNHOME UNIT	\$64,290	5
24-1945	POMPANO PARK JV LAND	440 RACETRACK LOOP COMM	NEW WAREHOUSE BLDG 4	\$12,860,459	5
24-2544	POMPANO PARK JV LAND	2530 SW 7 ST	NEW APARTMENT BUILDING (INDIGO BLDG #1)	\$10,787,958	5
24-2545	POMPANO PARK JV LAND	2540 SW 7 ST COMM	NEW APARTMENT BUILDING (INDIGO BLDG #9)	\$382,395	5
24-3920	POMPANO PARK JV LAND	2500 SW 7 ST CLBHS	NEW CLUBHOUSE BLDG - INDIGO	\$4,065,440	5
24-3972	POMPANO PARK JV LAND	2500 SW 7 ST M/GAR	NEW MAINT BLDG / GARAGE 1&2	\$555,562	5
24-3973	POMPANO PARK JV LAND	2500 SW 7 ST GAR 3	NEW GARAGE BLDG 3 INDIGO	\$408,311	5
24-3974	POMPANO PARK JV LAND	2500 SW 7 ST GAR 4	NEW GARAGE BLDG #4 (INDIGO)	\$291,862	5
24-8952	POMPANO REALTY PARTNERS LLC	2590 SW 7 ST	NEW 5 STORY APT BLDG (INDIGO BLDG 4)	\$11,158,378	5
24-8954	POMPANO REALTY PARTNERS LLC	2580 SW 7 ST	NEW 5 STORY APT BLDG (INDIGO BLDG #5)	\$7,206,065	5
24-8955	POMPANO REALTY PARTNERS LLC	2570 SW 7 ST	NEW 5 STORY APT BLDG (INDIGO BLDG #6)	\$10,728,731	5
24-8956	POMPANO REALTY PARTNERS LLC	2550 SW 7 ST	NEW 5 STORY APT BLDG (INDIGO BLDG #7)	\$8,731,512	5
24-9053	POMPANO REALTY PARTNERS LLC	2560 SW 7 ST	NEW 2 STORY TOWNHOME APTS BLDG 8	\$678,862	5
24-9056	POMPANO REALTY PARTNERS LLC	2500 SW 7 ST GAR 6	NEW GARAGE BUILDING #6 INDIGO	\$150,161	5
24-2095	POMPANO PARK JV LAND	2510 SW 7 ST	NEW APARTMENT BUILDING (INDIGO BLDG #3)	\$11,472,064	5
24-2096	POMPANO PARK JV LAND	2520 SW 7 ST	NEW APARTMENT BUILDING (INDIGO BLDG #2)	\$8,117,466	5
24-9054	POMPANO REALTY PARTNERS LLC	2500 SW 7 ST GAR 5	NEW GARAGE BLDG # 5 INDIGO	\$193,209	5
22-2842	700 CYPRESS GROVE DRIVE LLC	702 CYPRESS GROVE DR	TOWNHOME UNIT A-2	\$63,270	5
22-2843	700 CYPRESS GROVE DRIVE LLC	704 CYPRESS GROVE DR	TOWNHOME UNIT A-3	\$63,270	5
22-2846	700 CYPRESS GROVE DRIVE LLC	722 CYPRESS GROVE DR	TOWNHOME UNIT B-6	\$261,345	5
22-2850	700 CYPRESS GROVE DRIVE LLC	732 CYPRESS GROVE DR	TOWNHOME UNIT C-10	\$208,259	5
22-2852	700 CYPRESS GROVE DRIVE LLC	736 CYPRESS GROVE DR	TOWNHOME UNIT C-12	\$208,325	5
22-2853	700 CYPRESS GROVE DRIVE LLC	738 CYPRESS GROVE DR	TOWNHOME UNIT C-13	\$208,325	5
22-2857	700 CYPRESS GROVE DRIVE LLC	752 CYPRESS GROVE DR	TOWNHOME UNIT D-17	\$208,325	5
22-2859	700 CYPRESS GROVE DRIVE LLC	756 CYPRESS GROVE DR	TOWNHOME UNIT D-19	\$208,325	5
22-2860	700 CYPRESS GROVE DRIVE LLC	758 CYPRESS GROVE DR	TOWNHOME UNIT D-20	\$208,325	5
22-2861	700 CYPRESS GROVE DRIVE LLC	760 CYPRESS GROVE DR	TOWNHOME UNIT D-21	\$208,325	5
22-2862	700 CYPRESS GROVE DRIVE LLC	762 CYPRESS GROVE DR	TOWNHOME UNIT D-22	\$211,212	5

MAJOR CONSTRUCTION ACTIVITY

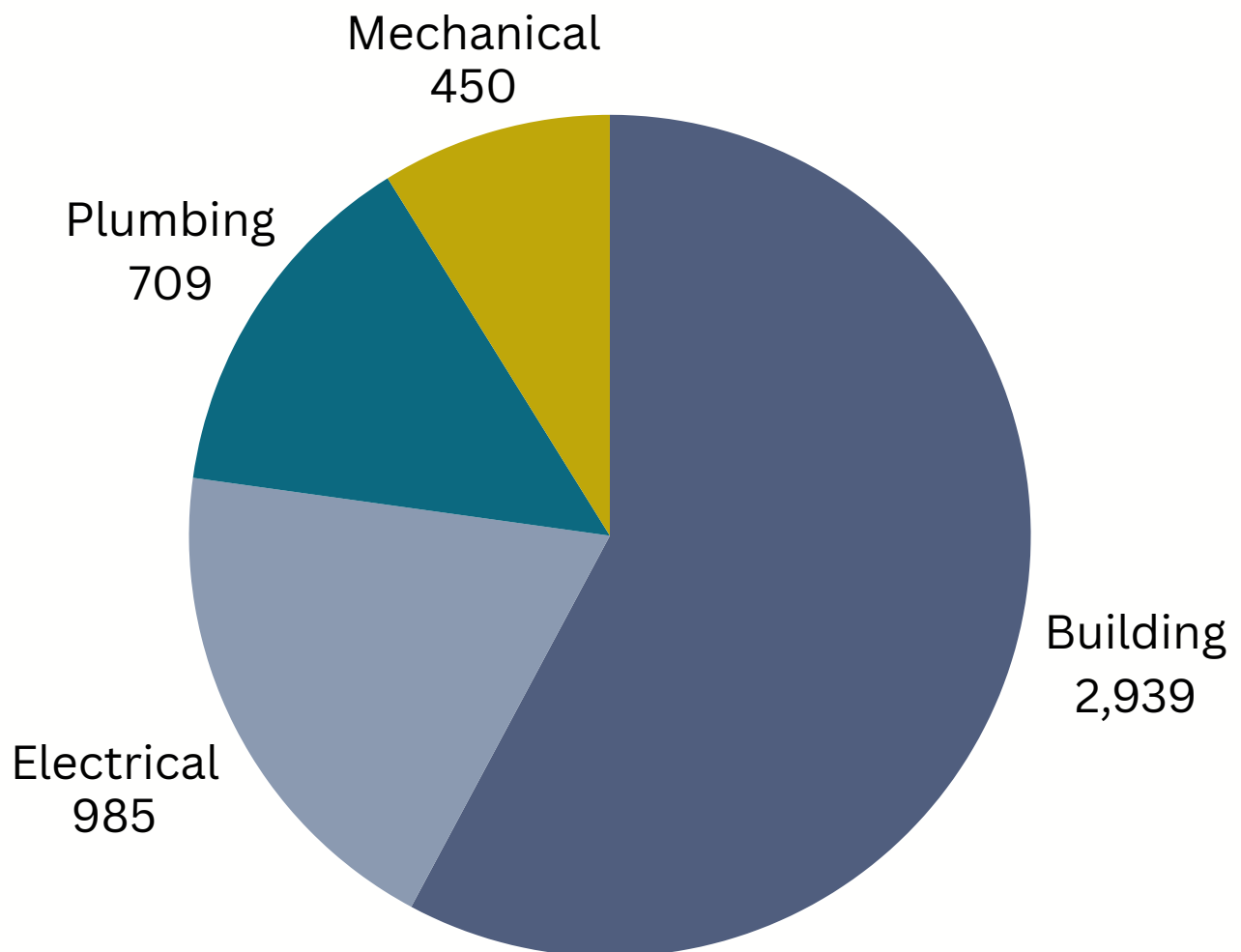
Substantial Projects Permitted

Permit	Description	Address	Valuation
26-4086	NEW WAREHOUSE BUILDING #5	500 RACETRACK LOOP COMM	\$10,014,610
26-4104	NEW WAREHOUSE BUILDING #6	600 RACETRACK LOOP COMM	\$10,275,690
26-4368	NEW WAREHOUSE	3351 NW 27 AV	\$4,000,000
26-4756	NEW WAREHOUSE	3301 NW 27 AV	\$4,000,000

INSPECTION PERFORMANCE

TOTAL INSPECTIONS

5,083



CITY PROJECTS

NEW OHUI PROJECTS

Permit	Address	Description
26-4524	2690 NW 6 CT	BATHROOM RENO; AC C/O; WH C/O; PANEL CHANGE
26-4195	2690 NW 6 CT	REROOF
26-4032	3050 N PALM-AIRE DR 805	PANEL CHANGE OUT
26-4031	3050 N PALM-AIRE DR 805	TUB TO SHOWER CONVERSION/ WATER HEATER
26-4029	3050 N PALM-AIRE DR 805	FLOORING
26-4028	3050 N PALM-AIRE DR 805	IMPACT WINDOWS & DOORS

CRA PROJECTS

Permit	Address	Description
26-4483	1901 NW 7 ST	NEW SFR

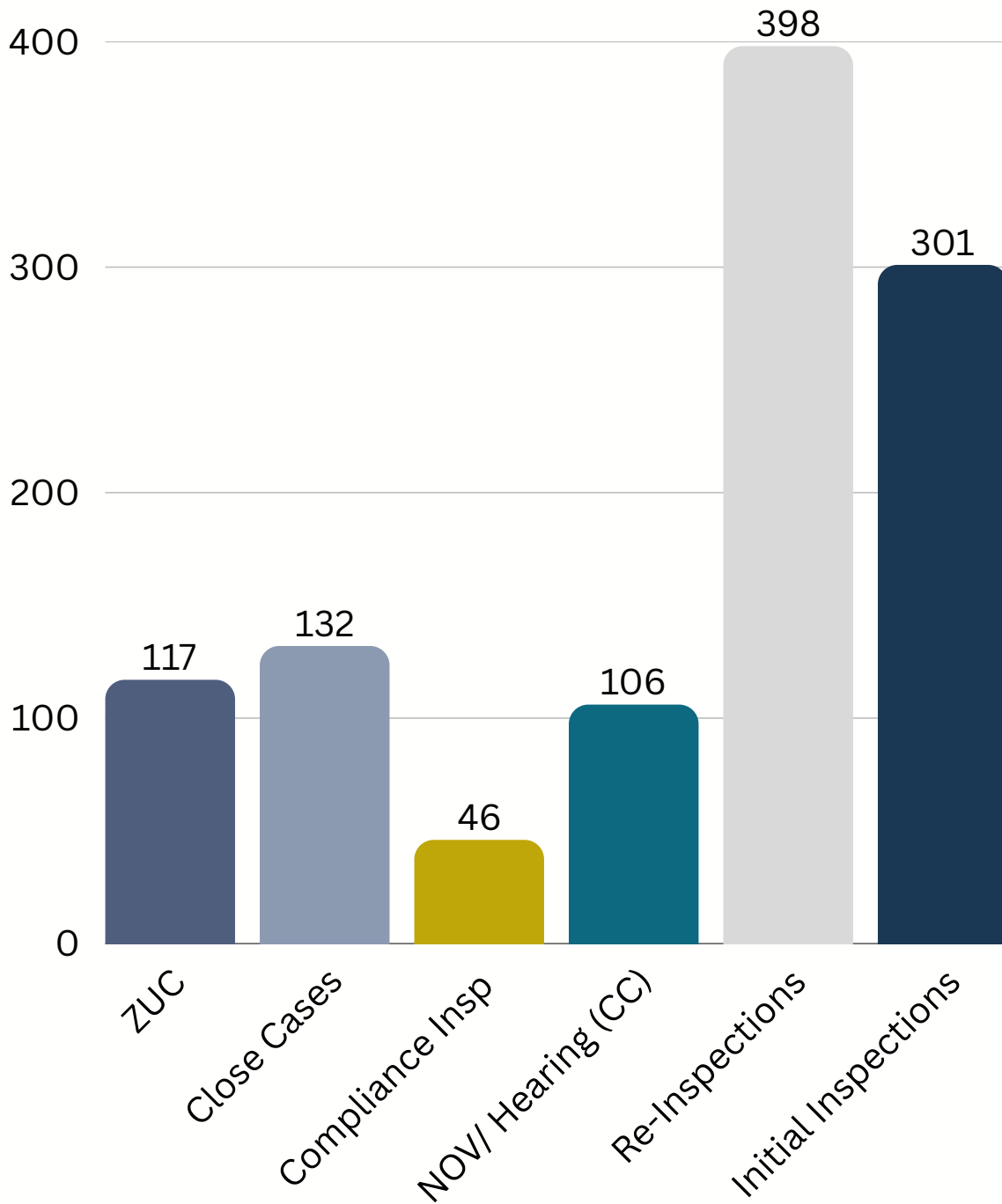
CITY PROJECTS

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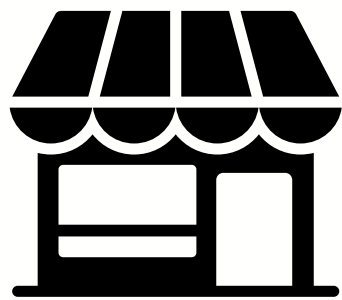
Permit	Address	Description
26-4824	1311 NE 10 ST	REPLACE METAL ROOF PANELS / HANGAR - AIR PARK
26-4663	1205 NE 5 AV	NEW METAL STORAGE BUILDING - WTP
26-4542	1101 N FEDERAL HY	REPLACE DRAIN & SEWER
26-4489	1800 DR M L KING JR BL	MLK INTERSECTION IMPROVEMENTS
26-4151	120 SW 3 ST F/S1	ADD AES RADIO DIALER TO EXISTING F/A PANEL

CODE COMPLIANCE ACTIVITY

CC METRICS



ECONOMIC DEVELOPMENT SNAPSHOT



NEW BUSINESS TAX RECEIPTS

18 New Businesses
Licensed

55 Employees
Added

Business Name	Catagory	Address	District
ARTURO CLEANING SERVICE	JANITORIAL	305 N POMPANO BEACH BLVD	1
ON THE SEA INTERIORS LLC	SALES REPRESENTATIVE	2608 N OCEAN BL	1
CERVERA VENTURES LLC	SOFTWARE DEVELOPMENT	2405 SE 7 ST	1
LAVISH BROWS PMU LLC	TATTOO PARLOR	2240 N FEDERAL HY	1
CHECK CASHING STORES	FINANCIAL INSTITUTION	410 NE 36 ST	2

ECONOMIC DEVELOPMENT SNAPSHOT

Business Name	Catagory	Address	District
SLAPPY, LARRY	REAL ESTATE BROKER	1369 NE 36 ST	2
JND AUTO REPAIR INC	AUTO REPAIR	650 NE 28 ST	2
CV CREATIVE LLC	PRINTING	2649 NE 13 AV	2
RJ CHAMBERS ROOFING INC	CONTRACTOR - ROOFING	750 NE 36 ST	2
FIRAS DOCUMENT SERVICES LLC	SECRETARIAL SERVICES	351 S CYPRESS RD	3
TRINITEE EVENT SPACE	HALLS FOR HIRE	801 S DIXIE W HY	3
MINI SPA LLC	PROFESSIONAL BEAUTY SHOP	136 SW 15 ST	3

ECONOMIC DEVELOPMENT SNAPSHOT

Business Name	Catagory	Address	District
DOS BROS MOVING & STORAGE LLC	MOVING AGENT	1646 SW 7 AV	3
STALLION AUTO REPAIR LLC	AUTO REPAIR	1901 N DIXIE HY	4
USA MONEY EXPRESS	ADMINISTRATIVE OFFICE	1076 NW 36 ST	4
NEXTLANE GLOBAL SHIPPING LLC	PARCEL DROP SERVICE	83 NW 15 PL	4
EDYS BARBER LLC	PROFESSIONAL BARBER SHOP	1280 SW 26 AV	5
AD GRAPHICS LLC	ART GRAPHIC DESIGN	3101 SW 15 ST	5

VACATION RENTAL LICENSES ISSUED

11

LICENSES ISSUED

Supporting tourism and our local economy



District	Address	Description
1	3206 ROBBINS ROAD	SFH
1	990 SE 6 TERRACE	SFH
1	2681-2691 NE 17 STREET	DUPLEX
1	3204 ROBBINS ROAD	SFH
1	3405 BARTON ROAD	SFH
1	3253 NE 11 ST	DUPLEX

ECONOMIC DEVELOPMENT SNAPSHOT

District	Address	Description
5	28 NE 17 AVENUE	SFH
5	650 SE 6 AVENUE	SFH
5	370 SE 10 STREET	SFH
5	417 NE 11 AVENUE	SFH
5	370 SE 12 STREET	SFH

MESSAGE FROM THE DIRECTOR

As we reflect on the accomplishments of June 2026, I am pleased to share the continued progress and investment occurring throughout the City of Pompano Beach. The Development Services Department remains committed to supporting responsible growth, enhancing our community, and delivering exceptional service to our residents, businesses, and development partners.

This month, our team reviewed several significant development proposals, including improvements to commercial properties, industrial expansions, and critical infrastructure projects that

This month, our team reviewed several significant development proposals, including improvements to commercial properties, industrial expansions, and critical infrastructure projects that support the City's long-term vision. Notably, the advancement of the new City Hall project and the continued development within the Downtown Pompano area represent important milestones in our efforts to create a vibrant, connected, and sustainable community.

Our Building, Permitting, and Inspection Division continued to experience strong activity, processing permits representing more than \$33 million in construction valuation while conducting over 5,000 inspections to ensure compliance with applicable codes and standards. These efforts reflect the continued confidence that residents, businesses, and investors have in the future of Pompano Beach.

The Code Compliance Division remained focused on maintaining the quality of life throughout our neighborhoods and commercial districts through proactive inspections, case management, and business compliance activities. Additionally, we welcomed numerous new businesses to our community, further strengthening our local economy and expanding opportunities for residents and visitors alike.

The success reflected in this report is made possible through the dedication of our staff and the collaborative efforts of our elected officials, advisory boards, community stakeholders, and development partners. Together, we continue to build a city that embraces innovation while preserving the unique character and quality of life that make Pompano Beach Florida's Warmest Welcome.

Thank you for your continued support and partnership as we work to build a stronger and more prosperous future for our community.

David L. Recor, ICMA-CM
Development Services Director