

# Development Services
# September 2026
# Monthly Report

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Florida's Warmest Welcome

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# EXECUTIVE DASHBOARD

**Permit Valuation**

**$26.8M**

**Inspections Performed**

**4,331**

**Major Projects Approved**

**1**

**Certificates of Occupancy Issued**

**37**

**New BTR Applications**

**8**

**Vacation Rental Licenses Issued**

**14**

## Monthly Highlights

- Over $26 million in construction valuation generated
- More than 4,300 inspections completed
- 37 Certificates of Occupancy Permits Issued
- 8 New BTR Applications & 14 Vacation Rental Licenses Issued

# DEVELOPMENT REVIEW COMMITTEE ACTIVITY



- **Juan Elias Apartment Building**
- 216 SE 23rd Ave
- Applicant requesting Minor Site Plan approval to 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.

**DISTRICT 1**

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- **LMG Warehouse**
- 1160 SW 10th Ave
- Applicant requesting Major Site Plan approval to construct a new 12,998 square foot industrial building, along with related site and landscape improvements.

**DISTRICT 5**

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- **Multifamily 5-Unit Boutique Apt Bldg**
- 3204 NE 5th St
- Applicant requesting Minor Site Plan approval for the construction of 5-unit residential building within a 5,700 square foot property in the RM-45 district.

**DISTRICT 1**

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- **Citi Centre**
- 1300-1460 NE 23rd St & 2251-2287 N Federal Hwy
- Applicant requesting Minor Site Plan approval to add a drop-off area to the existing Pompano Citi Centre development.

**DISTRICT 2**

# DEVELOPMENT REVIEW COMMITTEE ACTIVITY



- **Pompano Beach Townhomes**
- 3214 SE 11th St
- Applicant requesting Minor Site Plan approval for the construction of 4 townhouse units within a 13,500 square foot property located in the RM-20 district.

**DISTRICT 1**

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- **Pompano Beach Airpark FBO Phase II PLAT**
- 1670 NE 5 Ave
- The proposed Airpark Plat is a City Project on a total 145 acres located in the northern portion of the airpark.
- Review complete pending Development Order.

**DISTRICT 2**

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# BOARD ACTION

## Zoning Board of Appeals

| Owner | Address | District | Description | Status |
|---|---|---|---|---|
| Shining Hills Developments USA INC | 1900 Bay Dr | 1 | Request for rehearing for a previously denied application. |  |
| Hillsboro Shores Executive Club | 2508 Bay Dr | 1 | Variance application to allow the replacement of an existing finger pier to extend approximately 46 feet 6 inches from the measurement reference line into the waterway, exceeding the maximum permitted extension of 20 feet, and to allow a finger pier width of 8 feet, exceeding the maximum permitted width of 4 feet. |  with conditions |
| SMAX LLC | 1370 Dr. Martin Luther King Jr Blvd | 4 | Special Exception application to utilize the property for Outdoor Storage (as a principal use). |  with conditions |
| Pompano 4301 LLC | 4301 NE 11 Ave | 2 | Variance application to reduce the required Type C perimeter buffer along the south and west property lines, which abut the Highlands Scrub Natural Area, from 25 feet to 20 feet and 2.5 feet. |  |

# BOARD ACTION

## Zoning Board of Appeals

| Owner | Address | District | Description | Status |
|---|---|---|---|---|
| SMAX LLC | 1370 Dr. Martin Luther King Jr Blvd | 4 | Variance application to (1) allow a 6,074 square foot lot to be developed in lieu of the minimum 10,000 square foot lot; and (2) reduce the minimum required number of off-street parking spaces to zero in lieu of the one parking space required by Code. |  with conditions |
| Silva, Delson Soares | 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. | Deferred to the October 15, 2026 Meeting |
| Wagner, Derik Oliveira, Erika | 3200 Dover Rd | 1 | Variance application to allow a garage addition to the principal dwelling to encroach 15 feet into the required 20-foot street-side yard setback for a garage, resulting in a street-side yard setback of 5 feet. |  with conditions |

# BOARD ACTION

## Zoning Board of Appeals

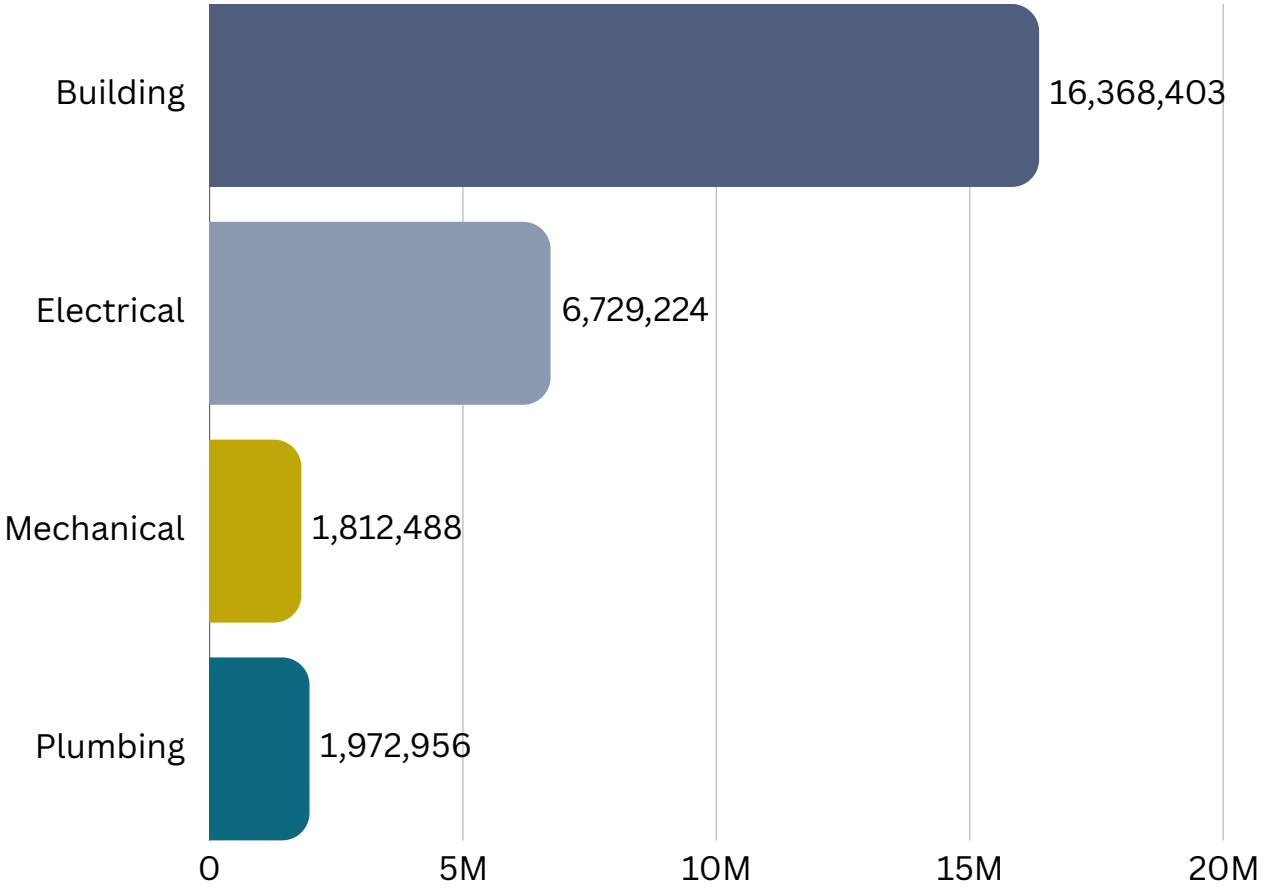
| Owner | Address | District | Description | Status |
|---|---|---|---|---|
| Alliance West Atlantic LLC | 1501 W Atlantic Blvd | 4 | Major Temporary Use Permit in order to temporarily partially demolish two existing buildings on the subject property down to their existing concrete slabs, and utilize the demolition materials and concrete slabs for fill material for the proposed approved industrial development, rather than completely demolishing the structures and installing drought-resistant ground cover. |  with conditions |

## City Commission

| Application Type | Address | District | Status |
|---|---|---|---|
| Abandon the western two feet of a twelve foot wide utility easement on the east side of NW 27th Ave | 2690 W Sample Rd | 4 |  |

# BUILDING & INSPECTIONS DASHBOARD

## Permit Valuation $26,883,071




## Permits Issued

**Building**

**435**

**Electrical**

**224**

**Plumbing**

**150**

**Mechanical**

**150**

# MAJOR CONSTRUCTION ACTIVITY

## Certificates of Occupancy Issued

| Permit | Owner | Address | District | Description | Valuation |
|---|---|---|---|---|---|
| 24-8872 | CHGM HOLDINGS LLC | 2401 NE 9 ST | 1 | INTERIOR REMODEL & GARAGE CONVERSION | $59,000 |
| 25-2610 | ARAD, OREN | 2531 SE 14 ST | 1 | INTERIOR REMODEL | $333,500 |
| 22-10763 | ROSARIO, HUGO E | 4120 NE 17 AV | 2 | ADDITION & ALTERATION | $27,300 |
| 26-0444 | VUKOVIC, JOVANA | 4501 NE 14 TE | 2 | GARAGE CONVERSION | $17,700 |
| 25-7040 | SVAP POMPANO CITI CENTRE LP | 1440 NE 23 ST | 2 | TENANT BUILDOUT NORDSTROM | $2,401,031 |
| 24-6067 | GILZA INVESTMENTS LLC | 4730 NE 14 TE | 2 | INTERIOR REMODEL & ADDITION | $17,100 |
| 24-8735 | GLASS, ROBERT M & JACQUELINE J | 996 SE 9 AV | 3 | ADDITION | $231,500 |
| 03-1974 | MATES, DONALD E. & VICENTA | 801 SE 5 TE | 3 | BEDROOM/ FAMILY ROOM ADDITION | $17,600 |

# MAJOR CONSTRUCTION ACTIVITY

## Certificates of Occupancy Issued

| Permit | Owner | Address | District | Description | Valuation |
|---|---|---|---|---|---|
| 25-0343 | LAKE, KENNETH D & JAMIE R H/E | 715 SE 7 AV | 3 | SINGLE FAM ADDITION & REMODEL | $33,350 |
| 25-4925 | D R HORTON INC | 1884 NW 6 CT | 4 | NEW SFR | $373,689 |
| 23-6933 | POMPANO BEACH COMMUNITY | 1542 NW 1 AV | 4 | NEW TOWNHOME (#7) | $0 |
| 23-6934 | POMPANO BEACH COMMUNITY | 1544 NW 1 AV | 4 | NEW TOWNHOME (#8) | $0 |
| 23-6935 | POMPANO BEACH COMMUNITY | 1546 NW 1 AV | 4 | NEW TOWNHOME (#9) | $0 |
| 23-6936 | POMPANO BEACH COMMUNITY | 1548 NW 1 AV | 4 | NEW TOWNHOME (#10) | $0 |
| 25-4944 | D R HORTON INC | 1867 NW 7 ST | 4 | NEW SFR | $309,099 |
| 25-4945 | D R HORTON INC | 1859 NW 7 ST | 4 | NEW SFR | $367,889 |

# MAJOR CONSTRUCTION ACTIVITY

## Certificates of Occupancy Issued

| Permit | Owner | Address | District | Description | Valuation |
|---|---|---|---|---|---|
| 26-1444 | PPF INDUSTRIAL 1971-1991 NW | 1991 N POWERLINE RD | 4 | TENANT BUILD OUT | $874,492 |
| 26-3948 | DUKE REALTY LP | 1731 NW 24 ST | 4 | INTERIOR BUILD OUT | $149,500 |
| 26-1407 | FOLLIA BUILDING LLC | 621 NE 1 AV | 4 | INT & EXT RENOVATION BUILDING 1 | $177,400 |
| 26-1614 | FOLLIA BUILDING LLC | 621 NE 1 AV | 4 | TENANT BUILDOUT | $182,600 |
| 25-4754 | TWC SERVICES INC | 2200 NW 15 AV | 4 | BUILD OUT - REMOVE TENANT SEPARATION | $179,500 |
| 23-2903 | HOUSING AUTHORITY OF THE CITY OF POMAPNO | 1300 NW 18 DR | 4 | NEW APARTMENTS / BLDG A | $10,973,615 |
| 23-2904 | HOUSING AUTHORITY OF THE CITY OF POMPANO | 1250 NW 18 DR | 4 | NEW 3 STRY APARTMENTS / BLDG B | $3,700,000 |

# MAJOR CONSTRUCTION ACTIVITY

## Certificates of Occupancy Issued

| Permit | Owner | Address | District | Description | Valuation |
|---|---|---|---|---|---|
| 24-9186 | NORTH BROWARD HOSPITAL | 100 NE 36 ST | 4 | MEDICAL INTERIOR SUITE RENOVATION | $7,967,162 |
| 25-10298 | TLH POMPANO BEACH FL LLC | 1400 SW 1 CT 2 | 5 | TENANT BUILDOUT | $201,000 |
| 22-2851 | 700 CYPRESS GROVE DRIVE LLC | 734 CYPRESS GROVE DR | 5 | TOWNHOME UNIT C-11 | $208,325 |
| 22-2841 | 700 CYPRESS GROVE DRIVE LLC | 700 CYPRESS GROVE DR | 5 | TOWNHOME UNIT A-1 | $160,000 |
| 22-2844 | 700 CYPRESS GROVE DRIVE LLC | 706 CYPRESS GROVE DR | 5 | TOWNHOME UNIT A-4 | $63,270 |
| 22-2845 | 700 CYPRESS GROVE DRIVE LLC | 720 CYPRESS GROVE DR | 5 | TOWNHOME UNIT B-5 | $63,270 |

# MAJOR CONSTRUCTION ACTIVITY

## Certificates of Occupancy Issued

| Permit | Owner | Address | District | Description | Valuation |
|---|---|---|---|---|---|
| 22-2847 | 700 CYPRESS GROVE DRIVE LLC | 724 CYPRESS GROVE DR | 5 | TOWNHOME UNIT B-7 | $63,270 |
| 22-2847 | 700 CYPRESS GROVE DRIVE LLC | 724 CYPRESS GROVE DR | 5 | TOWNHOME UNIT B-7 | $63,270 |
| 22-2848 | 700 CYPRESS GROVE DRIVE LLC | 726 CYPRESS GROVE DR | 5 | TOWNHOME UNIT B-8 | $63,270 |
| 22-2849 | 700 CYPRESS GROVE DRIVE LLC | 730 CYPRESS GROVE DR | 5 | TOWNHOME UNIT C-9 | $63,270 |
| 22-2854 | 700 CYPRESS GROVE DRIVE LLC | 740 CYPRESS GROVE DR | 5 | TOWNHOME UNIT C-14 | $208,325 |
| 22-2855 | 700 CYPRESS GROVE DRIVE LLC | 742 CYPRESS GROVE DR | 5 | TOWNHOME UNIT C-15 | $211,212 |
| 22-2856 | 700 CYPRESS GROVE DRIVE LLC | 750 CYPRESS GROVE DR | 5 | TOWNHOME UNIT D-16 | $211,212 |

# MAJOR CONSTRUCTION ACTIVITY

## Certificates of Occupancy Issued

| Permit | Owner | Address | District | Description | Valuation |
|---|---|---|---|---|---|
| 22-2858 | 700 CYPRESS GROVE DRIVE LLC | 754 CYPRESS GROVE DR | 5 | TOWNHOME UNIT D-18 | $208,325 |
| 26-2935 | DUKE ATLANTIC BUSINESS CTR 2-9 | 2031 SW 2 ST | 5 | TENANT IMPROVE-MENTS | $207,904 |

# MAJOR CONSTRUCTION ACTIVITY

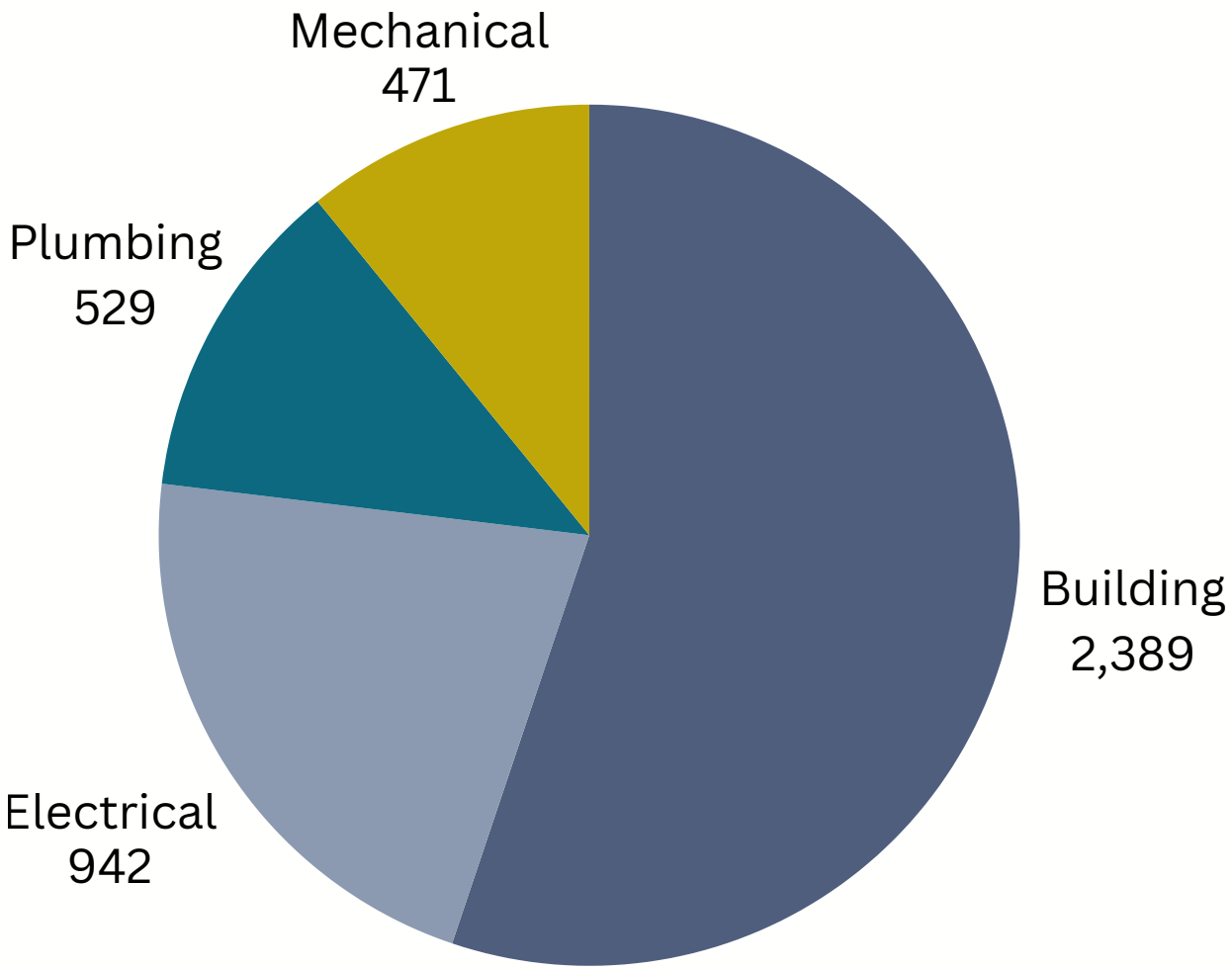
## Substantial Projects Permitted

| Permit | Description | Address | Valuation |
|---|---|---|---|
| 26-6755 | NEW SFR | 2553 SE 10 CT | $1,005,241 |
| 26-7014 | REROOF | 777 ISLE OF CAPRI CC CASNO | $1,617,917 |
| 26-7062 | IN PLAN CHECK | 2300 W ATLANTIC BL | $5,000,000 |

## DEMO PERMITS ISSUED

| Permit | Description | Address | District |
|---|---|---|---|
| 26-4502 | DEMOLITION | 2875 NE 19 ST | 1 |
| 26-4567 | DEMOLITION | 2944 NE 22 CT | 1 |
| 26-5523 | DEMOLITION | 1801 SE 5 CT | 3 |
| 23-10329 | EXPANSION & RENOVATION | 1600 NW 30 AV | 4 |

# TOTAL INSPECTIONS
# 4,331



# CITY PROJECTS

## NEW OHUI PROJECTS

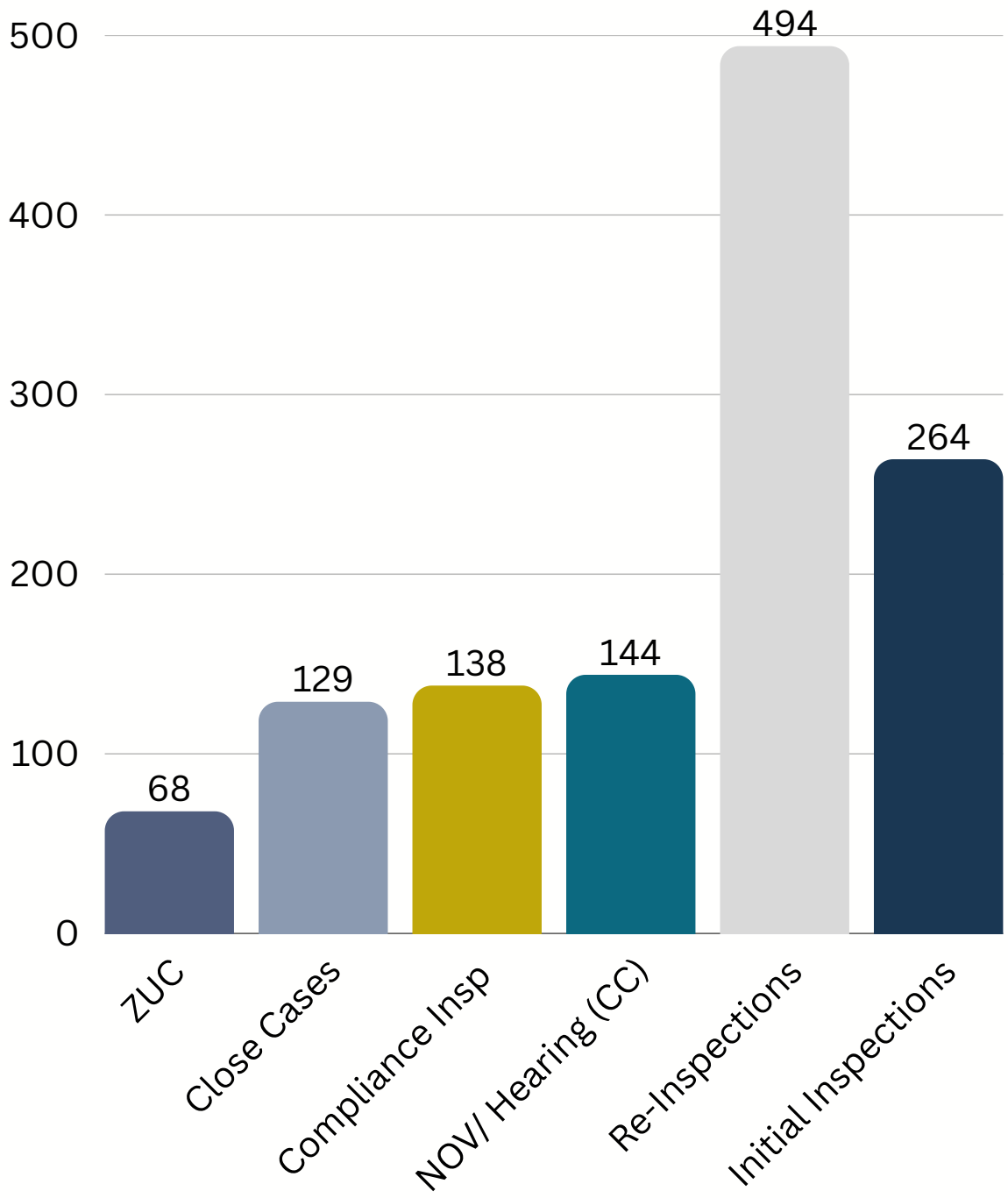
| Permit | Address | Description |
|---|---|---|
| 26-6766 | 785 NW 18 AV | NEW SFR |
| 26-6918 | 2625 NW 9 ST | REROOF |
| 26-6457 | 830 SE 1 AV | AC CHANGEOUT & DUCT WORK |

## City Projects

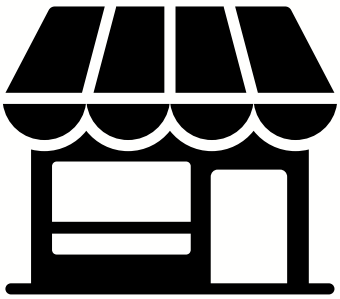
| Permit | Address | Description |
|---|---|---|
| 26-6547 | 255 N POMPANO BEACH BLVD | INSTALL ILLUMINATED SIGN |
| 26-6549 | 50 W ATLANTIC BLVD | LIGHTING FIXTURES- 2ND FLR LOBBY |

# CODE COMPLIANCE ACTIVITY

## CC METRICS



# ECONOMIC DEVELOPMENT SNAPSHOT



## NEW BUSINESS TAX RECEIPTS

**8** **New Businesses Licensed**

**99** **Employees Added**

| Business Name | Category | Address | District |
|---|---|---|---|
| NORDSTROM | MERCHANT RETAIL | 1440 NE 23 ST | 2 |
| EAST COASTL ELECTRICAL SERVICES | ELECTRICAL | 1301 SE 2 ST | 3 |
| HUMPHREY LAW GROUP PA | PROFESSIONAL OFFICE | 911 E ATLANTIC BL | 3 |
| EURO CLASSICA LLC | STORAGE WAREHOUSE | 551 S DIXIE HWY | 3 |
| SQUARE COW MOOVERS | MOVING AGENTS | 2025 NW 15 AV | 4 |

# ECONOMIC DEVELOPMENT SNAPSHOT

| Business Name | Category | Address | District |
|---|---|---|---|
| WC APPLIANCES | MERCHANT RETAIL | 1591 N POWERLINE RD | 4 |
| SOLIS CABINETRY LLC | MERCHANT RETAIL | 330 RACETRACK LOOP | 5 |
| MUNCH BOX BAR & GRILL LLC | RESTAURANT | 1411 NW 31 AV | 5 |

# VACATION RENTAL LICENSES ISSUED



## 14

### LICENSES ISSUED

Supporting tourism and our local economy

| District | Address | Description |
|---|---|---|
| 1 | 3208 NORFOLK ST | SFH |
| 1 | 2401 NE 9 ST | SFH |
| 1 | 1540 SE 23 AV | SFH |
| 1 | 1650 NE 27 AV | SFH |
| 1 | 1050 NE 27 AV | SFH |
| 1 | 2304 SE 13 CT | SFH |
| 1 | 728 NE 7 ST | SFH |
| 2 | 1899 NE 49 CT | DUPLEX |

# VACATION RENTALS

| District | Address | Description |
|---|---|---|
| 3 | 200 SE 3 ST | SFH |
| 3 | 340 SE 5 AV | SFH |
| 3 | 301 SE 12 AV | DUPLEX |
| 3 | 733 NE 2 ST | SFH |
| 3 | 1318 SE 1 ST | SFH |
| 4 | 317 NW 16 AV | SFH |