

Development Services
October 2026
Monthly Report

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Florida's Warmest Welcome

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EXECUTIVE DASHBOARD

Permit Valuation

$24M

Inspections Performed

4410

Major Projects Approved

1

Certificates of Occupancy Issued

10

New BTR Applications

27

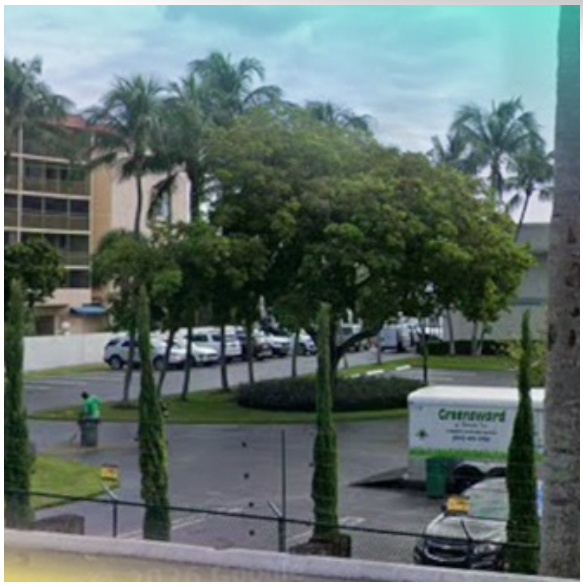
Vacation Rental Licenses Issued

3

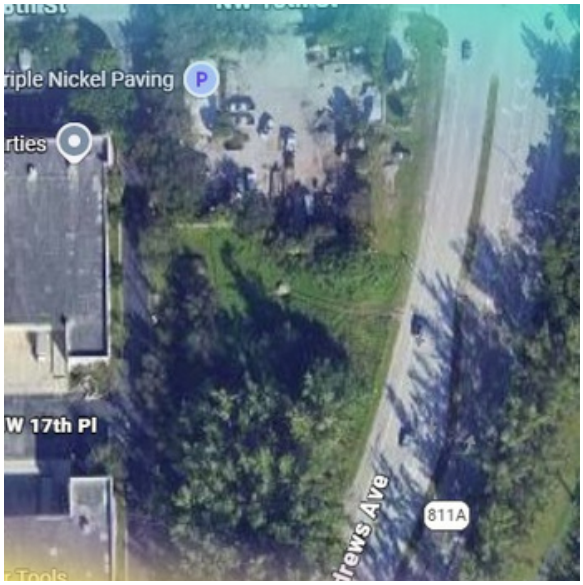
Monthly Highlights

- Over $24 million in construction valuation generated
- More than 4,400 inspections completed
- 10 Certificates of Occupancy Permits Issued
- 27 New BTR Applications & 3 Vacation Rental Licenses Issued

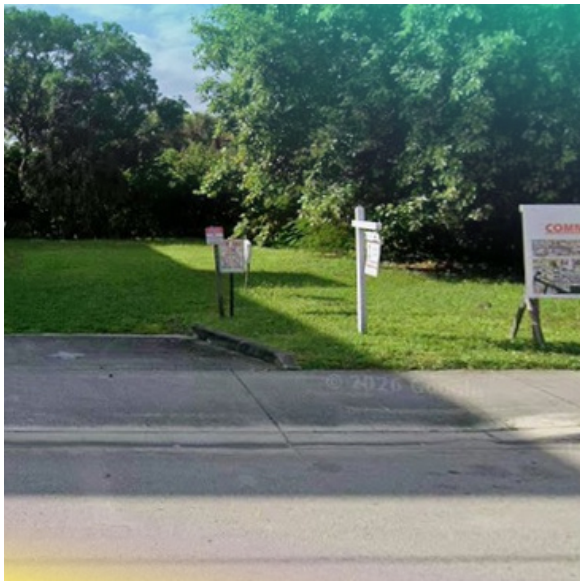
DEVELOPMENT REVIEW COMMITTEE ACTIVITY



- **750 S Federal Hwy**
- **District 5**
- Applicant requesting Minor Site Plan is for improvements to an existing site, including a 2-story, 1,380 square foot addition to a 5,500 square foot building, façade renovation, the addition of a partially covered deck, improvements to the parking, vehicular use area as well as landscaping.



- **1777 N Andrews Ave**
- **District 4**
- Applicant requesting Minor Site Plan approval to construct a new 4,642 square foot commercial building along with related site and landscape improvements. The property measures 19,139 square feet. (0.439 acres) and is situated west of Andrews Avenue, south of NW 18th Street.



- **614-616 E Atlantic Blvd**
- **District 3**
- Applicant requesting Major Site Plan approval to construct a new 2-story 12,838 square foot mixed-use building,
- The property measures 32,006 square feet (0.734 acres) and is located south of Atlantic Blvd, east of Dixie Highway within the City of Pompano Beach. Currently, the site is vacant.

DEVELOPMENT REVIEW COMMITTEE ACTIVITY



- **1200 NW 18 St**
- **District 4**
- Applicant requesting Minor Site Plan approval for minor modifications to site features including a new pedestrian path, parking, outdoor storage area, and landscaping.
- Additionally a proposed paver driveway of 32 foot wide and will be used for the two-way circulation.



- **1201 NW 31 Ave**
- **District 5**
- The proposed Gallery at Cross Creek Plat is located on County property and consists of approximately 5 acres.
- The plat is restricted to multifamily residential units and commercial uses.

BOARD ACTION

Planning & Zoning Board

Project	Address	District	Status
Modera Rezoning	855 S Federal Hwy	1	**Recommended for Approval** 

City Commission

Application Type	Address	District	Status
Land Use Plan Amendment	552 and 600-604 N Ocean Dr	1	Postponed to December 8, 2026

BOARD ACTION

Zoning Board of Appeals

Owner	Address	District	Description	Status
Delson Soares Silva	1708 NE 50 St	2	Variance application to allow an existing addition to the principal dwelling to encroach 4 feet 9 inches into the required 7-foot interior side yard setback, resulting in an interior side yard setback of 2 feet 3 inches.	 with conditions
Shining Hill Developments USA INC	1900 Bay Dr	1	Variance application to permit an elevated swimming pool to be located 15'-3" from the rear property line and a rear egress staircase to be located 11'-9" from the rear property line.	Deferred for additional information
Joseph & Carolina Cerquozzi	230 SE 7 St	3	Variance application to construct a 6-foot-high fence within the front yard, in lieu of the maximum 4-foot height permitted by Code.	 with conditions
Pompano Marketplace 2480 LLC & Kimco Realty	1115-1299 S Federal Hwy	1	Major Temporary Use permit in order to temporarily place three clothing collection bins on the subject property.	 with conditions

BOARD ACTION

Zoning Board of Appeals

Owner	Address	District	Description	Status
Mike Roemer	777 Isle of Capri Circle	5	Major Temporary Use permit in order to temporarily utilize a parcel for a sales center with associated parking and landscaping.	 with conditions
Mohammed & Yasmin Islam & Fam Rev Liv Trust	207-209 NE 23 Ave	1	Special Exception to allow a Family Community Residence to be located less than 660 linear feet from an existing community residence or recovery community.	 Denied
Bridgette E Simpo	130 NE 7 St	2	Special Exception to allow a Family Community Residence to be located less than 660 linear feet from an existing community residence or recovery community.	 with conditions

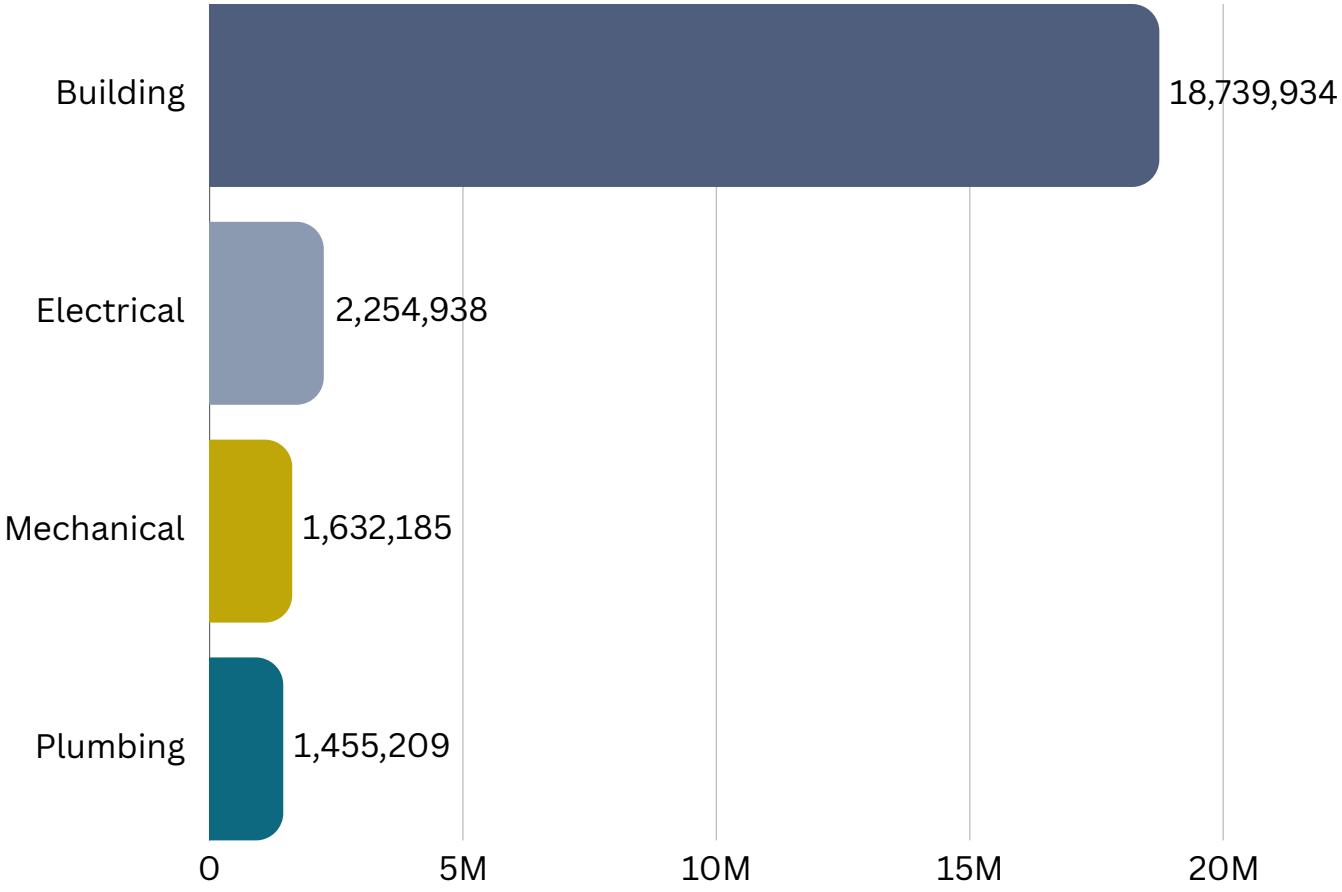
BOARD ACTION

Zoning Board of Appeals

Owner	Address	District	Description	Status
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; and (3) reduce the minimum number of required off-street parking spaces to nine.	
GRAINGER & JENNINGS RLTY CORP	2250 N Andrews Ave	4	Special Exception to expand existing Outdoor Storage on the subject property. Because the proposed Outdoor Storage area exceeds 35 percent of the principal building's gross floor area, the use is classified as Outdoor Storage as a Principal Use within the I-1 zoning district.	 with conditions

BUILDING & INSPECTIONS DASHBOARD

Permit Valuation $24,082,266



Permits Issued

Building

430

Electrical

195

Plumbing

161

Mechanical

145

MAJOR CONSTRUCTION ACTIVITY

Certificates of Occupancy Issued

Permit	Owner	Address	District	Description	Valuation
16-4828	Wallenius Lines Holding INC	3240 Lakeview Dr	1	Convert garage to bedroom	$45,440
25-8815	Joshua M Connor	2262 SE 14 St	1	Convert garage to bedroom	$67,078
25-1037	208 Pompano Beach Holdings LLC	208 N Federal HWY	1	Interior Buildout	$832,730
22-11863	305 Briny LLC	305 Briny Ave	1	New Condo / Salato	$39,091,972
24-9052	El Car Wash Pompano Beach LLC	3685 N Fedreal HWY	2	New Car Wash	$3,636,322
23-0735	Barbara Nesmith	233 NE 25 Ct	2	New SFH	$270,700
25-6671	Old Goat LLC	124 N Flagler Ave	3	Kava Bar Buildout	$56,500
24-0274	Bradford Downey	400 SE 6 Ave	3	Interior Remodel	$21,500

MAJOR CONSTRUCTION ACTIVITY

Certificates of Occupancy Issued

Permit	Owner	Address	District	Description	Valuation
25-0859	Dor Real Estate LLC	348 NW 8 St	4	New SFH	$199,000
23-0205	MJ Sino LLP	2480 Dr MLK Jr	4	Interior Renovation	$135,300

MAJOR CONSTRUCTION ACTIVITY

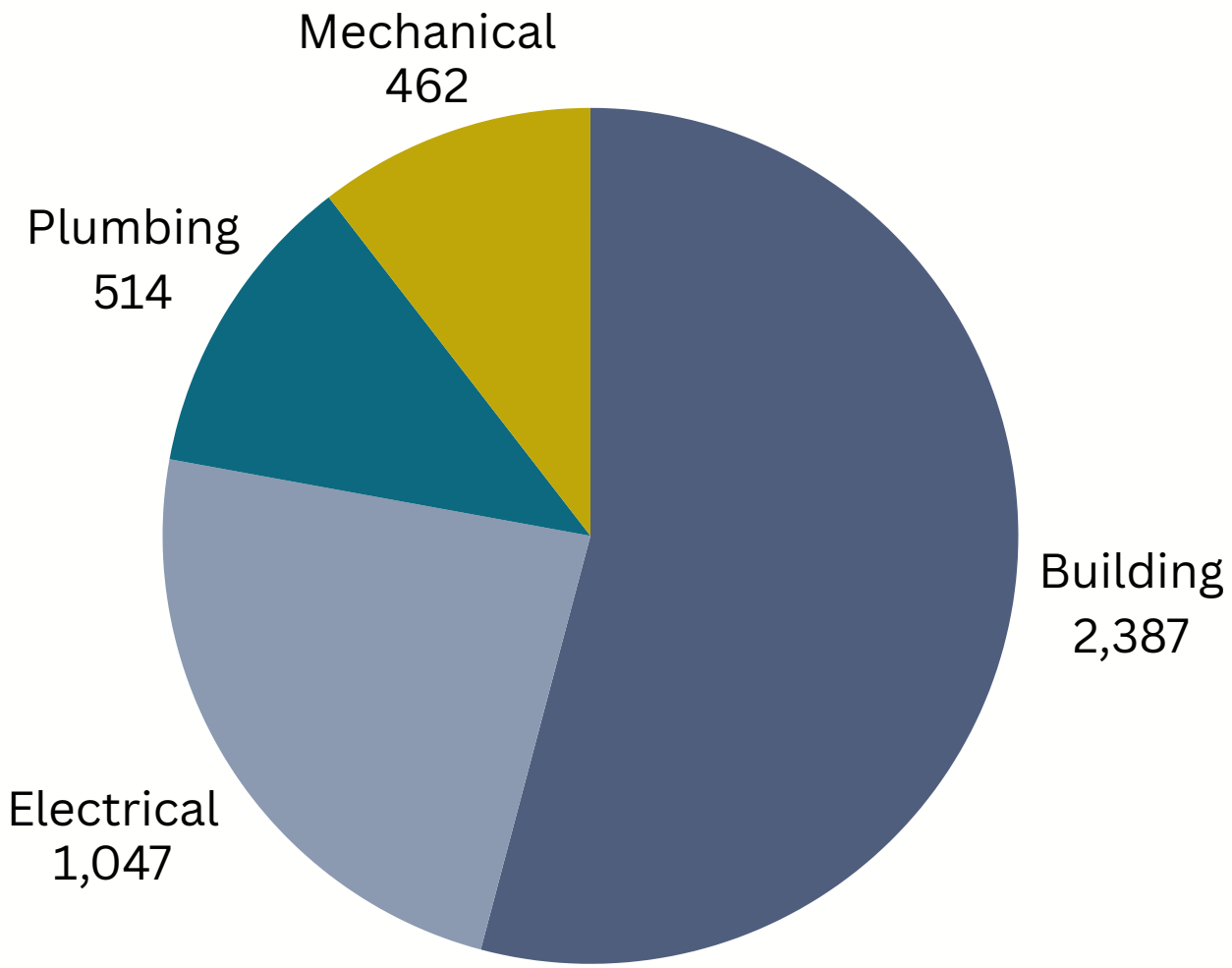
Substantial Projects Permitted

Permit	Description	Address	Valuation
26-7124	Interior Remodel	2300 W Atlantic Blvd	$5,000,000

DEMO PERMITS ISSUED

Permit	Description	Address	District
26-2872	New SFR	2369 SE 11 ST	1
26-3588	Demolition	371 SE 12 St	3

TOTAL INSPECTIONS
4,410

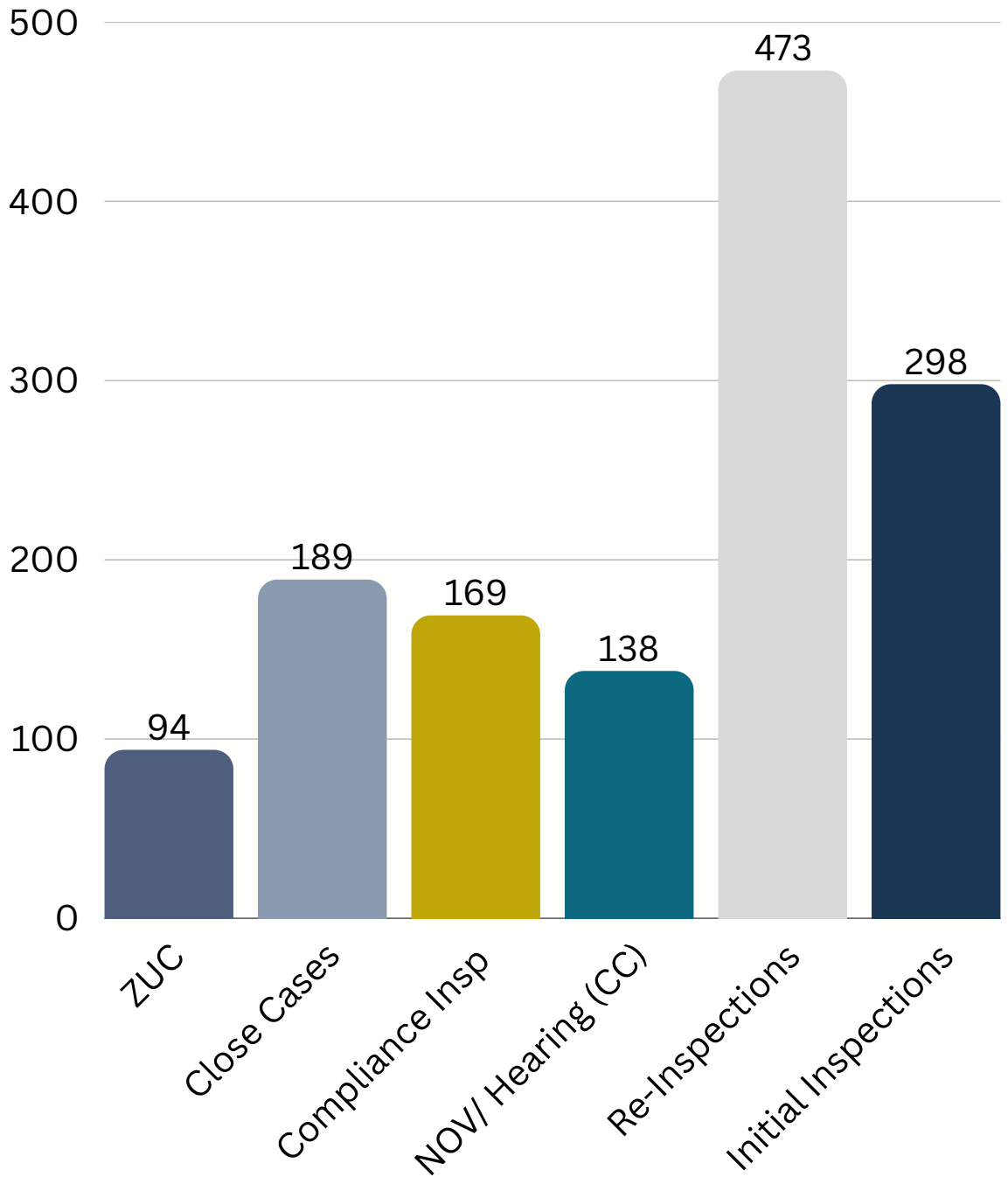


CITY PROJECTS

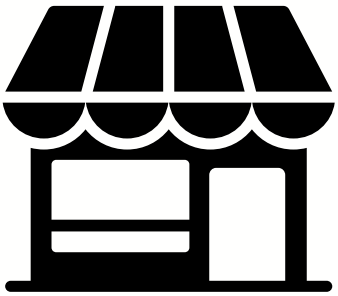
Permit	Address	Description
26-7573	1190 NE 3 Ave	Upgrade Bulk Water Fill System
26-7110	275 N Pompano Beach Blvd	Remove Exist Sign Letters-Replace
26-7240	1401 NE 10 St Air Park	Drainage Repairs

CODE COMPLIANCE ACTIVITY

CC METRICS



ECONOMIC DEVELOPMENT SNAPSHOT



NEW BUSINESS TAX RECEIPTS

27 New Businesses Licensed

143 Employees Added

Business Name	Category	Address	District
ROOTED NO 614 LLC	BEAUTY SHOP	128 N OCEAN BL	1
SUNNY PLACE PROPERTY MANAGEMENT	PROPERTY MANAGEMENT	2335 E ATLANTIC BL	1
BELIEVE IN ME WORLD INC	OFFICE	17 SE 24 AV	1
SHOP AVIATION STORE	OFFICE	17 SE 24 AV	1
SMR MARINE SERVICES LLC	CONSULTANT	2400 NE 16 ST	1

ECONOMIC DEVELOPMENT SNAPSHOT

Business Name	Category	Address	District
SCHNEIDER KIRSTEN ANN	PROFESSIONAL - NURSE PRACTITIONER	1801 N RIVERSIDE DR	1
ATLANTIC GRIME FIGHTERS LLC	CONTRACTOR	2375 SE 6 ST	1
SLICE HOUSE ON THE BEACH	RESTAURANT	255 N POMPANO BEACH BL	1
CHAMPIONS CHOICE BOXING JIU	HEALTH STUDIO	3971 N FEDERAL HY	2
TL S 954 TRANSMISSION REPAIR	AUTO REPAIR	2644 NE 5 AV	2
NEW EXPERIENCE CLEANING SERVICE	CONTRACTOR	4611 N FEDERAL HY	2
GALLA JASON	PROFESSIONAL -ENGINEER	219 SE 3 AV	3

ECONOMIC DEVELOPMENT SNAPSHOT

Business Name	Category	Address	District
MDC AUTO GROUP	AUTO DEALER	1300 S DIXIE HY	3
WARREN INSURANCE	INSURANCE AGENT	911 E ATLANTIC BL	3
WIT ENGINEERING AND CONTRACTING	PROFESSIONAL OFFICE	219 SE 3 AV	3
PARTS AUTHORITY LLC	RETAIL	3772 N PARK CENTRAL BL	4
NATIONAL RENT A FENCE CO	CONTRACTOR	808 NW 12 AV	4
OLD VINE IMPORTS LLC	DISTRIBUTOR	3159 N ANDREWS AV EXT	4
NEW AMERICAN FUNDING LLC	FINANCE COMPANY	555 SW 26 AV	5

ECONOMIC DEVELOPMENT SNAPSHOT

Business Name	Category	Address	District
ZEITGEIST CLINICAL AND FORENSIC	PROFESSIONAL OFFICE	1280 SW 36 AV	5
PATRICIA COOPER PA	PROFESSIONAL OFFICE	895 SW 30 AV	5
HOHMANN KEVIN	PROFESSIONAL - PHYSCAL THERAPIST	1315 SW 26 AV	5
NOLIMITS PHYSICAL TERAPY & PE	PROFESSIONAL OFFICE	1315 SW 26 AV	5
WORLD TOOL AND SUPPLY INC	RETAIL / WHOLESALE	290 SW 12 AV	5
ELITE AIR CONDITIONING & CONST	A/C CONTRACTOR	509 NW 36 AV	5
HEARING SPEECH & LANGUAGE THERAPY	PROFESSIONAL OFFICE	550 SW 3 ST	5

ECONOMIC DEVELOPMENT SNAPSHOT

Business Name	Category	Address	District
REAGAN WIRELESS CORPORATION	RETAIL	421 RACETRACK LOOP	5

VACATION RENTAL LICENSES ISSUED



11

LICENSES ISSUED

Supporting tourism and our local economy

District	Address	Description
1	319 S RIVERSIDE DR	SFH
1	601 NE 26 AVE	SFH
3	370 SE 6 CT	SFH