

DEVELOPMENT SERVICES SEPTEMBER 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



SSI Lubricants - Pompano Beach

980-981 SW 13th Street | District 5

Application for a project involving site improvements to support the operation of a truck or freight terminal. The existing 866-square foot building on the property will remain in place and continue to serve as the primary structure for administrative or operational functions. No new buildings are proposed as part of this project, and all existing utility services will remain in place. The project is located at 980-981 SW 13th Street. The scope of work includes upgrading the pavement areas to accommodate truck circulation, parking, and loading/ unloading activities, and installing new stormwater infrastructure. The site will feature parking and stormwater management, which will be addressed through the construction of exfiltration trenches and retention swales. Landscape buffers and berms will be installed along the property boundaries in accordance with city code to enhance site aesthetics and provide screening.

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Culver's Pompano Beach

1360 N Federal Hwy | District 1

Application for a property with frontage along N Federal Hwy, NE 14 Street Causeway and NE 23 Avenue. The applicant is proposing a new 4,223 square foot restaurant with outdoor dining and site improvements. The project includes a drive-through which is a permitted accessory use in the B-3 Zone.



Development Review Committee (DRC) Meetings

River Development | 117 S Riverside Drive | District 1

The Minor Site Plan application is for the development of four two-story townhomes on an 18,000 square foot lot with associated parking and amenities.

Auto Toy Store | 941 & 929 SW 8 St | District 5

The Minor Site Plan application is for an outdoor vehicle display area, customer parking spaces, upgraded landscaping and improved on-site drainage for an existing structure that has indoor car sales.

Costco Pompano Beach | S Powerline Rd | District 5

The applicant is requesting Major Site Plan approval with Major Building Design for a proposed 167,121 square foot Costco Wholesale/Retail facility located on a 21.2-acre parcel within the northwest corner of the Live! Pompano Planned Commercial Development. The site is on the southeast corner of the intersection of Race Track Road and Powerline Road. This is an existing vacant lot where a Development Order for a multi-tenant grocery store plaza was previously proposed via PZ#21-12000045 which will be voided upon approval of this Major Site Plan request. The Costco facility is includes a gasoline filling station with 32 fueling positions and provides a total of 817 parking spaces.

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ECO Townhomes | 3223 NE 5 St | District 1

This Minor Site Plan application is for a new five-unit two-story townhouse development in a 11,400 square foot lot (0.2617 acre) located on NE 5th Street east of N Ocean Blvd. The proposed project features 3-bedroom, 3-bathroom units.

Village of Pompano Beach | NW 8 Ave | District 4

Application is for plat approval for a proposed eight townhouse development to be constructed on a vacant site located at NW 8 Avenue, consisting of 0.541 acres (Folio Nos. 4842-35-00-0470 and 4842-35-00-0500). The site plan for eight townhouses was approved by the city and the Development Order (23-12000011) was issued on June 25, 2024.

Stacking Lane Distance Code Amendment | N/A | N/A

The applicant for the Festival Industrial Redevelopment Major Site Plan has proposed to amend Table 155.5101.G.8.B: Minimum Stacking Lane Distance for Parking Lot Entrance Driveways to account for properties with multiple driveways. The Applicant withdrew this application when the Variance for the stacking distance was approved by the ZBA (see ZBA below).

Hodge Marine | 1857 NW 21 St | District 4

The applicant is requesting a Major Site Plan approval. The property owner is seeking approval to construct a new 6,634 square foot one-story building, on a 20,784 square foot (0.48 acre approximately) lot for a boat repair facility.



Planning and Zoning Board Agenda

Industrial Redevelopment of the Festival Flea Market Site

2900 W SAMPLE ROAD | DISTRICT 4

The applicant is requesting Major Site Plan approval for the development of Industrial Warehouses on the former site of the 25-acre Festival Marketplace site.

Approved

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Zoning Board of Appeals Agenda

WSL Festival Logistics North Owner LLC

2900 W Sample Rd | District 4

Variance application to permit stacking lane distances ranging from 50 feet to 70 feet, in lieu of the required 100 feet, in order to accommodate site-specific constraints.

Approved with Conditions

Alliance West Atlantic LLC

1500 W Atlantic Blvd | District 4

Major Temporary Use Permit to utilize three adjacent vacant parcels as a temporary truck parking facility.

Approved with Conditions

Kendall Williams

2521 NE 10 Ter | District 2

Variance application to allow a storage shed to be located within a required street-side yard setback.

Approved with Conditions

FFT Pompano LLC

1401 SW 26 Ave | District 5

Special Exception application for a Car Wash.

Deferred to October 16th Meeting

Thomas Zouki

2620 NE 19 St | District 1

Special Exception application to utilize the property for a Transitional Community Residence.

DENIED

1220 Holdings LLC

1220 SW 12 Ave | District 5

Variance application to permit the construction of an addition to an existing warehouse, maintaining the current nonconforming interior side yard setback of 0 feet along the southern property line, in lieu of the 10-foot setback required by Code.

Approved with Conditions

JH4 Investments LLC

1857 NW 21 St | District 4

Variance application to permit a reduction of the required stacking lane distance from 25 feet to 10.5 feet in order to accommodate site-specific constraints.

Approved with Conditions



City Commission Meetings

Address: 3151 N. Federal Hwy
District: 2
Application Type: Revocable License Agreement
Status: Approved

Address: 1 North Andrews Avenue
District: 4
Application Type: Cross Access Easement Abandonment
Status: Approved

Address: Block bounded by NE 2nd Ave, NE 3rd Ave, NE 4th St. and NE 3rd St.
District: 4
Application Type: Alley Abandonment
Status: Approved on 1st reading

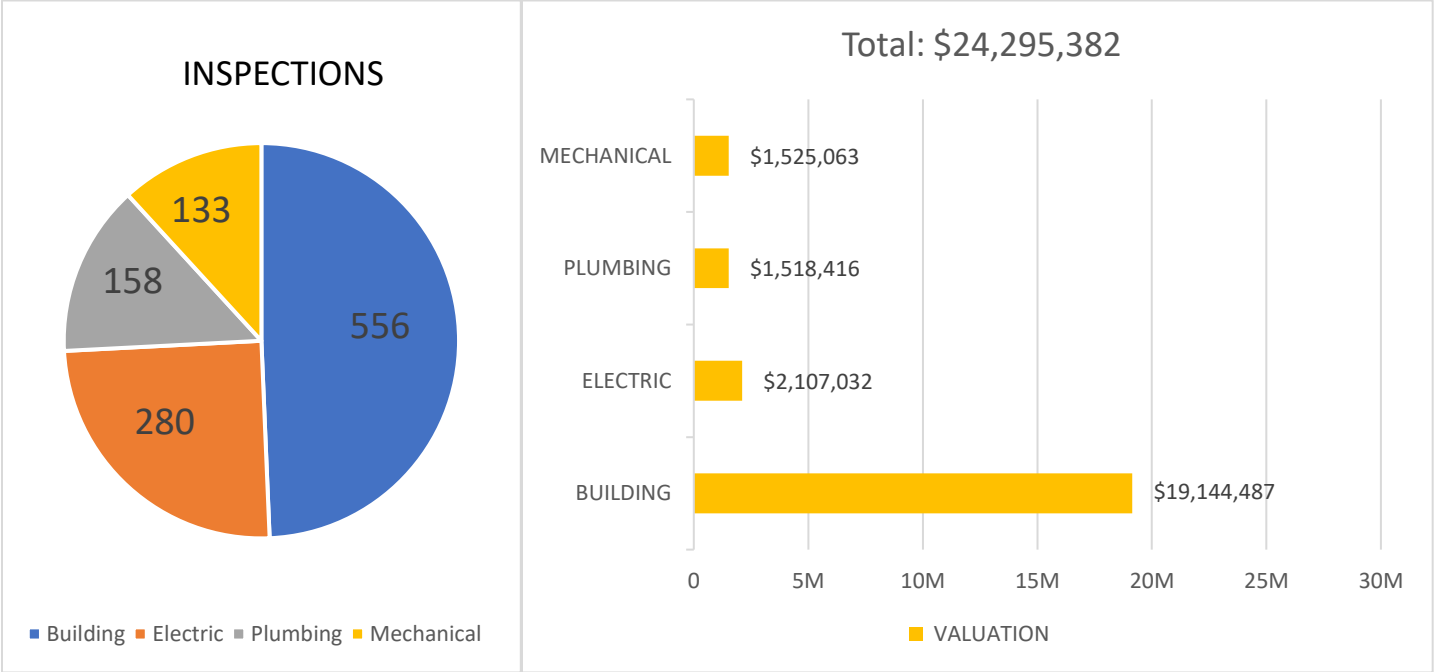
Address: N/A
District: N/A
Application Type: FDEP Grant Agreement for Adaptation Plan
Status: Approved

Address: N/A
District: N/A
Application Type: Authorize 6 contracts with qualified firms for Future Sustainability projects
Status: Approved on 1st reading

BUILDING, PERMITTING AND INSPECTION DIVISION



Permits Issued



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Substantial Projects Permitted

Permit #	Project	Address	Valuation
25 -7412	FESTIVAL WAREHOUSES	2900 NW 36 ST SITE	\$4,155,668
25 -7370	TENANT SPACE ALTERATION	2510 NW 24 ST	\$1,273,000
25 -7137	FACADE RESTORATION	750 N OCEAN BL COMM	\$3,920,111
25 -7344	OFFICE & WAREHOUSE RENOVATION	2121 NW 15 AV	\$1,386,500
25 -7924	TENANT BUILDOUT (ROSS)	3459 N FEDERAL HY	\$1,200,000
Total			\$11,935,279



Demolition Permits Issued

PERMIT#
25-2886

- 401 NE 10 Ave
- DISTRICT 3
- Total Demo - SFR

PERMIT#
25-3124

- 1801 N Andrews Ave
- DISTRICT 4
- Building Total Demo

PERMIT#
25-2887

- 405 NE 10 Ave
- DISTRICT 3
- Total Demo - SFR & Garage

PERMIT#
25-7128

- 150 NE 18 St
- DISTRICT 4
- Shed Demo

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Certificates of Occupancy Issued

Permit #	Owner	Address	District	Description	Valuation
25-1944	FRENZEL, DARRELL	2550 SE 5 CT	1	CARPORT ENCLOSURE	\$25,000.00
24-9823	1520 N POWERLINE ROAD LLC	1520 N POWERLINE RD	4	INTERIOR RENOVATION	\$350,000.00
24-9588	BALL, BRIAN L H/E	279 SE 1 TE	3	GARAGE ADDITION	\$30,200.00
24-7742	1621 S DIXIE HWY LLC	1601 S DIXIE HY 117	3	INTERIOR RENOVATION	\$67,822.00
24-5603	HENNING POMPAÑO BEACH LLCO.	2451 N FEDERAL HY	2	TENANT BUILDOUT	\$916,617.00
24-4235	D R HORTON INC	876 NW 18 WY	4	NEW SFR	\$149,498.00
24-4227	D R HORTON INC	748 NW 18 WY	4	NEW SFR	\$150,098.00
24 -4225	D R HORTON INC	716 NW 18 WY	4	NEW SFR	\$140,692.00
24 -4221	D R HORTON INC	611 NW 18 MA	4	NEW SFR	\$146,426.00
24-3456	RANDELL, JOHNNIE E JR	760 SW 10 ST COMM	3	NEW DUPLEX	\$305,000.00
23-3243	W4C LLC	3435 N FEDERAL HY	2	NEW GROCERY STORE (PUBLIX)	\$9,962,468.00
23-1077	US GATEWAY INVESTMENTS LLC	990 N POWERLINE RD	4	NEW APT BUILDING (#1)	\$5,493,000.00
23-1076	US GATEWAY INVESTMENTS LLC	960 N POWERLINE RD	4	NEW APT BUILDING (#3)	\$3,313,360.00

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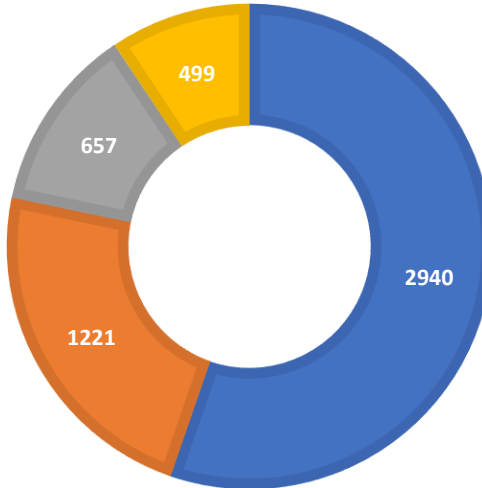
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23-1075	US GATEWAY INVESTMENTS LLC	940 N POWERLINE RD	4	NEW APT BUILDING (#2)	\$2,575,000.00
23-1074	US GATEWAY INVESTMENTS LLC	900 N POWERLINE RD	4	NEW APT BUILDING (#4)	\$5,505,000.00
22-4245	SNL IOV POMPANO BEACH OWNER LL	1501 NW 18 ST	4	NEW TRUCK TERMINAL	\$1,931,000.00
20-9817	1621 S DIXIE HWY LLC	1621 S DIXIE HY REC	3	REC/AMENITIES BLDG	\$1,817,271.00
19-11184	ADAMS, CHARLIE	571 SE 5 ST	3	SFR ADDITION & REMODEL	\$117,815.00
19-8952	KITE, ROBERT J H/E	940 SE 4 AV	3	NEW FLORIDA ROOM	\$27,769.00
10 -5452	FLORIDA INLAND NAVIGATION	2911 NE 14 ST GRD	1	MODULAR BUILDING	\$32,000.00
05-0589	KITE, ROBERT J	940 SE 4 AV	3	2ND FLOOR ADDITION	\$189,200.00



Inspections Performed

INSPECTIONS TOTAL: 5,317



■ BUILDING
■ ELECTRIC
■ PLUMBING
■ MECHANICAL



New OHUI Projects

Permit#
25-7562

1220 NE 9 ST

SHINGLE &
FLAT REROOF

Permit#
25-7740

1690 NW 2 Ter

IMPACT WINDOWS
& DOORS

Permit#
25-7615

1690 NW 2 Ter

WATER HEATER
REPLACEMENT



CRA Projects

Permit# 25-7401

35 N Dixie Hwy

Complete Demolition



City Projects

PERMIT#

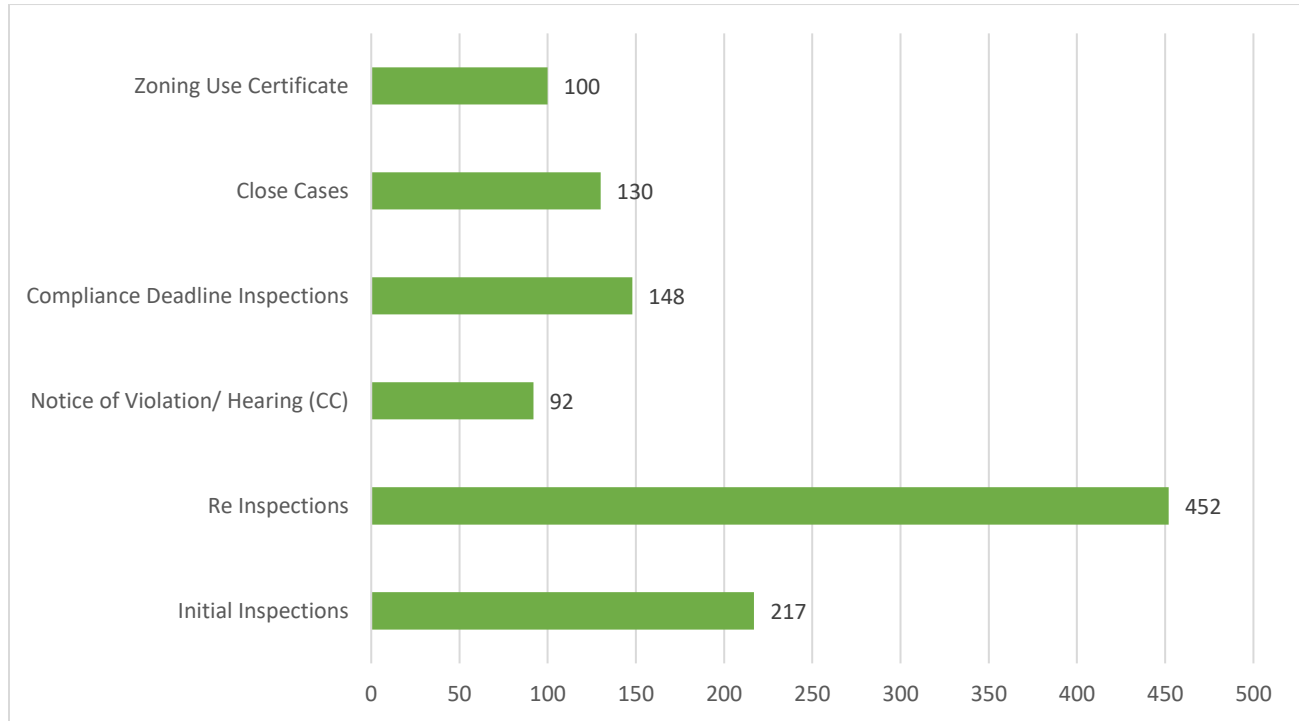
25-7129

- 570 S Cypress Rd
- INSTALL OF CCTV ON PREMISES (Jacoby Park)

CODE COMPLIANCE DIVISION



Code Compliance Metrics



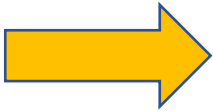
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New BTR Applications Received

DECRPTION	NAME	ADDRESS	DISTRICT	# OF EMPLOYEES
Animal Grooming Services	Groom Haus	602 SE 15 Street	1	4
Halls For Hire	Venue & Events and Party Rental	750 NE 36 Street	2	1
Auto Dealer	NVR Stock LLC	701 NE 1 Avenue	2	1
Consultants	Fairwinds Practice Solutions	1266 SW 2 Avenue	3	1
Distributor	Taylor DM Brands	3000 NW 27 Avenue	4	50
Manufacture	Garrison Systems	1600 NW 18 Street	4	63

TOTAL 120



Vacation Rental Licenses Issued

SINGLE FAMILY HOME • 3243 NE 5 St • DISTRICT: 1	SINGLE FAMILY HOME • 2580 NE 2 Ct • DISTRICT: 1	SINGLE FAMILY HOME • 3205 Canal Dr • DISTRICT: 1
SINGLE FAMILY HOME • 2719 SE 11 St • DISTRICT: 1	SINGLE FAMILY HOME • 509 S Riverside Dr • DISTRICT: 1	SINGLE FAMILY HOME • 3301 SE 8 St • DISTRICT: 1

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DUPLEX

- 409 Hibiscus Ave 1-2
- DISTRICT: 1

TRI PLEX

- 203 Hibiscus Ave
- DISTRICT: 1

SINGLE FAMILY HOME

- 1950 NW 1 Ter
- DISTRICT: 2

SINGLE FAMILY HOME

- 931 SE 5 Ave
- DISTRICT: 3

SINGLE FAMILY HOME

- 1920 NW 6 Ave
- DISTRICT: 4