

DEVELOPMENT SERVICES NOVEMBER 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 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
Emergency Operations	2121 NW 3rd Ave	Application for a 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 NO. 61.
Festival South	NW 33rd St	Application for the development of two (2) warehouse buildings that vary in size from ~110,375 square (Building 1) to ~71,755 square feet (Building 2) with ancillary office space on the ~10.363-acre property. The project also includes associated parking, loading docks, and landscaping. The property has an Industrial Future Land

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		Use designation and is Zoned I-1 (General Industrial). Warehouses are permitted in the applicable Land Use and Zoning categories.
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Development Review Committee (DRC) Meeting

NAME	ADDRESS	DIST	DESCRIPTION
Atlantico	2217, 2219 & 2233 E Atlantic Blvd	1	The applicant is requesting Major Site Plan approval to redevelop the property into a mixed-use development with 75 multi-family residential units and 3,149 square feet of commercial retail uses. The property is comprised of 3 parcels with a total of 21,838.72 square feet (0.50 acre), located on the north side of Atlantic Boulevard, between NE 22nd and NE 23rd Avenue. The site is currently an office and two food/beverage establishments.
Demisol Holding LLC	1550 NW 24 Ave	4	The applicant is requesting Minor Site Plan approval to legalize truck parking on an existing industrial service property with an existing 5,106 square foot warehouse building. The property is 77,925 square feet (1.78 acres) and is located North of Martin Luther King Boulevard, East of Northwest 24th Avenue, within the City of Pompano Beach.
Shell Building	2100 W Atlantic	5	This is a Major Site Plan with Building Design. The proposed Shell Building is a new 5,000 square foot multi-tenant shell structure designed for retail and restaurant uses. Associated site work includes upgrades to parking, lighting, landscaping, and drainage to meet current code. The existing vacant restaurant on the site is being proposed to be internally renovated to create an additional shell building for future retail and restaurant uses. This also includes façade modifications

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			to the existing structure, formally known as the Golden Corral.
Annie Adderly Parking Lot	402 NW 7th Ave, 401 NW 6th Ave, 601 Martin Luther King Jr. Blvd, 302 NW 7th Ave	4	This is a Minor Site Plan approval for 60 foot wide right of way dedication connecting NW 7 th Avenue and NW 6 th Avenue with sidewalks and sixteen (16) parking spaces that will serve the Annie Adderley Gillis Park.
324 Haus	324 NW 6 th St	4	The applicant is requesting Major Site Plan approval for 20 residential units and commercial mixed-use project in the Downtown Pompano Beach Overlay. The project consists of one four-story building, 24 parking spaces, and associated landscaping.
50 SW 5 St	50 SW 5 St	3	The applicant is requesting a Major Site Plan approval. The property owner is seeking approval to construct an 8,500 square foot one-story building addition to expand the existing car repair facility, on 12,000 square foot (0.28 acre approximately). The property is located on the south side of SW 5 th Street, 240 feet west of S. Cypress Road.
Cypress Landing Condo Parking Lot	199-201 E McNab Rd	3	The applicant is requesting a Minor Site Plan approval. The project consists of integrating two currently vacant parcels and the existing condominium property to reconfigure the condominium parking area due to the redevelopment of the McNab Road vehicular bridge. It is located in the designated Multiple Family Residential 20 (RM-20) zone.
Aspire 16500	NW 30 Ave (Blount Rd)	4	The Major Site Plan is for a residential development in the General Business (B-3) designated district. The location is a property located at the back of an existing homeless shelter which occupies at least half of the 291,487 square foot (6.69 Acre) net site area. The project proposes one eight-story building including 90 dwelling units (studio, one and two-bedroom units), with 160 parking spaces. The property is adjacent to industrial developments.
AC/ ASD 1360 Plat	1360 N Federal Hwy	1	Paola West is representing AC1360 LLC ASD1360 LLC for the AC/ASD 1360 Plat. The

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			<p>property includes approximately 38,728 square feet shown as "Parcel A." It is located on the east side of Federal Hwy. on the southeast corner of Federal and NE 14th St. The site currently has 2 vacant commercial buildings totaling 1,914, proposed for demolition. The Zoning is B-3 with a Land Use designation of Commercial. The Applicant intends to redevelop the property with a 10,000 square feet commercial use project. concept SP show Culver's Restaurant fast food with drive thru.</p>
Parents Information & Resource Center Flex Unit	817 N Dixie Hwy	4	<p>The applicant has submitted a request for Flex Allocation approval for a low-density apartment complex. The 0.88 gross-acre parcel (0.676 net-acre) is located within the Northwest Community Redevelopment Agency. The parcel has two local Future Land Use Designations of Commercial (C) on the portion of the parcel with buildings and Low Medium (LM) on the portion with the parking lot. The entirety of the parcel is zoned as General Business (B-3).</p>
Blossman Propane Storage Facility	261 S Andrews Ave	5	<p>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.</p>
Pompano Beach Marina Plat	701 S Federal Hwy	3	<p>Pulice Land Surveyors are submitting the Pompano Beach Marina Plat. The 1.72-acre property is located within the M-1 (Marine Business) Zoning District, with a Commercial Land Use designation. The developer plans to enhance the site by constructing a modernized version of the existing building, having recently submitted Site Plan application number PZ24-12000020. The Plat is proposed to be restricted to 44,500 square</p>

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			<p>feet. The conceptual Site Plan submitted shows the facility will include 44,278 square feet. The Site Plan has been submitted for DRC and is currently on its second round of comments. The Title Certification has not been submitted for this Plat yet, so it's submittal will be a condition.</p>
1660 SW 13 th Court- Outdoor Storage	1660 SW 13 Ct	5	<p>The applicant is requesting Minor Site Plan approval for an outdoor storage. The applicant, who manages industrial outdoor storage sites nationwide, plans to continue using the property for equipment and material storage as it has been for over 30 years. Although the proposed use is typically exempt from site plan approval under City code, there is no approved site plan on file. Therefore, the owner is submitting this application to establish a formal record of existing site conditions and ensure continued use.</p>
First 95 Distribution Center PH2	1000-1041 NW 12 th Ter	4	<p>The proposed Major Site Plan application is for the redevelopment of an existing industrial warehouse site with two new industrial warehouse buildings totaling approximately 315,340 square feet on a 19.38-acre site.</p>
Proposed Mausoleum Building	200 W Copans Rd	4	<p>The applicant is proposing a Minor Site Plan for the construction of two mausoleums buildings in order to accommodate more holding space. A total area expansion of 2,472 square feet.</p>
1377 MLK Plat	1377 Dr Martin Luther King Jr. Blvd	4	<p>This 3.19-acre property is located within I-1 General Industrial Zoning District, with an Industrial Land Use designation. The applicant intends to redevelop the property into an outdoor display lot with 15,000 square feet of building area. The Plat is proposed to be restricted to 15,000 square feet. The conceptual Site Plan submitted shows the facility will include 15,000 square feet.</p>

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PLANNING & ZONING BOARD AGENDA

NAME	ADDRESS	DISTRICT	DESCRIPTION	STATUS
Aspire 1650	NW 30 Ave (Blount Rd)	4	The Applicant is requesting Major Site Plan approval to construct an 8-story multifamily building including 90 affordable housing units (studio, one-bedroom and two-bedroom units), 244 parking spaces in the rear of the property of the existing North Homeless Assistance Center (NHAC).	Approved
Vera Major Administrative Adjustment	1600 S Federal Hwy	1	The Applicant is requesting Major Administrative Adjustment approval for a 36.1% reduction of the required parking spaces; providing 259 off-street and structured parking spaces rather than 405 parking spaces, a reduction of 162 parking spaces.	Postponed by Applicant to Dec 2025 PZB
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 by Applicant to Dec 2025 PZB
Text Amendment: Landscape Demolition Sites	N/A	N/A	The request is for a text amendment to the Zoning Code to address challenges identified during the	Stricken by Staff

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			implementation of City and Community Redevelopment Agency (CRA) projects related to demolition of sites.	
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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 December 18, 2025 Mtg
Broward Realty LTD Prtnr Ohio	1621 Blount Road	4	Special Exception application for Outdoor Storage (as a principal use)	Approved with conditions
Mason, Tom	627-631 S Dixie Hwy E	3	Variance application to (1) reduce the number of off-street parking spaces from 11 to 3 spaces; (2) allow an outdoor vehicle display area of 3,000 square feet, in lieu of the maximum 500 square feet permitted by code.	Variance request number (1) was Denied, and Variance request number (2) was Approved with Conditions

CITY COMMISSION MEETINGS

ADDRESS	DISTRICT	APPLICATION TYPE	STATUS
N/A	N/A	Staff initiated Zoning Code Amendment to 155.2410 Plats for Consistency with State Law	Approved on 1 st Reading
N/A	N/A	Staff initiated Zoning Code Amendment to 155.4303 related to Artificial Turf	Approved on 1 st Reading

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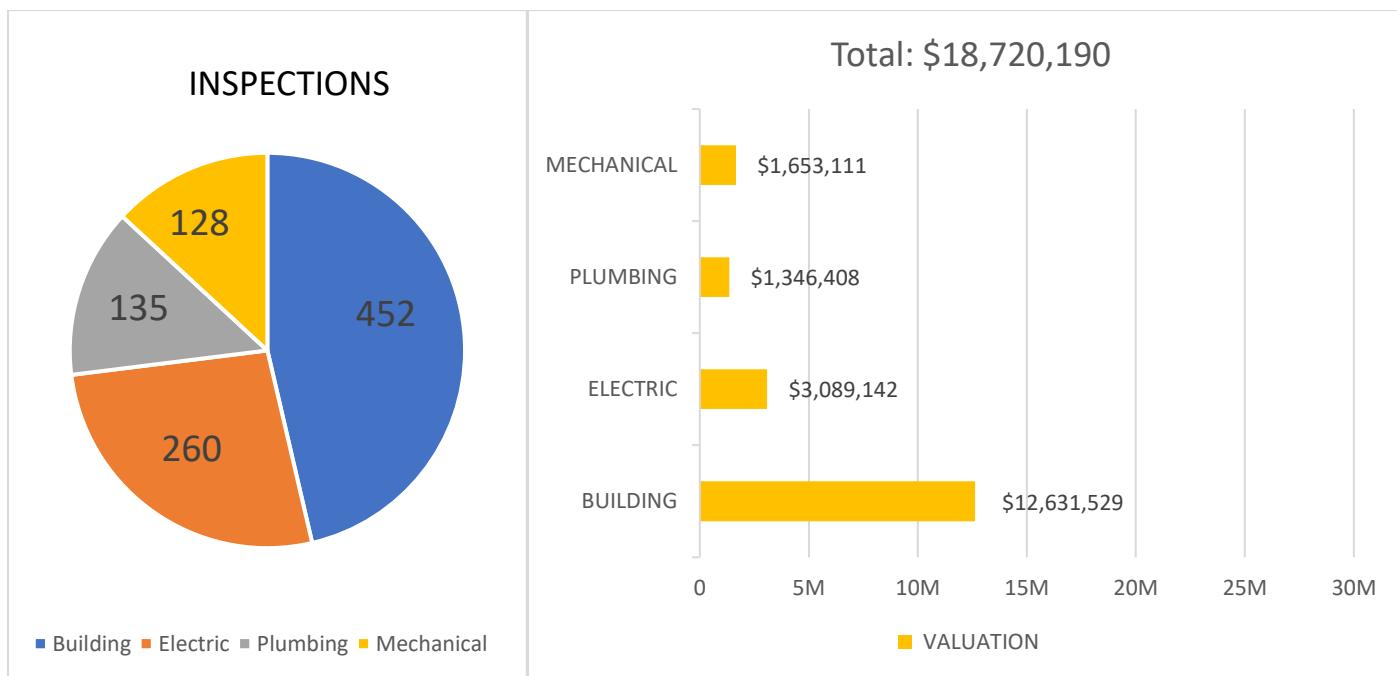
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BUILDING, PERMITTING & INSPECTION DIVISION

PERMITS ISSUED



SUBSTANTIAL PROJECTS PERMITTED

PERMIT	DESCRIPTION	ADDRESS	VALUATION
25-9133	NEW SFR	408 BRINY AV	\$2,410,000
25-9207	ELEVATOR LOBBY RENOVATIONS	651 SW 6 ST COMM	\$1,300,000
25-9343	INTERIOR BUILDOUT (BBQ CHICKEN)	3316 N FEDERAL HY	\$54,981,289
25-9378	IMPACT WINDOWS & DOORS	3207 NE 6 ST COMM	\$1,169,523

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25-9489	GIGI'S MULTIFAMILY	1505 NW 15 CT SITE	\$4,000,000
25-9609	REMODEL OF N OCEAN PARK	3424 NE 16 ST PARK	\$1,895,000
TOTAL			\$65,755,812

DEMOLITION PERMITS ISSUED

PERMIT	ADDRESS	DIST.	DESCRIPTION
NA	NA	NA	NA

CERTIFICATES OF OCCUPANCY ISSUED

PERMIT	OWNER	ADDRESS	DIST.	DESCRIPTION	VALUATION
25-4396	D R HORTON INC	1824 NW 6 CT	4	NEW TWO STORY SFR	\$410,550.00
25-4395	D R HORTON INC	641 NW 18 MA	4	NEW TWO STRY CBS SFR 5/3	\$315,730.00
25-4389	D R HORTON INC	671 NW 18 MA	4	NEW TWO STRY SFR 5/3	\$152,509.00
25-3975	BILLIE JOHNSON FAMILY TR	998 N FEDERAL HY WEST	1	INTERIOR RENOVATION MEDICAL	\$290,000.00
25-3630	CITY OF POMPANO BEACH	2350 NW 2 ST	4	NEW SFR	\$150,000.00
25-3579	D R HORTON INC	1861 NW 6 PL	4	NEW 2 STRY SFR	\$152,509.00
25-2877	D R HORTON INC	1837 NW 6 PL	4	NEW SFR	\$118,440.00
25-2876	D R HORTON INC	1831 NW 6 PL	4	NEW SFR	\$226,293.00
25-2873	D R HORTON INC	1836 NW 6 PL	4	NEW TWO STRY SFR 5/3	\$315,730.00
25-0689	AULD, COLTON	291 SW 13 ST	3	CARPORT TO MASTER BATH & BEDROOM ADD	\$45,130.00
24-5677	JOHNSON, AUDETT LE	223 SW 1 CT	3	CARPORT ENCL / KITCHEN & BATH	\$101,000.00
24-4218	D R HORTON INC	620 NW 18 MA	4	NEW SFR	\$379,541.00
24-1624	PFS-FLORIDA LLC	3205 LEIGH RD	1	NEW SFR	\$1,140,000.00

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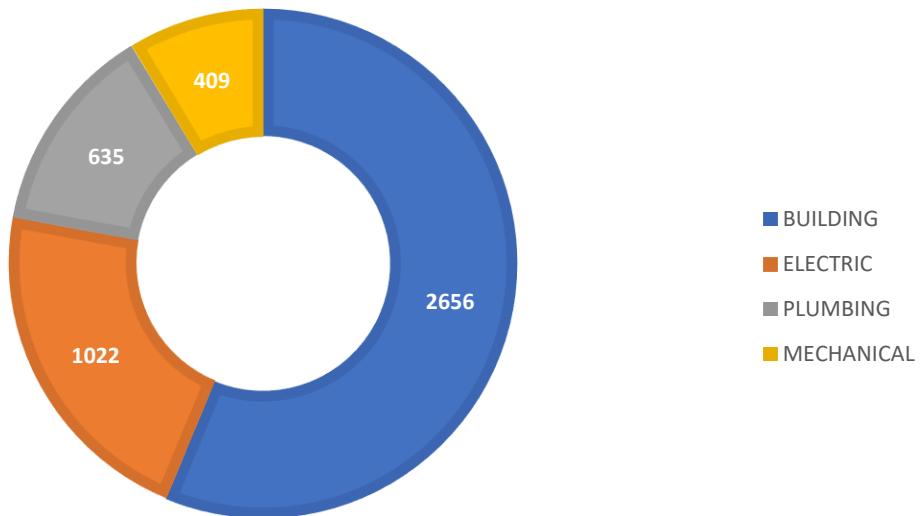
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24-1599	POMPANO MZL LLC	1115 S FEDERAL HY	1	INTERIOR ALTERATION	\$1,578,196.00
24-0806	LOVETT,CATHY EVANS	1553 NW 3 TE	4	ADDITION	\$17,200.00
23-7982	RODRIGUEZ,CHARLIE	380 SE 5 AV	3	ADDITION	\$137,000.00
23-6519	ARTICULACION EEUU LLC	2143 NW 4 ST COMM	4	NEW TWO STORY DUPLEX	\$360,000.00
22-2250	2031 NW 15TH AVENUE POMPANO LL	2031 NW 15 AV	4	NEW COMMERCIAL BUILDING	\$4,927,137.00
21-7154	TAYLOR,ROGER	2670 NE 23 ST	1	ALTERATION AND ADDITION	\$140,000.00
20-7006	2612 POMPANO LLC	2612 NE 4 ST	1	NEW SFR	\$829,000.00
18-7126	BROWARD COUNTY	2401 N POWERLINE RD SITE	4	PLANT UPGRADES	\$53,282,000.00

INSPECTIONS PERFORMED

INSPECTIONS TOTAL: 4,722



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NEW OHUI PROJECTS

PERMIT	ADDRESS	DESCRIPTION
25-8996	2525 W GOLF BL 222	WINDOWS & DOOR, AC - CHANGE OUT, ELEC PANEL
25-9130	1788 NW 6 TE	R & R 3 DOORS & 13 WINDOWS
25-9404	200 NW 29 PL	IMPACT WINDOWS & DOORS

CRA PROJECTS

PERMIT	ADDRESS	DESCRIPTION
25-9024	814 DR M L KING JR BL	TEMPORARY FENCE

CRA GO BOND PROJECTS

PERMIT	ADDRESS	DESCRIPTION
NA	NA	NA

CITY PROJECTS

PERMIT #	ADDRESS	DESCRIPTION
25-9609	3424 NE 16 ST PARK	NORTH OCEAN PARK RENOVATIONS
25-8970	1801 NW 18 ST CROW	SANITARY SEWER IMPROVEMENTS/ ASPHALT ROAD
25-8885	1205 NE 5 AV	COPB WATER TREATMENT PLANT/ MONITORING WELL

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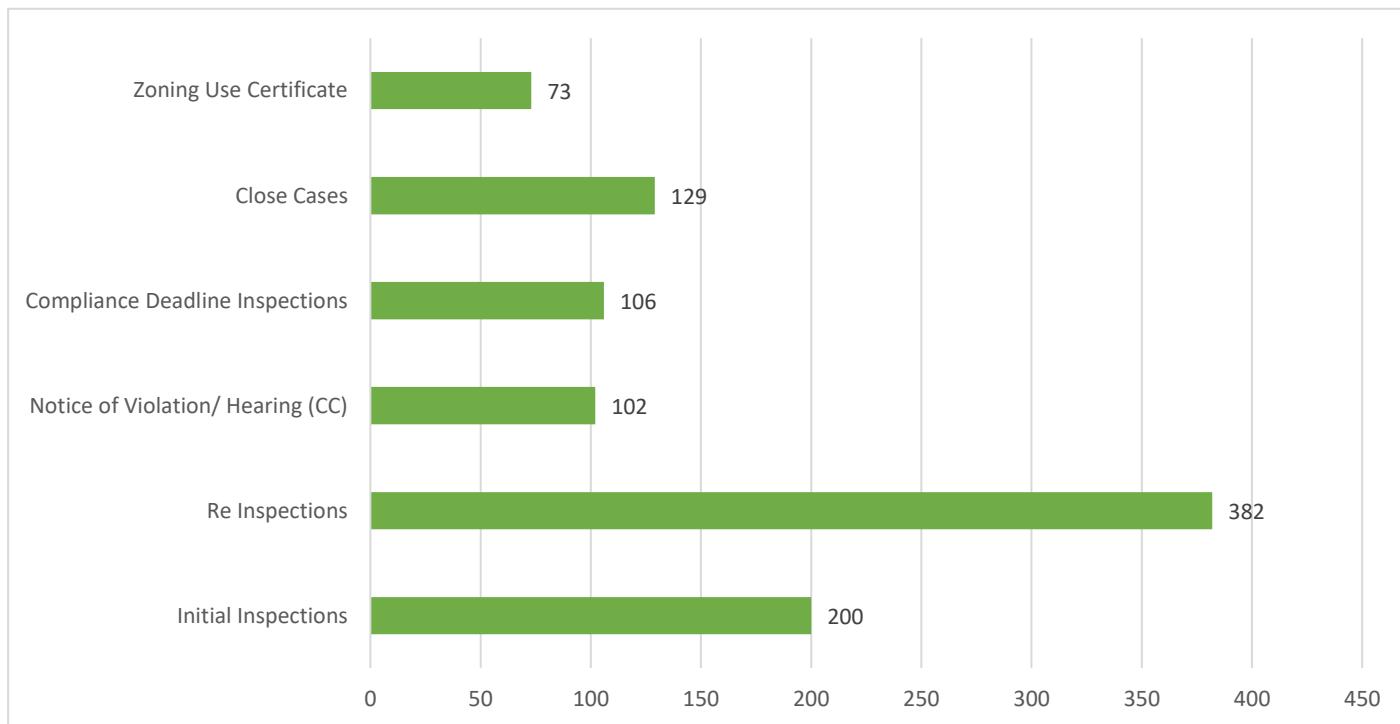
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CODE COMPLIANCE DIVISION

CODE COMPLIANCE METRICS



NEW BTR APPLICATIONS RECEIVED

NAME	DESCRIPTION	ADDRESS	# OF EMPL	DIST.
REFL X LLC	CONTRACTOR	3217 NE 13 ST	1	1
MQV PROFESSIONAL SERVICES INC	BILLING SERVICE	1600 S FEDERAL HY	3	1
VESUVIOS LUXE PAINTING	PAINTING CONTRACTOR	3410 SPRING ST	1	1
KVC CONSTRUCTION SERVICES INC	ENGINEERING	4699 N FEDERAL HY	1	2
PAINTING & BEYOND	PAINTING CONTRACTOR	2730 NE 10 AV	1	2
ALT FRAGRANCES LLC	MANUFACTURING	4301 NE 11 AV	15	2
PRO QUIP LLC	RETAIL	3361 NE 6 TE	2	2
APOROYE PET SHOP LLC	RETAIL	901 NE 36 ST	2	2

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STRETCH FL 14 LLC	HEALTH STUDIO	1769 NE 33 ST	5	2
KIDZ ON THE RISE FITNESS	INSTRUCTOR	86 SE 15 ST	1	3
ZODIAC SIGNS	SIGN SHOP	1644 E ATLANTIC BL	1	3
MONCAIO BROTHERS BJJ/ BJJ BROT	INSTRUCTOR	1701 E ATLANTIC BL	2	3
MINI SPA LLC	MASSAGE SALON	136 SW 15 ST	1	3
CP MAINTENANCE CORPORATION	CONTRACTOR	1713 NE 4 ST	1	3
PRIME ELECTRIC SUPPLIES	RETAIL	207 S FEDERAL HY	2	3
LYNN HAIR STORE LLC	RETAIL	108 SW 15 ST	1	3
TEMIS MOTORSPORTS LLC	AUTO REPAIR	1911 NW 32 ST	4	4
SHIPPING STATION INC	MAIL ORDER ESTABLISHMENT	2050 N ANDREWS AV	4	4
LIMA MD DIRECT PRIMARY CARE & MEDSPA	PROFESSIONAL OFFICE	2400 NW 36 ST	1	4
TOTAL			49	

VACATION RENTAL LICENSES ISSUED

ADDRESS	DISTRICT	DESCRIPTION
2628 SE 10 STREET	1	Single Family Home
2577 SE 15 STREET	1	Single Family Home
1046 SE 22 AVENUE	1	Single Family Home
2248 SE 9 STREET	1	Single Family Home
212-214 NE 25 AVENUE 1/2	1	DUPLEX
3405 NORFOLK STREET	1	4PLEX
2720 NE 11 TERRACE	2	Single Family Home
321 SE 14 AVENUE	3	Single Family Home
511 SE 5 STREET	3	Single Family Home
909 NE 7 STREET	3	Single Family Home