



City of Pompano Beach  
Department of Development Services  
Planning & Zoning Division



P&Z#: 25-12000021

100 W. Atlantic Blvd Pompano Beach, FL 33060  
Phone: 954.786.4679 Fax: 954.786.4666

## Development Application

**Project Type:** Development Application  
(Site Plan & Building Design)

**Submission #:** MSP-2025-26

Site Data			
<b>Project Name:</b>	SHELL BUILDING AT FOLIO 4942-03-27-0012	<b>Size of property:</b>	78927.0
<b>Street Address:</b>	2100 W. Atlantic	<b>Number of units (Residential):</b>	0.0
<b>Folio Number(s):</b>	4942-03-27-0012	<b>Totals square feet of the building (Non-Residential):</b>	5000.0
<b>Project Narrative:</b>	NEW 5,000 S.F. MULTI-TENANT SHELL BUILDING INTENDED FOR RETAIL AND RESTAURANT USES. THE BUILDING WILL BE PLACED ON A SITE THAT HAS AN EXISTING BUILDING ON THE SITE. THE EXISTING BUILDING WAS A RESTAURANT AND IS CURRENTLY VACANT AND PLANS ARE TO DEMOLISH THE INTERIOR SPACE TO CREATE A SHELL BUILDING (UNDER SEPARATE PERMIT) THAT WILL BE MULTI-TENANT BUILDING WITH RETAIL AND RESTAURANT. THAT BUILDING IS SCHEDULED TO HAVE A FACADE MODIFICATION (SEPARATE PERMIT) AND REFERENCE IMAGES HAVE BEEN ATTACHED TO THIS PLAN SET. WITH THE NEW BUILDING THE PARKING HAS BEEN MODIFIED AND THE LANDSCAPE AND THE DRAINAGE ARE BEING MODIFIED TO BRING THE SITE UP TO CODE		

Applicant		Lot Review (City of Records)	
<b>Name:</b>	Terry Runyan	<b>Business Name (if applicable):</b>	Master Carwash LLC
<b>Title:</b>	Sr. Project Manager	<b>Print Name:</b>	Edgar Halac
<b>Street Address:</b>	14125 NW 80th Ave, Suite 303	<b>Street Address:</b>	2600 Island Boulevard, suite 705
<b>Mailing Address City/ State/ Zip:</b>	Miami Lakes FL 33016	<b>Mailing Address City/ State/ Zip:</b>	Aventura FL 33160
<b>Phone Number:</b>	786-235-9097	<b>Phone Number:</b>	305-610-5141
<b>Email:</b>	trunyan@dtiarchitect.com	<b>Email:</b>	edgarhalac@gmail.com

ePlan agent (if different):	
<b>Name of ePlan agent:</b>	
<b>Email of ePlan agent:</b>	
<b>Phone Number of ePlan agent:</b>	

DRC