

DEVELOPMENT SERVICES OCTOBER 2025 MONTHLY REPORT

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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

MD Science Lab

2131 Blount Road

Application for an add on of 9,618 square feet to the existing 21,680 square foot warehouse. To achieve this, the applicant already obtained a Variance allowing them to reduce the back setback from 40 feet to 18 feet.



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100 West Atlantic Boulevard, Pompano Beach, FL 33060

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951 S Andrews Ave – Jadian IOS

951 SW 12 Ave

Application for a major site plan to construct two one-story warehouse buildings, each containing about 6,630 square feet of warehouse space. In addition, the applicant is proposing approximately 109,238 square feet of outdoor storage.





Development Review Committee (DRC) Meeting

980 SW 12th Avenue | 980 SW 12th Avenue | District 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.

Big Tree BBQ | N Powerline Rd | District 5

The applicant is requesting approval of a Minor Site Plan for the construction of a new BBQ Restaurant building.

The Satori At Lighthouse Point | 4211 N Federal Hwy | District 2

The applicant is requesting approval of a Major Site Plan for the construction of 187 dwelling units within four 8-story buildings, each with a maximum height of 90 feet on a 2.72-acre site.

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.

First 95 Distribution Center PH2 | 1000-1041 NW 12th Ter | District 4

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

DEVELOPMENT SERVICES OCTOBER 2025 MONTHLY REPORT

Aspire 16500 | NW 30th Ave | District 4

The Major Site Plan is for a residential development that proposes one eight-story building including 90 dwelling units (studio, one and two-bedroom units), with 160 parking spaces.

580 Briny | 580 Briny Ave | District 1

The applicant is requesting approval of a Minor Deviation to a previously approved Major Site Plan for the construction of a new ten-story Mixed-Use building.

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

The applicant is requesting Minor Site Plan approval for outdoor storage related to an existing equipment and material storage business.

The Satori At Lighthouse Point - FLEX | 4211 N Federal Hwy | District 2

The Applicant is requesting 27 moderate income flex units for use in conjunction with County Policy 2.16.3 to generate the requested 187 dwelling units on a 2.72-acre site

Modera Rezoning | 855 S Federal Hwy | District 1

The applicant is requesting a rezoning of a portion of the property from B-3 (General Business) zoning to PD-I (Planned Development - Infill) zoning district. The proposed mixed-use development includes 347 multi-family residential units and approximately 10,600 square feet of commercial use. The subject property is presently part of a larger automobile dealership which will be subdivided. Plat amendments, cross-access easements, declaration of restrictive covenants, and site plan concurrent to this rezoning (non-exhaustive list) will be required.

DEVELOPMENT SERVICES OCTOBER 2025 MONTHLY REPORT

Modera Site Plan | 855 S Federal Hwy | District 1

The applicant is requesting approval of a Major Site Plan application for the construction of an eight (8) story mixed-use building with 347 residential units and 10,600 square feet of commercial space. This project is being submitted concurrently with a Rezoning application to amend the zoning district from B-3 to PD-I in order to establish a Master Plan for the site and a Plat Note Amendment.

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 express car wash. Additionally, 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 north of Atlantic Boulevard, between NW 30th Avenue and NW 28th Avenue within the City of Pompano Beach. The site is currently vacant.

Reganzani Townhouse Parcel A | NW 31st Avenue | District 5

The applicant is requesting Minor Site Plan approval to develop a 4-unit, 2-story townhouse project. Each unit ranges from 2,331 - 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, South of Northwest 4th Street. The site is currently vacant.

Reganzani Townhouse- Parcel B | NW 31st Avenue | District 5

The applicant is requesting Minor Site Plan approval to develop a 4-unit, 2-story townhouse project. Each unit ranges from 2,331 - 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, South of Northwest 4th Street. The site is currently vacant.



Planning and Zoning Board Agenda

Reganzani Group Warehouse | Approved

The Applicant is requesting Major Site Plan approval to construct a one-story, four-bay warehouse with an internal mezzanine and associated landscaping.

LT 20 Warehouse Addition | Approved

The Applicant is requesting Major Site Plan approval to remodel an existing 7,920 SF one-story industrial building, add a 4,848 SF warehouse to the west side, improve driveways for better access and circulation, upgrade landscaping and irrigation, and provide ADA-compliant parking.

Text Amendment Landscape Demolition Sites & Tree Preservation | Postponed to 11/10

The request is for a text amendment to two sections of the Zoning Code to address challenges identified during the implementation of City and Community Redevelopment Agency (CRA) projects related to demolition and tree mitigation.



Zoning Board of Appeals Agenda

Griggs Express LLC | 1401 SW 26 Ave | District 5 | Approved W/ Conditions

Special Exception application for a Car Wash.

Archdiocese of Miami St Gabriel Church | 431 N Ocean Blvd | District 1 | Approved w/ Conditions

Variance application for the construction of a new detached church tower to (1) be 53 feet in height, rather than the maximum permitted height of 35 feet; (2) allow the structure to be set back 14 feet 11.5 inches from the front property line, rather than the required 25 ft; (3) allow the structure to be in front of the principal structure.



City Commission Meetings

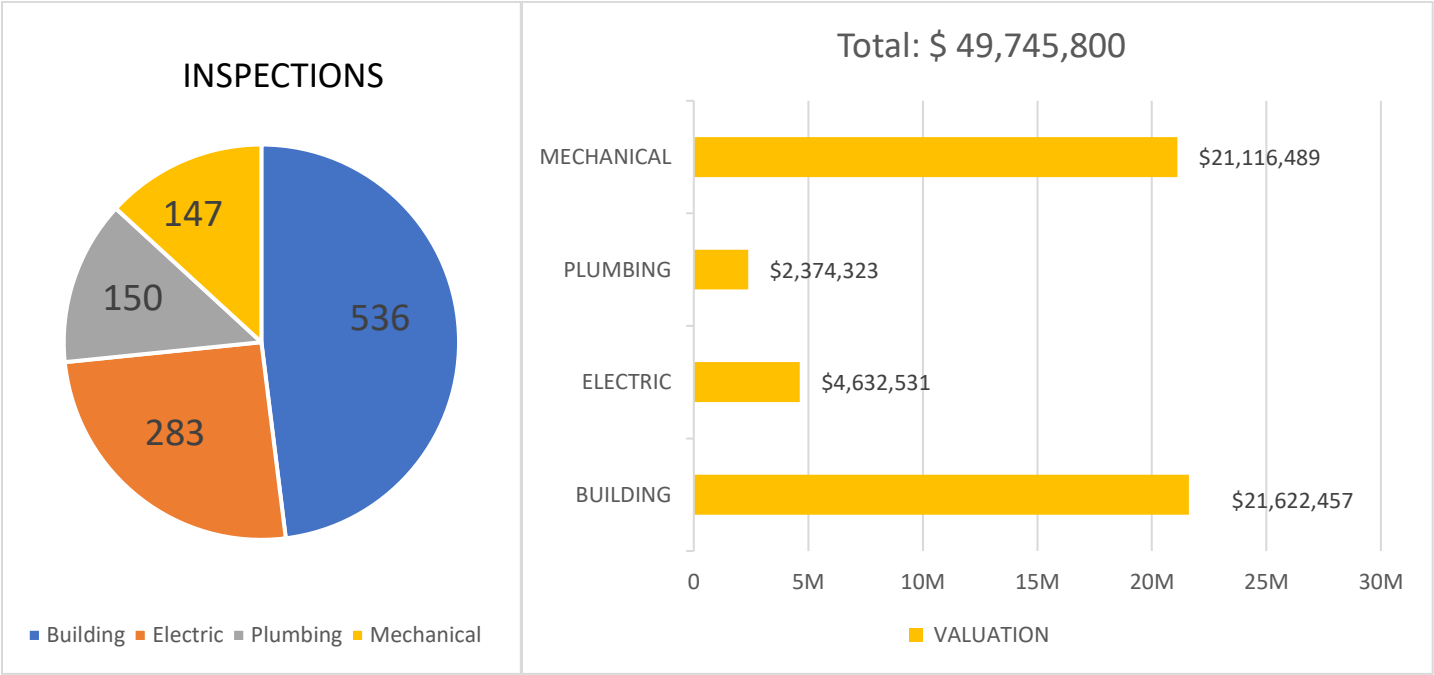
Address: 200 NE 4th St and 217 NE 3rd St
District: 2
Application Type: Alley Abandonment
Status: Approved

Address: N/A
District: N/A
Application Type: Contracts for six sustainability consultants for future work assignments
Status: Approved

BUILDING, PERMITTING AND INSPECTION DIVISION



Permits Issued





Substantial Projects Permitted

PERMIT #	PROJECT	ADDRESS	VALUATION
25-8467	CONCRETE SKATEPARK	1300 NE 10 ST PARK	\$1,647,980
25-7967	CONVEYOR SYSTEM	2700 NW 25 ST	\$1,812,956
25-8553	CONCRETE RESTORATION	801 NE 33 ST A	\$43,989,225
25-8552	NEW METAL BUILDING	2281 NW 16 ST	\$2,500,000
25-8769		2302 BAY DR	\$1,500,000
25-8388	NEW FIRE/EOC BUILDING	2121 NW 3 AV CROW	\$2,400,000
TOTAL			\$ 53,850,161



Demolition Permits Issued

PERMIT#
25-2654

- 4211 N Federal HWY BLDG A
- DISTRICT 2
- Total Demolition BLDG A

PERMIT #
25-2655

- 4211 N Federal HWY BLDG B
- DISTRICT 2
- Total Demolition BLDG B

PERMIT#
25-2650

- 4211 N Federal HWY BLDG C
- DISTRICT 2
- Total Demolition BLDG C

PERMIT #
25-2651

- 4211 N Federal HWY BLDG D
- DISTRICT 2
- Total Demolition BLDG D

DEVELOPMENT SERVICES OCTOBER 2025 MONTHLY REPORT

PERMIT#
25-2652

- 4211 N Federal HWY BLDG E
- DISTRICT 2
- Total Demolition BLDG E

PERMIT#
25-3569

- 1525 NW 14 CC
- DISTRICT 4
- Total Demo

PERMIT #
25-3570

- 1545 NW 10 CC
- DISTRICT 4
- Total Demo

PERMIT#
25-6808

- 617 Dr M L King Jr BL E
- DISTRICT 4
- Full Demo (Kwik Stop Bldg)

PERMIT #
25-6809

- 617 Dr M L King Jr BL E
- DISTRICT 4
- Full Demolition (Parking Lot)

DEVELOPMENT SERVICES OCTOBER 2025 MONTHLY REPORT



Certificates of Occupancy Issued

Permit #	Owner	Address	District	Description	Valuation
25-3900	DUKE COPANS BUSINESS PARK 1-2	1551 NW 24 ST 101	4	INTERIOR ALTERATION	\$293,700.00
25-3577	D R HORTON INC	1849 NW 6 PL	4	NEW ONE STRY SFR 4/2	\$257,315.00
25-3019	KINNEY, QUINTIN DANIEL	1264 NE 25 CT	2	INTERIOR REMODEL	\$45,000.00
25-2868	D R HORTON INC	1848 NW 6 PL	4	NEW SFR	\$131,164.00
25-1101	G&C PLATINUM 2500 INVESTORS LL	2335 E ATLANTIC BL 400	1	INTERIOR ALTERATION (4th FLOOR)	\$621,840.00
24 -9986	CITY OF POMPANO BEACH	835 NW 18 AV	4	NEW SFR	\$263,000.00
24-9985	CITY OF POMPANO BEACH	823 NW 18 AV	4	NEW SFR	\$263,000.00
24-9984	CITY OF POMPANO BEACH	847 NW 18 AV	4	NEW SFR	\$268,000.00
24-9983	CITY OF POMPANO BEACH	811 NW 18 AV	4	NEW SFR	\$267,000.00
24-8369	WILDS, CHRIS	1701 SW 2 AV	3	ADDITION	\$147,650.00

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DEVELOPMENT SERVICES OCTOBER 2025 MONTHLY REPORT

24-8329	POMPANO TC LLC	3502 N POWERLINE RD	4	int buildout JUICI PATTIES	\$308,744.00
24-4234	D R HORTON INC	860 NW 18 WY	4	NEW SFR	\$137,792.00
24-4231	D R HORTON INC	812 NW 18 WY	4	NEW SFR	\$150,098.00
24-4230	D R HORTON INC	796 NW 18 WY	4	NEW SFR	\$137,792.00
24-4219	D R HORTON INC	630 NW 18 MA	4	NEW SFR	\$140,095.00
24-3325	CANTIN, JEAN CLAUDE	511 SE 7 AV	3	NEW SFR	\$513,113.00
24-1624	PFS-FLORIDA LLC	3205 LEIGH RD	1	NEW SFR	\$1,140,000.00
24-1241	LORI BARDOL REV TR	3311 SE 6 ST	1	GARAGE CONVERSION	\$2,000.00
23-5095	FR 2504 NW 19 LLC	2551 NW 19 ST	4	NEW WAREHOUSE WITH OFFICE	\$7,000,000.00
23-4007	POMPANO MZL LLC	1123 S FEDERAL HY	1	INTERIOR BUILD OUT	\$500,000.00
22-11725	PAUL S WELLENS REV TR	2250 N FEDERAL HY	1	REMODEL / ADDITION CHICK- FIL-A	\$3,161,439.00
22-5787	DORWES LLC	101 NW 12 ST	4	NEW OFFICE BUILDINGS	\$6,169,380.00
22-5173	AYALA, MARTA	920 NE 27 AV	1	NEW SFR	\$707,875.00
22-0207	ICG ABCD 52 LLC	308 NW 30 TE	5	LOT D BLDG 5 UNIT 9	\$64,290.00

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DEVELOPMENT SERVICES OCTOBER 2025 MONTHLY REPORT

22-0206	ICG ABCD 52 LLC	304 NW 30 TE	5	LOT D BLDG 5 UNIT 10	\$64,290.00
22-0205	ICG ABCD 52 LLC	300 NW 30 TE	5	LOT D BLDG 5 UNIT 11	\$64,290.00
22-0204	ICG ABCD 52 LLC	301 NW 30 TE	5	LOT D BLDG 4 UNIT 12	\$64,290.00
22-0203	ICG ABCD 52 LLC	305 NW 30 TE	5	LOT D BLDG 4 UNIT13	\$64,290.00
22-0202	ICG ABCD 52 LLC	309 NW 30 TE	5	LOT D BLDG 4 UNIT14	\$64,290.00
22-0201	ICG ABCD 52 LLC	379 NW 30 TE	5	LOT D BLDG 1 UNIT 8	\$64,290.00
22-0200	ICG ABCD 52 LLC	375 NW 30 TE	5	LOT D BLDG 1 UNIT7	\$64,290.00
22-0199	ICG ABCD 52 LLC	371 NW 30 TE	5	LOT D BLDG 1 UNIT 6	\$64,290.00
22-0198	ICG ABCD 52 LLC	359 NW 30 TE	5	LOT D BLDG 2 UNIT 5	\$64,290.00
22-0197	ICG ABCD 52 LLC	355 NW 30 TE	5	LOT D BLDG 2 UNIT 4	\$64,290.00
22-0196	ICG ABCD 52 LLC	351 NW 30 TE	5	LOT D BLDG 2 UNIT 3	\$64,290.00
22-0195	ICG ABCD 52 LLC	325 NW 30 TE	5	lot d bldg 3 unit 2	\$64,290.00
22-0193	ICG ABCD 52 LLC	321 NW 30 TE	5	LOT D BLDG 3 UNIT 1	\$64,290.00
21-4080	JAE PROPERTY INVESTMENTS LLC	1671 NW 15 ST	4	NEW SFR	\$100,000.00

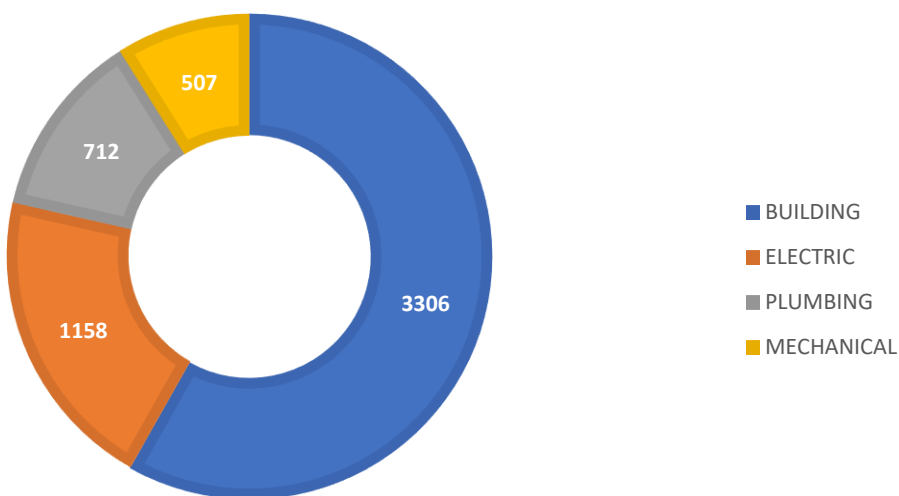
DEVELOPMENT SERVICES OCTOBER 2025 MONTHLY REPORT

15-3964	EDWARDS, CLARENCE DAVID	380 SE 7 AV	3	NEW SFR	\$450,000.00
07- 9398	SIMON, AMADA 1/2 INT	131 NE 26 ST	2	ADDITION TO S.F.R.	\$10,000.00



Inspections Performed

INSPECTIONS TOTAL:





New OHUI Projects

Permit#

25-8043

1788 NW 6 Ter

REROOF



CRA Projects

Permit#

25-8336

1201 NW 6 Ave

RAISED
INTERSECTIONS



City Projects

PERMIT#
25-8826

- 1580 NW 3 AV
- REPLACE
AUTOMATIC
SLIDING GLASS
DOOR

PERMIT#
25-8467

- 1300 NE 10 ST
PARK
- DESIGN & BUILD
NEW CONCRETE
SKATEPARK

PERMIT#
25-8464

- 2700 N OCEAN
BLVD PARK
- NEW
INFORMATION
KIOSK

PERMIT#
25-8388

- 2121 NW 3 AVE
CROW
- POMPANO
BEACH FIRE/
EOC FACILITY

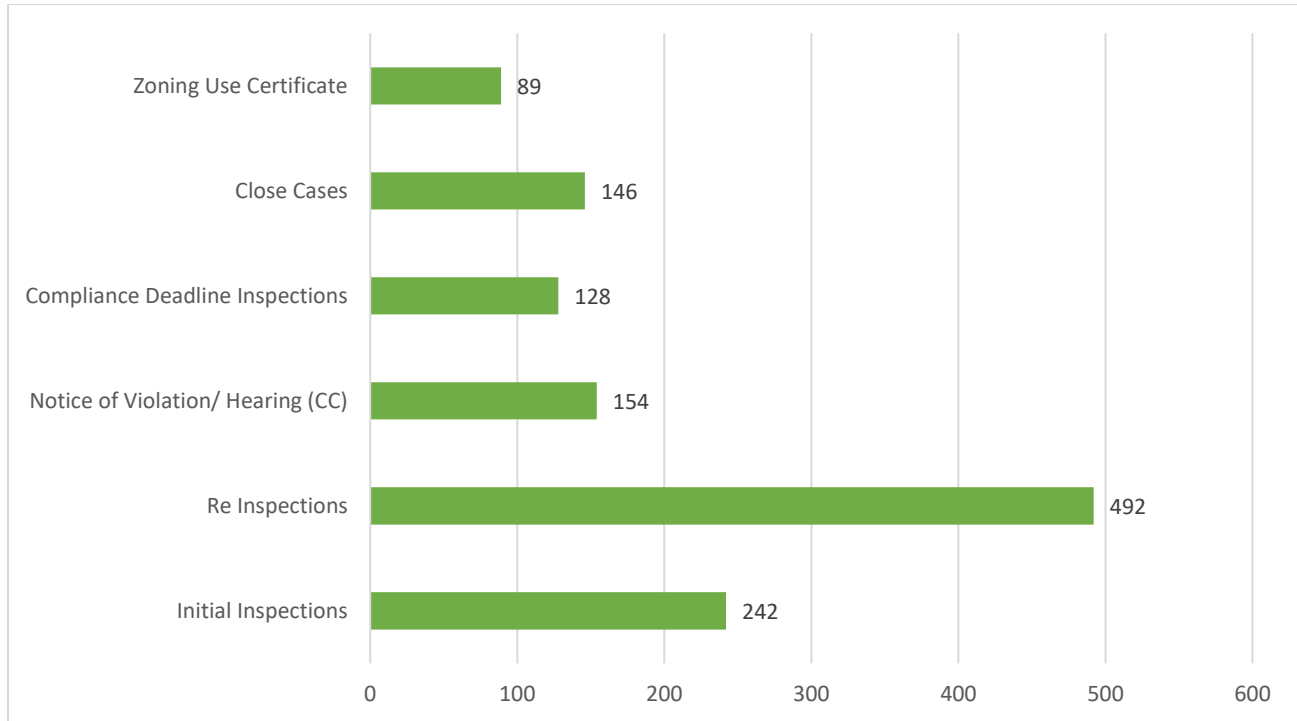
PERMIT#
25-8146

- 1205 NE 5 AVE
- DEEP INJECTION
WELL - WATER
TREATMENT
PLANT

CODE COMPLIANCE DIVISION



Code Compliance Metrics



New BTR Applications Received

DECRPTION	NAME	ADDRESS	DISTRICT	# OF EMPLOYEES
Contractor	REFL X LLC	3217 NE 13 ST	1	1
Printing	Print Cut Go LLC	2001 N Federal HWY	2	2
Engineering	KVC Construction Services Inc	4699 N Federal HWY	2	1
Contractor	Painting & Beyond	2730 NE 10 Ave	2	1
Instructor	Kidz On the Rise Fitness	86 SE 15 St	3	1

TOTAL 6

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Vacation Rental Licenses Issued

DUPLEX • 2520 NE 12 ST 1-2 • DISTRICT: 1	SFR • 1241 SE 9 AVE • DISTRICT: 1	DUPLEX • 3311 SE 6 ST • DISTRICT: 1	SFR • 2585 SE 4 ST • DISTRICT: 1
SFR • 941 SE 10 CT • DISTRICT: 1	SFR • 2605 SE 2 CT • DISTRICT: 1	SFR • 2450 NE 18 ST • DISTRICT: 1	SFR • 1250 S CYPRESS RD • DISTRICT: 3
DUPLEX • 329 SE 12 AVE 1-2 • DISTRICT: 3	SFR • 1321 SE 2 ST • DISTRICT: 3	SFR • 370 SE 6 TER • DISTRICT: 3	SFR • 231 NW 21 ST • DISTRICT: 4
SFR • 229 NW 15 ST • DISTRICT: 4			