



Florida's Warmest Welcome

**NEW CONSTRUCTION
PROJECTS WITHIN THE
CITY OF POMPANO BEACH**

***FALL 2024
(2ND EDITION)***

BUILDING INSPECTIONS DIVISION

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COMMISSIONER DISTRICT 1

400 SUNSET DRIVE

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 400 Sunset Dr.

Description:

The project involves constructing a new three-townhouse building on a 6,615-square-foot lot in Surfside Villas. Each townhouse features a one-car garage, guest bedroom, and bathroom on the first floor; living and dining spaces with balconies on the second floor; two bedrooms and bathrooms on the third floor; and a master suite with a balcony on the fourth floor. The fifth floor includes a sundeck and spa area. Each unit also has a personal elevator providing access to the roof deck.

Est. Completion: 2025



Valuation: TBD

Developer: PARADISE AT 400 SUNSET LLC

Prime Contractor: TBD

PZ Project: PZ24-12000007

Building Permit: Pending Submittal

580 BRINY

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 580 Briny Ave.

Description: The proposed 10-story project at 580 Briny Avenue includes 17 residential units, 513 square feet of ground-floor commercial space, and 37 parking spaces entirely within the structure. Standing 104' 6" tall, it features an interior drive for parking access, enhancing safety by reducing vehicle-pedestrian conflicts. The design also maximizes light, air, and viewing corridors for residents.

Est. Completion: TBD



Valuation: \$11,500,000

Developer: CLARIDGE HOMES BEACHBOYS LP

Prime Contractor: TBD

PZ Project: PZ24-12000003

Building Permit: Pending Submittal

ARCHI ONE

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 200 N Federal Hwy

Description:

The 0.85-acre property on North Federal Highway in Pompano Beach, currently housing Kraeer Funeral Home, will be replaced with a revised mixed-use project featuring 99 residential units and 6,216 sq. ft. of retail space. Located within the TO-EOD zoning district, the project has received approvals from the DRC, Architectural Appearance Committee, and Planning & Zoning Board, maintaining the previously approved site layout and design guidelines.

Est. Completion: 2025



Valuation: TBD

Developer: ARCHI GROUP LLC

Prime Contractor: ALL FLORIDA CONSTRUCTION & ROOFING CO.

PZ Project: PZ23-12000052

Building Permit: BP23-00010704

A1A IMPROVEMENTS

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: A1A from Hillsboro Inlet to Terra Mar Drive

Description:

The SR A1A Streetscape project, spanning from Sunset Lane to Hillsboro Inlet, includes undergrounding utilities, new sidewalks, bike lanes, traffic calming features, resurfacing, lighting, and landscaping. The project has two phases: Phase 1 (South of Atlantic Blvd) is delayed due to complex FPL switching orders but is expected to be completed by March 2025. Phase 2 (North of Atlantic Blvd) is underway with crews working on feeder lines, tie-ins, and restorations, with ongoing work by multiple utility companies.

Est. Completion:

Phase 1 (*South of Atlantic Blvd*): August 2024

Phase 2 (*North of Atlantic Blvd*): December 2025



Valuation: \$19,925,295

Developer: CITY OF POMPANO BEACH
DESIGN TEAM: KEITH & ASSOCIATES

Prime Contractor: BURKHARDT CONSTRUCTION

PZ Project: N/A

Building Permit: N/A

CANAL DRIVE TOWNHOMES

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 3233 Canal Dr.

Description:

The proposed project seeks a Minor Site Plan for a 0.21-acre property west of North A1A in Pompano Beach. It involves demolishing an existing multifamily building and developing a 4-unit townhome with site amenities. Zoned RM-20 and designated for Medium High Residential use, the project meets all relevant review standards.

Est. Completion: 2025



Valuation: TBD

Developer: GESTION MICHAUD 2021 INC

Prime Contractor: TBD

PZ Project: PZ23-12000054

Building Permit: Pending Submittal

CASAMAR

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 900 N Ocean Blvd.

Description:

The proposed development is a 21-story mixed-use tower on the east side of Highway A1A in Pompano Beach, featuring 119 residential units (1-4 bedrooms), multiple amenities, fitness facilities, a lobby, lounge, and a two-story parking garage. It includes ground-floor commercial and residential spaces with private beachfront access.

Est. Completion: 2024



Valuation: \$131,538,660

Developer: THE RELATED GROUP

Prime Contractor: COASTAL CONSTRUCTION OF PALM BEACH

PZ Project: PZ21-12000006

Building Permit: BP22-00010925

DUET RESIDENCES

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 1550 N Ocean Blvd.

Description:

The Duet Residences Condo project, is planned for a 0.62-acre site at 1550 N Ocean Boulevard. The development will include two 19-story towers featuring 28 luxury residences and 3,407 square feet of commercial space, with a building footprint of 2,430 square feet.

Est. Completion: TBD



Valuation: \$18,000,000

Developer: MOUNT VERNON PROPERTY HOLDINGS LLC

Prime Contractor: TBD

PZ Project: PZ21-12000037 (MAJOR SITE PLAN)
PZ16-13000001 (REZONING MINOR DEVIATION)

Building Permit: BP23-00010622

ENTOURAGE IN THE SUN

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 407 N Riverside Dr.

Description: Condominium project planned to rise 10 stories and include 42 condos, 62 parking spaces, and a pool deck facing the Intracoastal Waterway. Condos would range from 1,785 to 3,690 square feet in two- and three-bedroom layouts.

Est. Completion: 2025



Valuation: \$27,249,359

Developer: ENTOURAGE FLORIDA DEVELOPMENT LLC

Prime Contractor: CARDELLA CONSTRUCTION COMPANY

PZ Project: PZ22-12000011

Building Permit: BP23-00005032

GLC 22nd

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 31 NE 22nd Ave.

Description: Mixed-use project with 67 dwelling units and 1,817 sq. ft. of commercial and office space.

Est. Completion: 2025 / 2026



Valuation: \$18,000,000

Developer: GLC POMPARO 1 LLC

Prime Contractor: TBD

PZ Project: PZ23-12000046

Building Permit: Pending Submittal

HIBISCUS PARK TOWNHOMES

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 3213 SE 7th St

Description:

Proposed seven-unit townhome project, three-stories high in two principle structures with a total floor space of 23,483 sq. ft.

Each townhome unit consists of 4 bedrooms, 4.5 bathrooms, with a private 2-car garage, along with 2 shared outdoor parking spaces.

Est. Completion: TBD



Valuation: \$5,357,100

Developer: HORIZON TIME LLC

Prime Contractor: CASA MODERNA LLC

PZ Project: PZ23-12000004

Building Permit: BP23-00009771

HIDDEN HARBOUR

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 1590 N Federal Hwy.

Description: The Hidden Harbour site, currently 6.9 acres, includes a marina and retail space. The proposed amendment adds a parking structure on NE 16 Street to reduce traffic, and lowers building heights to eight stories. The development will feature two mixed-use buildings with 285 residential units, 11,825 square feet of commercial space, and a waterfront promenade for pedestrian access.

Est. Completion: TBD



Valuation: \$28,000,000

Developer: AMP IV-HIDDEN HARBOUR, LLC AND
HTG AMP HARBOURSIDE, LLC

Prime Contractor: TBD

PZ Project: PZ21-12000040

Building Permit: Pending Submittal

HILLSBORO SHORES

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 2507 N Ocean Blvd.

Description: This project proposes a 10-story building with 121 residential units, 5,115 sq. ft. of retail space, and structured parking. Units range from 1,100 to 3,000 sq. ft., with amenities on the 5th floor. The design includes a public walkway along the Intracoastal Waterway and a modern aesthetic with integrated vegetation and a scenic streetscape.

Est. Completion: TBD



Valuation: \$73,400,000

Developer: CG HILLSBORO SHORES LLC

Prime Contractor: GT CONSTRUCTION & DEVELOPMENT

PZ Project: PZ15-12000065 (MAJOR SITE PLAN)
PZ19-13200001 (REZONING MINOR DEVIATION)

Building Permit: BP22-00002067

LUXURY CONDOS

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 2716 NE 14 ST

Description: Six-unit Condo Building with three-story units. Four units will have 3 bedrooms / 3 bathrooms, and two units will have 4 bedrooms / 3 bathrooms. Project will consist of a common area that has private offices, sauna, pool bathrooms, and a gym/game room.

Est. Completion: TBD



Valuation: \$1,500,000

Developer: PROPERTY OUTLAWS LLC.

Prime Contractor: GARZA CONTRACTORS LLC

PZ Project: PZ21-12000034

Building Permit: BP22-00007404

McNAB SELF STORAGE

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 950 SE 15TH St (E MCNAB RD)

Description:

McNab Self Storage is a secure 117,079 square foot mixed use commercial storage/retail facility along McNab Road just east of Federal Highway. The facility will contain 872 climate-controlled storage units with 1,220 square feet of office. The project will also feature 7 retail bays totaling 8,029 square feet.

Est. Completion: 2024



Valuation: \$7,414,425

Developer: MCNAB GROVE, INC.

Prime Contractor: LEIGHTON MCGINN COMPANY

PZ Project: PZ16-12000045

Building Permit: BP18-00005361

MAYLA POMPANO (FKA: POMPANO STATION)

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 10 / 11 NE 24 Ave.

Description: Located in the TO/EOD, the project proposes 355 residential dwelling units in two 8-story buildings with internal structured parking, amenities for the residents and a public plaza at the northwest corner of E Atlantic Blvd and NE 24 Ave.

Est. Completion: 2024



Valuation: \$102,000,000

Developer: G&C Platinum 2400 Investors, LLC and
G&C Platinum 2500 Investors, LLC

Prime Contractor: VERDEX CONSTRUCTION LLC

PZ Project: PZ19-12000047

Building Permit: BP21-00006413, BP21-00006418

McNAB CONDO HOTEL

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 872 E McNab Rd.

Description: Four-story, 36,275 sq. ft. Condo Hotel and 5,106 sq. ft. parking garage with 66 rooms and 57 parking spaces. Each room will be equipped with a kitchen, and feature amenities including a Fitness Center and Laundry machines.

Est. Completion: 2025 / 2026



Valuation: TBD

Developer: ACG PB LLC

Prime Contractor: TBD

PZ Project: PZ23-12000045

Building Permit: Pending Submittal

OCEAN AZUL TOWNHOMES

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 3220 NE 7th St.

Description: Six three-story fee simple townhouse units. Each unit has 3 bedrooms, 3.5 baths and a two-car garage. Guest parking is also proposed as parallel parking on the city right of way along NE 7th Street in addition to the two required spaces on site.

Est. Completion: 2025



Valuation: \$3,277,140

Developer: OCEAN AZUL LLC

Prime Contractor: SOUTH MIAMI CONSTRUCTION LLC

PZ Project: PZ18-12000039 (MINOR SITE PLAN)

Building Permit: BP21-00011248

OCEANSIDE RESORT AND CONDO

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 20 N. OCEAN BLVD.

Description:

The 24-story tower will have 77 condos and 303 hotel/condo units, with residential options including two to five bedrooms. Amenities include banquet facilities, a spa, two restaurants, retail spaces, three pools, and sports courts, with most amenities located on the third floor.

Est. Completion: TBD



Valuation: TBD

Developer: RELATED GROUP & BH GROUP

Prime Contractor: TBD

PZ Project: PZ16-12000044

Building Permit: Pending Submittal

POMPANO BEACH SNACK BAR & GRILL

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

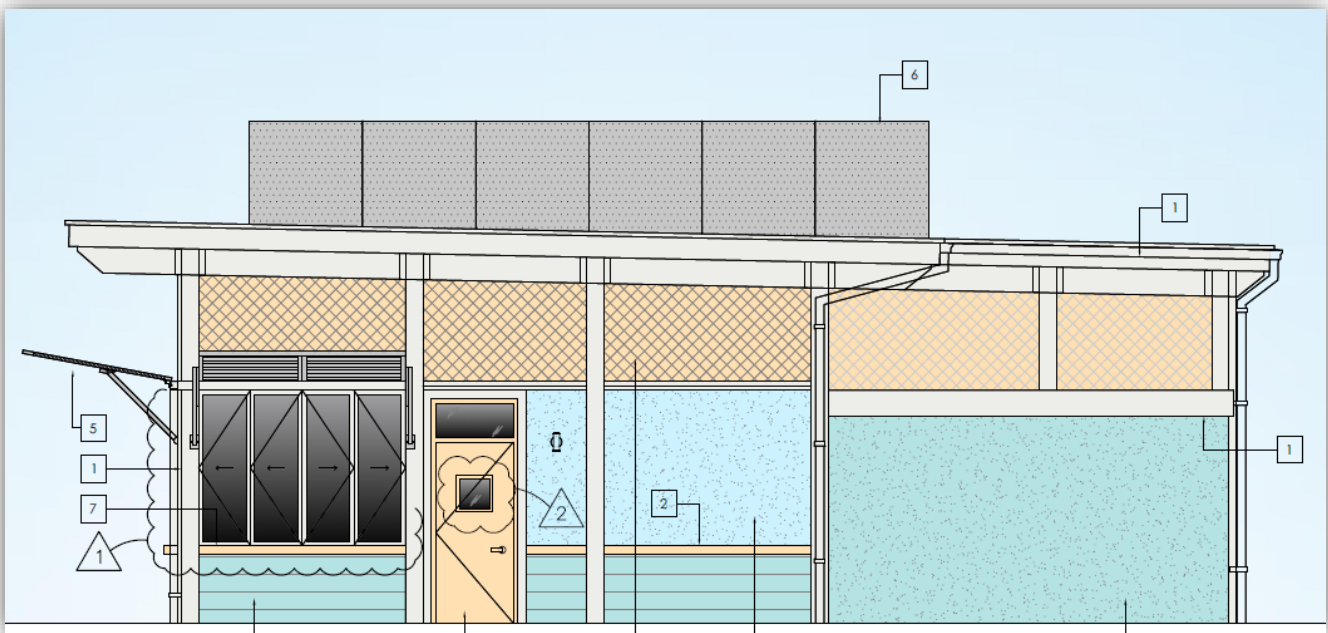
Under Construction

Complete

Address: 20 N Pompano Beach Blvd.

Description: Replacing the existing snack bar on the beach, this new one-story building contains a kitchen area of 1,233 sq. ft. and a 2,010 sq. ft. cafe tiki bar dining deck. Features new site lighting, bathrooms, freezer, coolers, landscaping and site improvements.

Est. Completion: 2025



Valuation: \$1,200,000

Developer: LM RESTAURANTS, INC.

Prime Contractor: AMDI CONSTRUCTION INC

PZ Project: PZ24-12000002

Building Permit: BP24-00003938

POMPANO HOTEL

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 101 S Ocean Blvd.

Description:

The proposed development is a 252-room hotel at 101 S. Ocean Boulevard, featuring 7,329 square feet of ballrooms and meeting spaces, a 2,334-square-foot fitness center, and 4,810 square feet for restaurant and bar areas. The hotel will offer covered valet parking with a total of 236 parking spaces.

Est. Completion: TBD



Valuation: TBD

Developer: Claridge Homes

Prime Contractor: TBD

PZ Project: PZ23-12000042

Building Permit: Pending Submittal

PURE RESIDENCES RESORT

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 3300 SE 1st St.

Description:

The proposed 21-story condo hotel will feature 219 apartment-style suites, from traditional rooms to 2-bedroom units with kitchens, catering to both short-term and extended stays. Pure Residences aims to add diverse accommodation options to this key tourist destination.

Est. Completion: TBD



Valuation: TBD

Developer: PURE RESIDENCE RESORT POMPANO BEACH LLC

Prime Contractor: TBD

PZ Project: PZ18-12000047

Building Permit: Pending Submittal

THE RITZ-CARLTON RESIDENCES

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 1380 / 1381 S Ocean Blvd.

Description: Comprised of two separate buildings, this development will create 205 residential dwelling units, 14 private boat slips & 355 parking spaces. Amenities include 'lush landscaped areas, pools, spas, lounging areas and a pavilion'.

Est. Completion: 2025



Valuation: \$259,000,000

Developer: FORTUNE INTERNATIONAL GROUP & OAK CAPITAL

Prime Contractor: MOSS & ASSOCIATES LLC

PZ Project: PZ18-12000019 (Major Site Plan)

Building Permit: BP22-00010928 and BP23-00004931

RIVERSIDE PROMENADE

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 3100 E Atlantic Blvd.

Description:

The project on East Atlantic Boulevard includes two restaurants, a retail building, and 111 parking spaces. It features a modern beach design with glass walls and a 45-foot promenade along the Intracoastal for outdoor dining and boat docks. Valet parking will be provided, and a glass and steel retail structure will be built with a canopied patio.

Est. Completion: 2024



Valuation: (1) \$1,745,000
(2) \$3,132,000
(3) \$1,650,000

Developer: TSATAS ACQUISITIONS LLC

Prime Contractor: J V G CORP

PZ Project: PZ15-12000011

Building Permit: BP17-00005465 (BLDG A)
BP17-00005466 (BLDG B)
BP17-00005468 (BLDG C)
BP17-00005470 (SITE WORK)

SALATO

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 305 Briny Ave.

Description: The proposed 9-story, 103-foot building includes 40 residential units, 1,660 sq. ft. of commercial space, a lobby, parking, and amenities. Floors 3-7 have six units each, and floors 8-9 feature four units plus two townhouses. The roof houses mechanical equipment.

Est. Completion: 2025



Valuation: \$39,092,000

Developer: U.S. DEVELOPMENT, LLC

Prime Contractor: U S CONSTRUCTION DEVELOPMENT A

PZ Project: PZ21-12000043

Building Permit: BP22-00011863

SEABIRD POMPANO TOWNHOUSES

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 3225 NE 6th St

Description: Six-Unit Townhouse structure featuring a modern façade motive. Units will be three-stories tall, and feature 4 beds / 3 baths, 2 car garage, terrace area, balcony, large kitchen, backyard, and rooftop terrace.

Est. Completion: TBD



Valuation: \$4,500,000

Developer: SEABIRD POMPANO LLC

Prime Contractor: AG GENERAL CONTRACTOR LLC

PZ Project: PZ23-12000003

Building Permit: BP24-00003723

SKY BEACH TOWNHOMES

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 710 S RIVERSIDE DR

Description:

The project includes 20 three-story townhouses, each with 4 bedrooms, a two-car garage, and guest parking. The layout features a bedroom on the ground floor, living areas with balconies on the second, and 3 bedrooms on the third. A one-way driveway, swimming pool, private yards, and modern design elements complete the development.

Est. Completion: 2026



Valuation: \$16,624,825

Developer: SKY360 DEVELOPMENT

Prime Contractor: SMH CONSTRUCTION LLC

PZ Project: PZ16-12000020

Building Permit: BP23-00003604

SOLESTE

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 208 N Federal Hwy.

Description: Modern eight-story mixed use project consisting of 253 multi-family residential units, 4,000 square feet of street facing commercial space, and an above ground pool located on the 6th level.

Est. Completion: 2024 / 2025



Valuation: \$46,002,000

Developer: THE ESTATE COMPANIES

Prime Contractor: ESTATE GENERAL CONTRACTORS LLC

PZ Project: PZ21-12000041

Building Permit: BP23-00000817

WALDORF ASTORIA RESIDENCES

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

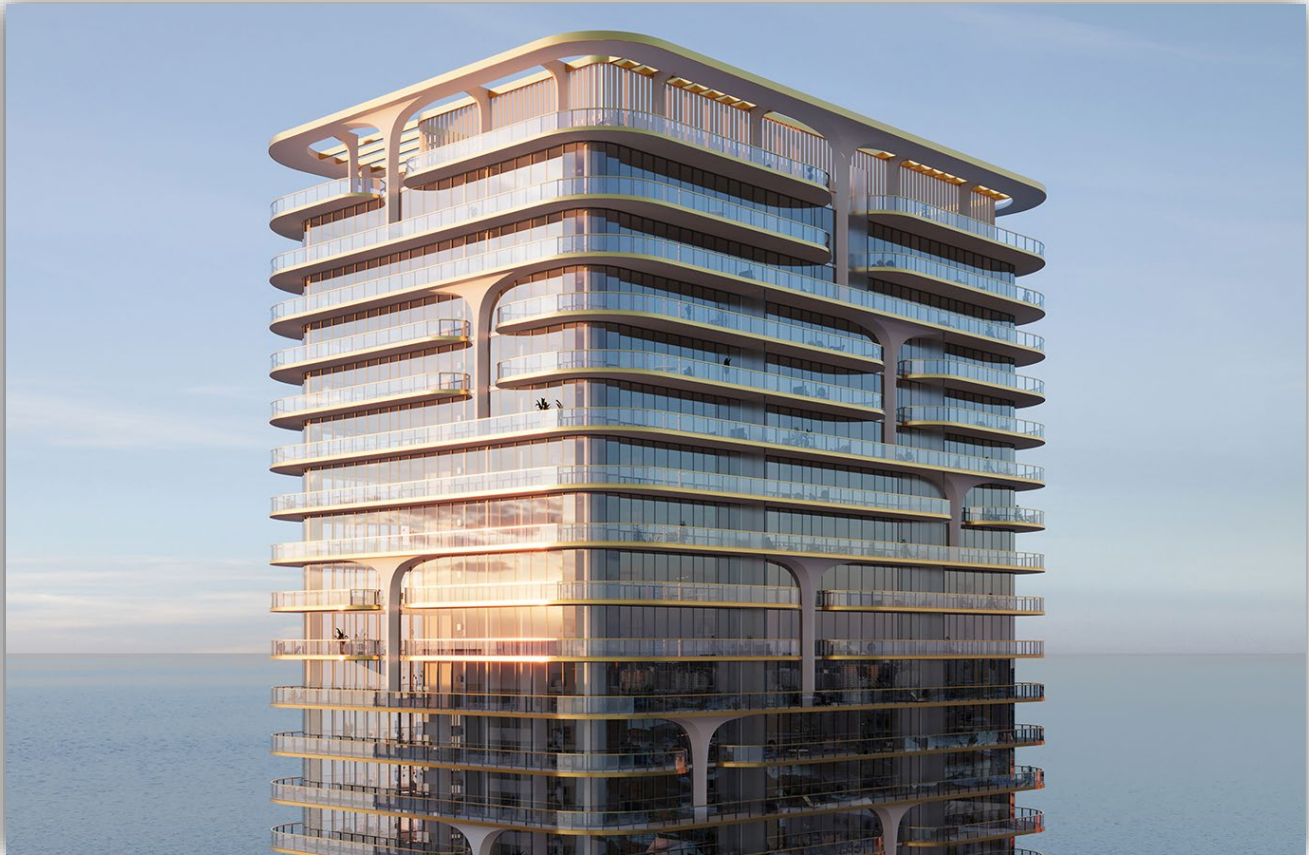
Under Construction

Complete

Address: 1350 S Ocean Blvd.

Description: Luxury 28-Story condominium housing 92 units, featuring a beachfront cafe with room service, resident lounge, pool, jacuzzi and cabanas with poolside dining, wellness facilities, and nearly two dozen boat slips.

Est. Completion: 2026



Valuation: \$117,411,906

Developer: RELATED GROUP

Prime Contractor: COASTAL CONSTRUCTION

PZ Project: PZ15-12000002

Building Permit: BP24-00004314

COMMISSIONER DISTRICT 2

3151 N FEDERAL HWY (FKA: SENTOSA)

COMMISSIONER DISTRICT 2

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 3151 - 3251 N Federal Hwy

Description: The 6.2-acre site at 3151-3251 N Federal Highway, previously approved for the "Sentosa" project with 285 units, is now being developed under a modified plan with 302 multi-family units and 3,750 square feet of retail space across two buildings. Key changes include surface and tandem parking, architectural improvements, and a land dedication to the City.

Est. Completion: 2025



Valuation: TBD

Developer: AMAC and ROVR Development

Prime Contractor: TBD

PZ Project: PZ24-12000018

Building Permit: Pending

COMMISSIONER DISTRICT 2

Complete

Description: Following the demolition two existing buildings, this project proposes the construction of a new 4,902 sq. ft. express car wash with related site and landscape modifications.

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NORTH POMPANO PARK

COMMISSIONER DISTRICT 2

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 4400 NE 18th Ave.

Description: Renovated Park to include new lighted sports fields, expanded parking areas, concessions and provide new areas such as picnic lawn, boat launch pier at lake front, new landscaping, access control and pedestrian paths.

Est. Completion: 2024



Valuation: \$3,561,000

Developer: City of Pompano Beach
Design Team: Keith & Associates

Prime Contractor: WEST CONSTRUCTION INC

PZ Project: PZ19-12000019

Building Permit: BP20-00006681

OLD TOWN SQUARE APARTMENTS

COMMISSIONER DISTRICT 2

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 200 NE 1st Ave.

Description:

The project will be a 10-story mixed-use building, featuring 7,008 square feet of commercial/retail space and 279 multifamily residential units. The residential units will vary in size, with minimum areas of 480 square feet for studios, 576 square feet for one-bedroom units, and 864 square feet for two-bedroom units.

Est. Completion: 2024



Valuation: \$39,351,000

Developer: CAVACHE PROPERTIES LLC

Prime Contractor: KAUFMAN LYNN CONSTRUCTION INC

PZ Project: PZ17-12000018

Building Permit: BP20-00002914

POMPANO CITI CENTRE RESIDENTIAL

COMMISSIONER DISTRICT 2

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 1100 E Copans Rd.

Description:

356-unit multi-family residential development on a portion of property at Pompano Citi Centre. Amenities include a 1-story 10,000-square-foot clubhouse, a pool and a small park. The project site is bordered by the city's municipal golf course to the south and west.

Est. Completion: 2025



Valuation: TBD

Developer: The Morgan Group

Prime Contractor: TBD

PZ Project: PZ21- 12000042

Building Permit: Pending Submittal

POMPANO PICKLE

COMMISSIONER DISTRICT 2

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 217 NE 3 ST

Description: The proposed Pompano Pickle project will include 14 outdoor and 3 indoor pickleball courts in a 12,250-square-foot retrofitted building with restrooms, locker rooms, offices, and a lobby. The facility will provide 52 parking spaces (21 on-site, 31 on-street), and the outdoor courts will be covered by a canopy. Pompano Pickle will be a private facility offering memberships or pay-per-play options, likely requiring online reservations.

Est. Completion: TBD



Valuation: TBD

Developer: OT PROPERTY GROUP LLC

Prime Contractor: TBD

PZ Project: PZ24-12000019

Building Permit: Pending Submittal

RETAIL DEVELOPMENT

COMMISSIONER DISTRICT 2

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 4791 N Federal Hwy.

Description: Fronting Federal Highway, this development proposes the construction of a new 5,124 sq. ft. retail building with four tenant spaces. Two are designated for retail purposes, and the other two Food and Beverage services.

Est. Completion: TBD



Valuation: TBD

Developer: THIEME FAMILY LLC

Prime Contractor: TBD

PZ Project: PZ23-12000049

Building Permit: Pending Submittal

COMMISSIONER DISTRICT 3

911 E ATLANTIC

COMMISSIONER DISTRICT 3

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 911 E Atlantic Blvd.

Description: New 78-unit, mixed-use multi-family Residential project with 8,212 sq. ft. of ground level Retail/Commercial space and 895 sq. ft. of Management/Commercial on the Ground level.

Est. Completion: TBD



Valuation: TBD

Developer: JSA 911 Pompano LLC

Prime Contractor: TBD

PZ Project: PZ23-12000043

Building Permit: Pending Submittal

ATLANTIC ONE

COMMISSIONER DISTRICT 3

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 1736, 1800, 1801 E Atlantic Blvd.

Description: The applicant proposes a revised plan to develop a 4.97-acre site in Pompano Beach into a mixed-use project with 303 multifamily residential units, 5,729 square feet of retail/commercial space, and 345 parking spaces, including EV chargers and bike racks. The updated plan spans three parcels and features multiple interconnected structures with a cohesive architectural design.

Est. Completion: Spring/Summer 2025



Valuation: \$79,077,151

Developer: THE COLLIER COMPANIES

Prime Contractor: CURRENT BUILDERS INC

PZ Project: PZ24-12000011

Building Permit: BP22-00011621, BP22-00011622, BP22-00011623, BP22-00011624, BP22-00011622, BP22-00011905, BP22-00011906, BP22-00011907, BP22-00011908

AVIARA EAST POMPANO

COMMISSIONER DISTRICT 3

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 1601 - 1621 S Dixie Hwy.

Description:

The Aviara East Pompano development will include two mixed-use buildings and an amenity building. The 8-story western building will have 168 units, while the 6-story northeast building will feature 60 units and 8,962 square feet of commercial space. A 6,830 square-foot amenity building will offer a pool, fitness room, and leasing center.

Est. Completion: 2024



Valuation: \$48,244,203

Developer: 1621 S. DIXIE HWY, LLC

Prime Contractor: MAG REAL ESTATE & CONSTRUCTION

PZ Project: PZ19-12000043

Building Permit: BP20-00009815, BP20-00009816, BP20-00009817, & BP20-00009818

BELMONT PARK ESTATE

COMMISSIONER DISTRICT 3

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 325 SW 3rd St.

Description: 12 Multi-family rental units, located on the southeast corner of Pompano Park Place and SW 4th Avenue.

Est. Completion: TBD



Valuation: TBD

Developer: URBANA / TAL SHIAR PROPERTIES, LLC

Prime Contractor: TBD

PZ Project: PZ22-12000014

Building Permit: Pending Submittal

CAPTIVA COVE III (FKA: Aloha 1)

COMMISSIONER DISTRICT 3

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 701 SW 11th St.

Description:

Proposed development consists of two three-story multi-family residential buildings and one six-story multi-family residential building with a total of 108 dwelling units. The proposed development also includes parking, landscaping, and activity areas for residents and their guests.

Est. Completion: 2024



Valuation: \$13,239,121

Developer: CAPTIVA COVE III ASSOCIATES LTD

Prime Contractor: BROOKSTONE CONSTRUCTION LLC

PZ Project: PZ20-12000006

Building Permit: BP22-0007784, BP22-0007785, BP22-0007786

FIRE/EMERGENCY OPS CENTER

COMMISSIONER DISTRICT 3

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 170 SW 3rd St

Description:

The Public Safety Complex, built in the 1980s and housing Fire Station #63 and the Broward Sheriff's Offices, has reached the end of its life. The project involves demolishing the BSO facility and constructing a new Emergency Operations Center (EOC) building as part of a GO Bond project. The new EOC will house Fire Administration, Fire Logistics, and City Clerk Storage. The city is also exploring options for a separate building for BSO to meet current and future needs.

Est. Completion: December 2024



Valuation: \$25,000,000

Developer: City of Pompano Beach
Design Team: Synalovski Romanik

Prime Contractor: KAUFMAN LYNN CONSTRUCTION INC

PZ Project: PZ21-12000002

Building Permit: BP22-00000681

ORIANO'S CHICAGO AVENUE PIZZA

COMMISSIONER DISTRICT 3

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 1 E McNab Rd

Description: Converting an existing Bank of America building into a new pizza restaurant with Drive-Up window.

Est. Completion: TBD



Valuation: \$1,900,000

Developer: ONE EAST MCNAB REAL ESTATE LLC

Prime Contractor: SEACOAST CONSTRUCTION GROUP INC

PZ Project: PZ23-12000020

Building Permit: BP23-00000038

PROGRESSIVE POINTE

COMMISSIONER DISTRICT 3

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 20 NE 19th Ave

Description:

The proposed development includes a 37-unit multi-family residential building with ground level residence lobby, 4th story amenity deck, and ground level covered / surface parking, containing studio and one-bedroom units. Project is seeking a new Development Order.

Est. Completion: 2024 / 2025



Valuation: \$6,642,570

Developer: NE 19 AVENUE LLC

Prime Contractor: FD CONSTRUCTION CONSULTING INC

PZ Project: PZ22-12000050

Building Permit: BP21-00011072

YOUTH SPORTS COMPLEX

COMMISSIONER DISTRICT 3

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 700 NE 10th St

Description: Multi-use fields for youth sports and activities to include land acquisition, to be located at 700 NE 10th Street, the former Elks Club property, near Community Park.

Est. Completion: 2024



Valuation: \$11,088,000

Developer: CITY OF POMPANO BEACH

Prime Contractor: SHIFF CONSTRUCTION & DEVELOPMENT

PZ Project: PZ19-12000022

Building Permit: BP20-00006860

COMMISSIONER DISTRICT 4

200 PARK CENTRAL

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 200 Park Central Blvd S

Description: 28,700 square feet of the existing warehouse to be demolished, followed by the construction of 62,484 sq. ft. and 31,675 sq. ft. warehouses. Each of the new warehouses would rise 45 feet tall. After completion, the project would have 124,459 square feet of industrial space.

Est. Completion: TBD



Valuation: TBD

Developer: 200 PARK CENTRAL LLC

Prime Contractor: TBD

PZ Project: PZ23-12000034

Building Permit: Pending Submittal

ALLIANCE WEST ATLANTIC

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 1501 W Atlantic Blvd

Description:

The proposed project at West Atlantic Blvd involves demolishing two existing vacant warehouse/industrial buildings and constructing a new 160,000-square-foot warehouse/distribution facility. The site will be consolidated, with parking, landscaping, and drainage, in line with the I-1 zoning district. The design meets city requirements and includes architectural details and landscaping to enhance the property's appearance and revitalize the underutilized site.

Est. Completion: TBD



Valuation: TBD

Developer: Alliance West Pompano, LLC

Prime Contractor: TBD

PZ Project: PZ23-12000007

Building Permit: Pending Submittal

ANDREWS INDUSTRIAL

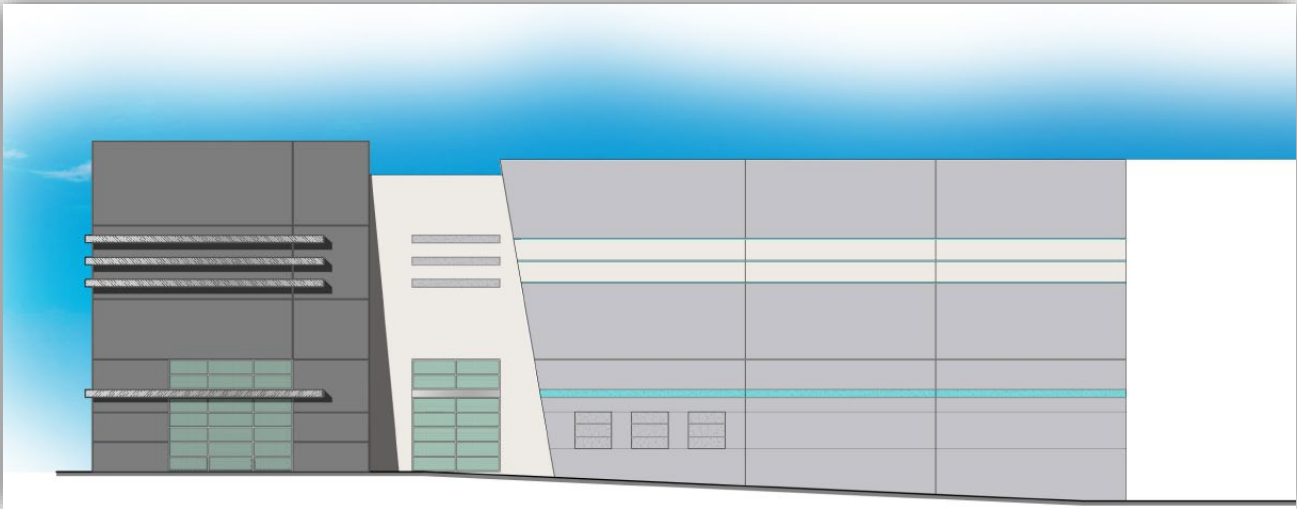
COMMISSIONER DISTRICT 4



Address: 1698 N Andrews Ave.

Description: Industrial building on a 6.1-acre triangular parcel between NW 15 Ave and North Andrews Ave. The proposed structure is a 84,931 sq. ft. 1-story industrial warehouse building, including a wholesale showroom.

Est. Completion: 2024 / 2025



Valuation: \$5,432,300

Developer: BREF Andrew’s LLC

Prime Contractor: BUTTERS CONSTRUCTION & DEVELOP

PZ Project: PZ22-12000001

Building Permit: BP22-0009544

BLANCHE ELY ESTATES

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

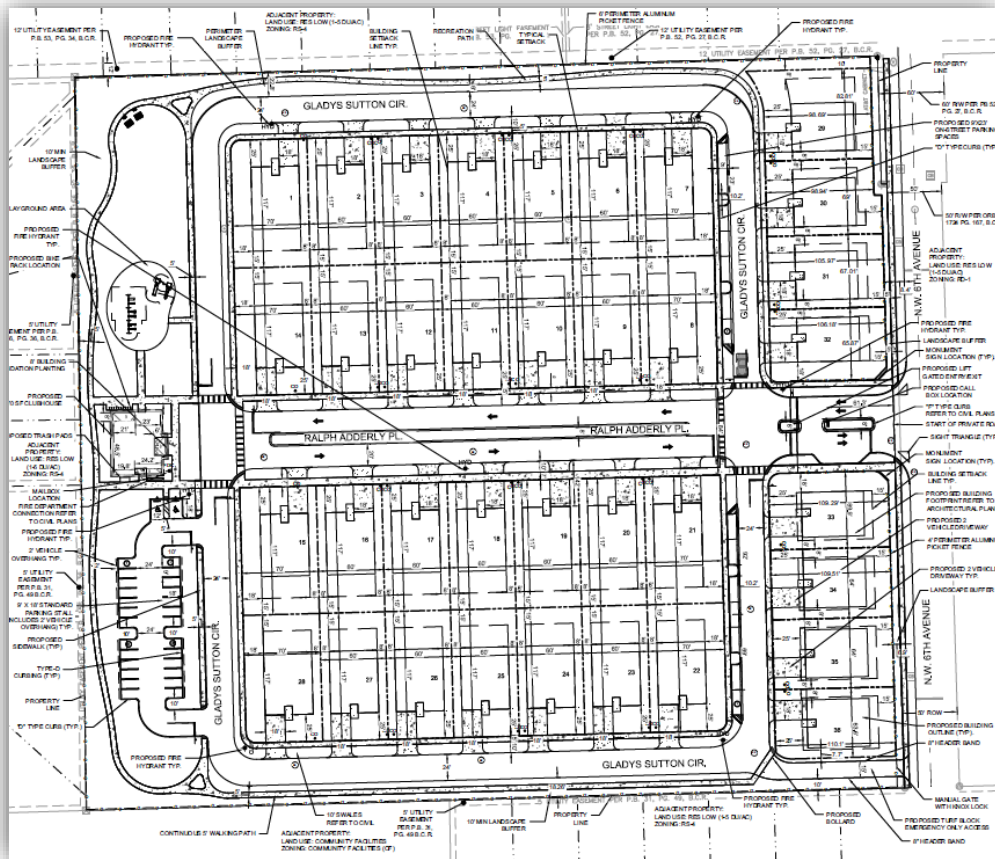
Under Construction

Complete

Address: 1600 NW 6 Ave

Description: Development and construction of 36 affordable single-family residences ranging from one to two-story structures with varying footprint size and configuration and gated entrance.

Est. Completion: TBD



Valuation: TBD

Developer: Housing Authority of Pompano Beach

Prime Contractor: TBD

PZ Project: PZ23-12000016

Building Permit: BP24-00004844

COPANS TRANSIT OPERATIONS FACILITY

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 3201 W Copans Rd

Description:

The Broward County Transit (BCT) Copans Road Transit Operations Facility will undergo phased redevelopment from 2027 to 2035 to accommodate a fully electric bus fleet. The 27-acre site will see significant upgrades, including the demolition and reconstruction of the Bus Maintenance Building to support both diesel and electric buses. Improvements will enhance ventilation, safety, security, and infrastructure to meet the increased operational demands of the growing electric bus fleet.

Est. Completion: 2035



Valuation: TBD

Developer: BROWARD COUNTY

Prime Contractor: TBD

PZ Project: PZ24-12000005

Building Permit: Pending Submittal

FIRST ANDREWS LOGISTICS CENTER

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 1801 N Andrews Ave.

Description: After demolishing the existing 114,340 sq. ft. building, this project proposes the construction of a new 124,071 sq. ft. one-story industrial building, catering to warehouse and distribution tenants.

Est. Completion: TBD



Valuation: TBD

Developer: First Industrial Realty

Prime Contractor: TBD

PZ Project: PZ22-12000052

Building Permit: Pending Submittal

GATEWAY LUXURY APARTMENTS

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 900 N Powerline Rd.

Description: This development consists of four building with three-stories, containing a total of 128 residential units. There is a total of 60 one-bedroom units, 62 two-bedroom units, and 6 three-bedroom units.

Est. Completion: 2024-2025



Valuation: \$34,878,110

Developer: US GATEWAY INVESTMENTS LLC

Prime Contractor: ORTEGA CONSTRUCTION COMPANY LLC

PZ Project: PZ22-12000008

Building Permit: BP23-00001074, BP23-00001075, BP23-00001076, BP23-00001077

GIGI'S MULTIFAMILY POMPANO

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 1665 NW 15TH Ave.

Description: This project proposes a 23 multi-family or garden apartment units. A total of three buildings with an extensive amount of green space behind the units will give each unit a fence in area for residents to enjoy.

Est. Completion: TBD



Valuation: TBD

Developer: AASEA8, LLC

Prime Contractor: TBD

PZ Project: PZ22-12000028

Building Permit: Pending Submittal

GOLDEN ACRES APARTMENTS

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 1050 NW 18th Dr.

Description: The project is an extension of the Golden Acres Development, proposing two 3-story buildings with 100 senior residential units, split between 50 one-bedroom and 50 two-bedroom units. The buildings will be 29 feet 4 inches tall, with the roof used for mechanical equipment. A Minor Administrative Adjustment is requested to meet design standards regarding building size and length.

Est. Completion: TBD



Valuation: TBD

Developer: HOUSING AUTHORITY OF POMPANO BEACH / AMBARS3, LLC

Prime Contractor: TBD

PZ Project: PZ22-12000021

Building Permit: Pending Submittal

HUNTERS MANOR

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 600 NW 19 Ave.

Description:

The 9.09-acre development will include 59 single-family homes, offering 4-5 bedroom models. Split between NW 7th Street, with 18 homes in the north and 41 in the south, it features access via NW 19th Avenue and improved street connectivity. The project includes a pavilion, mail kiosk, parking, sidewalks, and access to Hunters Manor Park.

Est. Completion: 2024- 2025



Valuation: TBD

Developer: POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Prime Contractor: JACKSON LAND DEVELOPMENT LLC

PZ Project: PZ21-12000010

Building Permit: Multiple

JAY'S TOWNHOMES

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 1501 – 1505 NW 19th Ave.

Description: Two-story townhomes with a recreational pool and residences and dedicated back yard. Each unit is 2,208 sq. ft.

Est. Completion: TBD



Valuation: TBD

Developer: JF REMODELING INC

Prime Contractor: TBD

PZ Project: PZ23-12000026

Building Permit: Pending Submittal

MEDICAL OFFICE AND SENIOR CENTER

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 101 NW 12th Street

Description:

The proposed development includes a 5,000-square-foot medical office and a new senior center, both permitted in the B-3 zoning district. These facilities aim to serve the community by providing essential services for residents and businesses, and are compatible with the neighborhood's character.

Est. Completion: 2025



Valuation: \$6,169,380

Developer: DORWES, LLC

Prime Contractor: CHARLAND RUREY CONSTRUCTION INC

PZ Project: PZ21-12000001

Building Permit: BP22-00005787

NW 10th STREET HOMES

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 400 NW 10th St.

Description: Located on a 82,809 sq. ft property east of NW 4th Avenue and between NW 11th Street and NW 10th Street, this development proposes the construction of 12 new Single Family Residences.

Est. Completion: 2025



Valuation: \$2,200,000

Developer: CERVETERI LLC

Prime Contractor: TBD

PZ Project: PZ23-12000051

Building Permit: Pending Submittal

PATAGONIA

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 701 Martin Luther King Jr. Blvd.

Description: The project involves the development of a 1.26-acre property into a mixed-use space featuring 32 apartment units and 4,800 square feet of commercial retail space. It is located on the west and east sides of NW 7th Avenue, north of Martin Luther King Boulevard, within the Transit Oriented Zoning and Downtown Pompano Beach Overlay District.

Est. Completion: 2025



Valuation: \$10,000,000 - \$50,000,000

Developer: POMpano BEACH CRA / ICG CGP 58, LLC

Prime Contractor: TBD

PZ Project: PZ23-12000048

Building Permit: Pending Submittal

POMPANO BEACH TOWNHOMES

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 831 NW 8th Ave.

Description:

Consists of 10 Townhomes residences located at Northwest 8th Avenue. The site is 23,783 SQ. FT. Each building (A & B) is 4,068 SQ. FT. The units are designed with an open space concept; each unit has a garage, living room and 4 bedrooms / 2 baths, with a small powder room on ground floor.

Est. Completion: 2024



Valuation: TBD

Developer: CDH PLANNING LLC

Prime Contractor: TBD

PZ Project: PZ23-12000011

Building Permit: BP22-00011764

POMPANO TOWNHOMES

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 1531 N Dixie Hwy.

Description: Development proposes to construct two buildings consisting of two stories and total ten residential townhome units.

Est. Completion: TBD



Valuation: TBD

Developer: Pompano Beach BRA

Prime Contractor: TBD

PZ Project: PZ23-12000005

Building Permit: Pending Submittal

PORSCHE CHAMPION CENTER

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 300 NW 24TH ST

Description: Development of a new two-story building addition for the Champion Porsche sales area, showroom, and office space. The total square footage of the new building is 71,290 sq. ft., along with a four-story parking garage on the east side of the building.

Est. Completion: TBD



Valuation: \$7,800,000

Developer: COPANS MOTORS, INC.

Prime Contractor: STILES CONSTRUCTION CO

PZ Project: PZ23-12000033

Building Permit: BP24-00006550 / BP24-00009139

SONATA

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 100 NW 8th St

Description: Two three-story and one-eight story buildings with ground floor commercial and 121 multi-family units.

Est. Completion: 2024



Valuation: \$32,052,293

Developer: PAOLA FLORIDA, LLC, WTLG LLC, & CITY OF POMPANO BEACH

Prime Contractor: BROOKSTONE CONSTRUCTION LLC

PZ Project: PZ20-12000028

Building Permit: BP21-00001900, BP21-00001901, BP21-00001902

ST. JOSEPH SENIOR RESIDENCES

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 1200 NW 6th Ave.

Description: Residential apartment building comprised of low-income senior housing of 150 new units, in addition to the existing 63 units in a neighboring building.

Est. Completion: 2024



Valuation: \$17,251,463

Developer: ARCHDIOCESE OF MIAMI ST JOSEPH HAITIAN CHURCH

Prime Contractor: JWR CONSTRUCTION SERVICES INC

PZ Project: PZ22-12000016

Building Permit: BP22-00009842

SUNEXUS APARTMENTS

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 820 NW 9TH Ave.

Description: Three-story 19,200 sq. ft. apartment building, housing 15 rental units. Each unit will be comprised of 3 bedrooms and two baths with integrated kitchen, dining and living room, and balcony.

Est. Completion: TBD



Valuation: TBD

Developer: Sunexus Park LLLP

Prime Contractor: TBD

PZ Project: PZ22-12000019

Building Permit: Pending Submittal

ULTIMATE SPORTS PARK

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 1580 NW 3rd Ave.

Description: A new skate park, soccer/football field and concession/restroom building to be located adjacent to Apollo Park at 1580 NW 3rd Ave.

Est. Completion: TBD



Valuation: \$4,521,000

Developer: City of Pompano Beach

Prime Contractor: TBD

PZ Project: PZ23-12000010

Building Permit: Pending Submittal

COMMISSIONER DISTRICT 5

2600 PALM AIRE

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 2600 Palm Aire Dr.

Description: This "Palmaire" apartment building is a 99-unit, 2.22-acre development west of Powerline Road, featuring an "L"-shaped design with a 7-story north wing and 6-story east wing. It includes 1- and 2-bedroom units, 133 parking spaces, and a total rentable area of 77,329 square feet. The building's main entrance has a covered port-cochere for resident drop-off.

Est. Completion: TBD



Valuation: \$19,000,000

Developer: PREMIUM DEVELOPMENT LLC

Prime Contractor: TBD

PZ Project: PZ21-12000033

Building Permit: BP23-00004804

AVIARA WEST

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 1350 NW 31ST Ave.

Description: Proposed construction of three apartment Buildings on located on the corner of NW 31st Ave and Martin Luther King Dr Blvd. These buildings will house 369 apartment units along with 4,649 sq. ft. of commercial office space.

Est. Completion: TBD



Valuation: TBD

Developer: MAG Properties

Prime Contractor: TBD

PZ Project: PZ23-12000006

Building Permit: Pending Submittal

CHICK-FIL-A #5557

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 2100 W Atlantic Blvd.

Description: New 4,950 sq. ft. Chick-Fil-A restaurant with Drive-Through.

Est. Completion: TBD



Valuation: TBD

Developer: Chick-Fil-A

Prime Contractor: TBD

PZ Project: PZ23-12000037

Building Permit: Pending Submittal

FLORIDA INDOOR TENNIS

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 3200 W Atlantic Blvd.

Description: New 54,768 SQ FT recreation building, consisting of a clubhouse with 8 tennis courts, or 6 tennis and 6 pickle ball courts. Lockers rooms, bathrooms, showers, food service, pro shop, and offices with 63 parking spaces.

Est. Completion: 2024



Valuation: TBD

Developer: Florida Indoor Tennis, LLC

Prime Contractor: TBD

PZ Project: PZ23-12000009

Building Permit: Pending Submittal

THE OAKS @ PALM AIRE

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 3701 Oaks Clubhouse Dr.

Description: Multi-Family Residential Development containing 270 dwelling units along with a new Clubhouse. A total of five five-story buildings are being proposed for this development.

Est. Completion: TBD



Valuation: TBD

Developer: Clublink US, LLC

Prime Contractor: TBD

PZ Project: PZ23-12000017

Building Permit: Pending Submittal

POMPANO POINTE

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 700 NW 31st Ave

Description: The project consists of multiple connected 2- and 3-story buildings, featuring 41 rental apartment units, a clubhouse, and a leasing office. The building heights vary to blend with the surrounding residential area. Architectural diversity is achieved through material changes and design features. The buildings front the public right-of-way, with parking located in the middle and rear to create a more urban feel.

Est. Completion: 2024



Valuation: \$4,545,644

Developer: HUS GROUP, LLC

Prime Contractor: BRINMAR CONSTRUCTION & DEVELOP

PZ Project: PZ19-12000012

Building Permit: BP22-00001977

LAKES AT PALM AIRE

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 3300 W Atlantic Blvd.

Description: Pulte Home Company, LLC proposes the Lakes At Palm Aire, a 190-unit townhome development on 20.64 acres in Palm Aire, formerly a golf course. Located on West Atlantic Boulevard, the project includes rezoning to Multiple Family Residential and 15% affordable housing, enhancing the area's residential options.

Est. Completion: TBD



Valuation: TBD

Developer: PULTE HOME COMPANY, LLC.

Prime Contractor: TBD

PZ Project: PZ24-12000001

Building Permit: Pending Submittal

LIVE! AT THE POMP (HARRAH'S CASINO)

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 777 ISLE OF CAPRI CIR

Description: The development will complement and encompass the site of the existing Isle Casino Racing Pompano Park and bring new upscale retail, dining, and entertainment to South Florida, including a corporate office campus, residential, and a hotel.

Est. Completion: 2022 - 2030



Valuation: \$1,000,000,000 *est.*

Developer: PPI INC

Prime Contractor: Multiple

PZ Project: Multiple

Building Permit: Multiple

LIVE! INDIGO

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 2500 SW 7th St.

Description: Indigo Pompano Beach is a 423-unit multi-family residential project on a 12.78-acre site within the larger 221.65-acre LIVE! Pompano development, located near Palm Aire Drive and Powerline Road. The project includes nine buildings with varying heights (2 to 5 stories) and unit layouts (studio to 3-bedroom), totaling 444,540 square feet. It also features a clubhouse, green space, recreational court, pool, and additional amenities. The modern architectural design is inspired by the nearby Live! Venue, incorporating brick finishes and sleek elements for a cohesive look.

Est. Completion: 2025



Valuation: TBD

Developer: CORDISH / ATLANTIC RESIDENTIAL

Prime Contractor: TBD

PZ Project: PZ23-12000039

Building Permit: BP24-00001579 (Site)

POMPANO WAREHOUSES

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

Under Construction

Complete

Address: 2103 W McNab Rd.

This project consists of two buildings for warehouse, storage, and office use: Building A at 17,922 sq. ft. and Building B at 3,521 sq. ft.

Description: The site includes a shared access drive with the adjacent property and meets all landscaping, parking, setback, and access requirements. Design elements provide a cohesive and consistent street presence along McNab Road.

Est. Completion: TBD



Valuation: TBD

Developer: CELU DEVELOPMENTS LLC

Prime Contractor: TBD

PZ Project: PZ23-12000023

Building Permit: Pending Submittal

REGANZANI GROUP WAREHOUSE

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

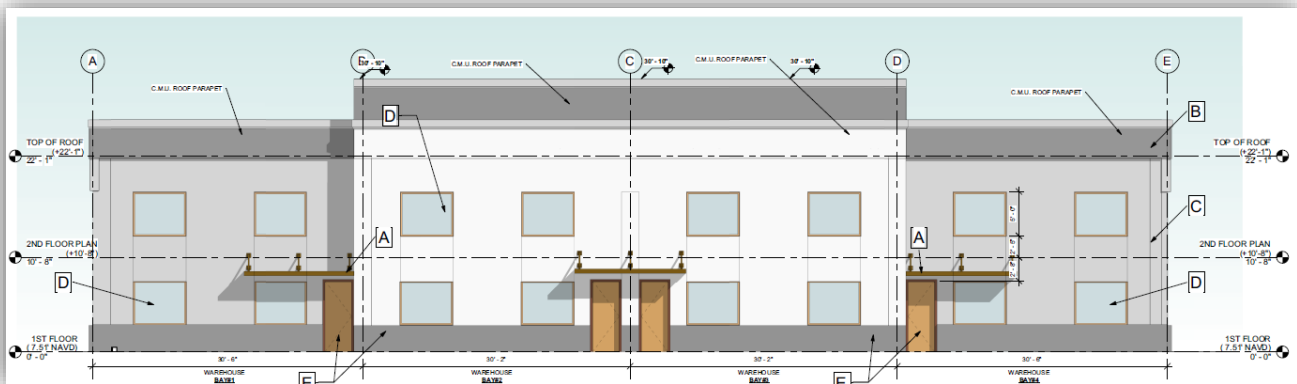
Under Construction

Complete

Address: 312 SW 14 Ave.

Description: Proposed construction of a four-bay 8,200 sq. ft. warehouse at the NW corner of SW 14th Ave. and SW 3rd Street.

Est. Completion: 2025



Valuation: TBD

Developer: REGANZANI GROUP LLC

Prime Contractor: TBD

PZ Project: PZ23-12000055

Building Permit: Pending Submittal

SPORTS RESIDENCES

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

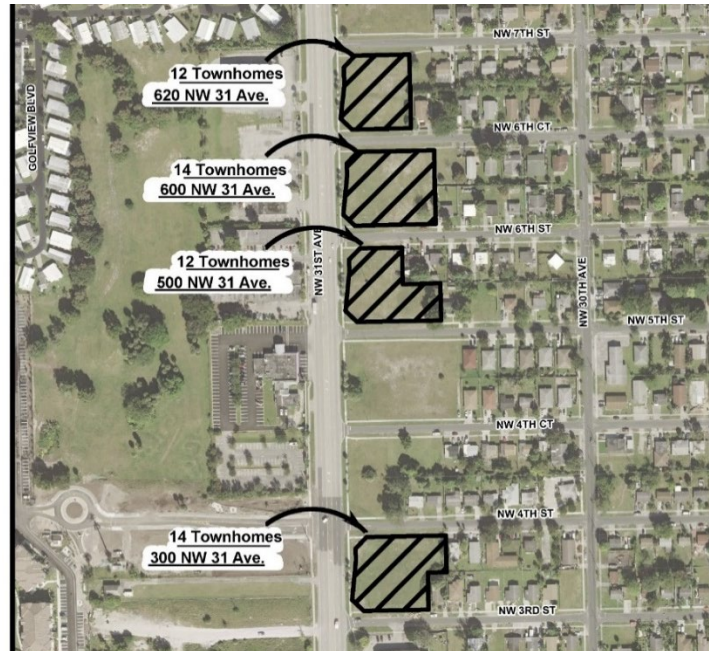
Under Construction

Complete

Address: 300, 500, 600, & 620 NW 31st Ave.

Description: Located on a 3.65 acres total, this development includes 52 townhomes distributed on four separate lots. The buildings contain between two and four two-bedroom units.

Est. Completion: 2024



Valuation: \$7,685,512

Developer: ICG ABCD 52 LLC

Prime Contractor: SLOAN CONSULTING INC

PZ Project: PZ18-12000018

Building Permit: Multiple

TRUCK AND VEHICLE STORAGE

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

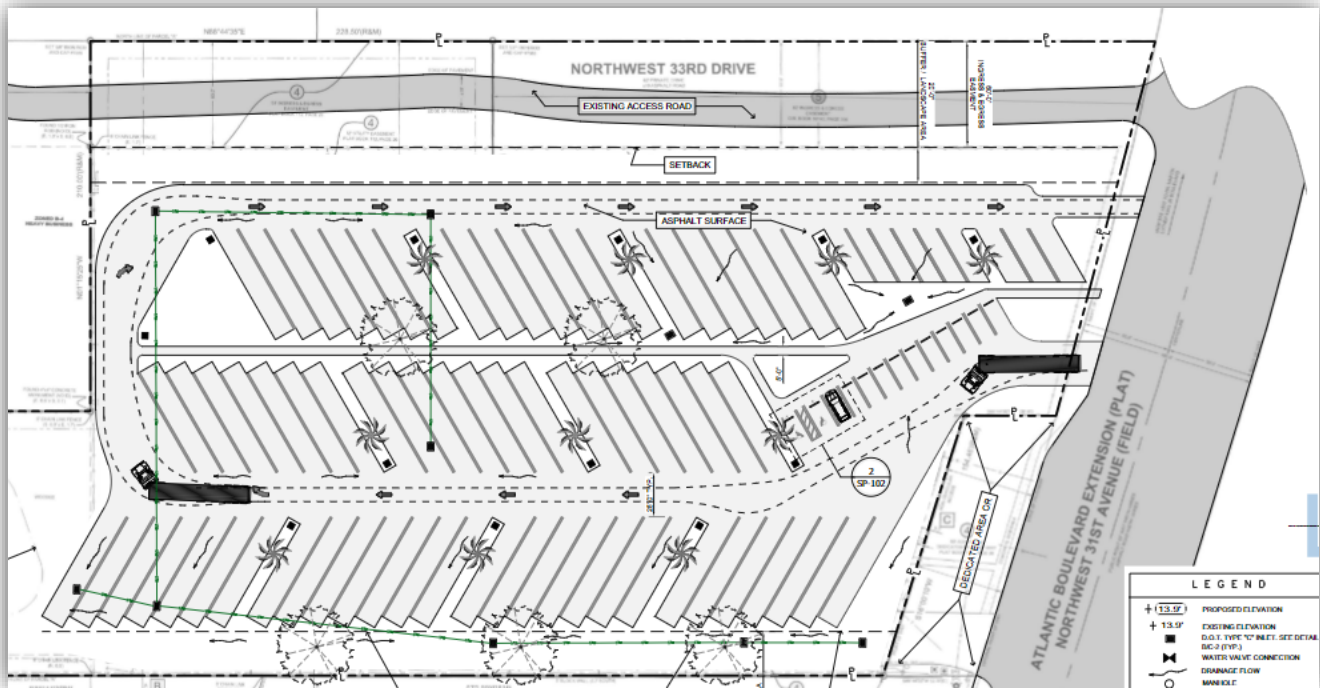
Under Construction

Complete

Address: 1201 NW 31ST Ave

Description: The Motel 6 property at 1201 NW 31st Avenue, Pompano, was in disrepair and required \$2-4 million in repairs for its 40-year recertification. The seller sold the property due to these costs. The buyer, Warehouse Realty, demolished the buildings and is proposing to rezone the property to I1 for truck and vehicle storage, incorporating adjacent vacant land and improving the stormwater system.

Est. Completion: TBD



Valuation: TBD

Developer: Warehouse Realty

Prime Contractor: TBD

PZ Project: PZ22-12000010

Building Permit: TBD

District 1

Project Name	Address	Valuation
400 SUNSET DRIVE	400 Sunset Dr.	TBD
580 BRINY	580 Briny Ave.	\$11,500,000
ARCHI ONE	200 N Federal Hy	\$1,500,000
A1A IMPROVEMENTS	A1A from Hillsboro Inlet to Terra Mar Drive	\$19,925,295
BRINY AVENUE TOWNHOMES	700 Briny Ave	\$3,853,000
CANAL DRIVE TOWNHOMES	3233 Canal Dr.	TBD
CASAMAR	900 N Ocean Blvd	\$131,538,660
CUBESMART	950 SE 15 St	\$7,414,425
ENTOURAGE IN THE SUN	407 N Riverside Dr.	\$27,249,359
GLC 22nd	31 NE 22nd Ave.	\$18,000,000
HIBISCUS PARK TOWNHOMES	3213 SE 7TH St	TBD
HIDDEN HARBOUR	1590 N Federal Hwy	\$28,000,000
HILLSBORO SHORES	2507 N Ocean Blvd	\$73,400,000
LUXURY CONDOS	2716 NE 14 ST	\$1,500,000
MAYLA POMPANO	10 / 11 NE 24 Ave	\$102,000,000
McNAB CONDO HOTEL	872 E McNab Rd	TBD
OCEAN AZUL TOWNHOMES	3220 NE 7th St	\$3,277,140
OCEAN PARK BEACH RESIDENCES	1550 N Ocean Blvd	\$18,000,000
POMPANO BEACH SNACK BAR & GRILL	20 N Pompano Beach Blvd.	\$1,200,000
POMPANO HOTEL	101 S Ocean Blvd.	TBD
PURE RESIDENCES RESORT	3300 SE 1st St	TBD
THE RITZ-CARLTON RESIDENCES	1380 / 1381 S Ocean Blvd	\$259,000,000
RIVERSIDE PROMENADE	3100 E Atlantic Blvd	\$4,863,000
SEABIRD POMPANO TOWNHOMES	3225 NE 6TH St	\$4,500,000
SOLATO	305 Briny Ave	\$39,091,972
SOLESTE	208 N Federal Hwy	\$46,002,415
WALDORF ASTORIA RESIDENCES	1350 S Ocean Blvd	TBD

District 1 Sub-Total

\$801,815,266

District 2

EL CAR WASH	3685 N Federal Hwy.	TBD
NORTH POMPANO PARK	4400 NE 18th Ave.	\$3,561,077
OLD TOWN SQUARE APARTMENTS	200 NE 1st Ave.	\$39,350,975
POMPANO CITI CENTRE RESIDENTIAL	1100 E Copans Rd.	TBD
RETAIL DEVELOPMENT	4791 N Federal Hwy.	TBD
SENTOSA	3151 - 3251 N Federal Hwy	TBD

District 2 Sub-Total:

\$42,912,052

District 3

911 E ATLANTIC	911 E Atlantic Blvd.	TBD
ATLANTIC ONE	1736, 1800, 1801 E Atlantic Blvd	\$79,077,151
AVIARA EAST POMPANO	1601 - 1621 S Dixie Hwy	\$48,244,203
BELMONT PARK ESTATE	325 SW 3rd St.	TBD
CAPTIVA COVE III	701 SW 11 St	\$13,239,121
ORIANO'S CHICAGO AVENUE PIZZA	1 E McNab Rd	TBD

PROGRESSIVE POINTE	20 NE 19 Ave	\$3,455,000
SONATA	100 NW 8 St	\$5,343,709
YOUTH SPORTS COMPLEX	700 NE 10 St	\$11,088,000
District 3 Sub-Total:		\$160,447,184
District 4		
200 PARK CENTRAL	200 Park Central Blvd S	TBD
ALLIANCE WEST ATLANTIC	1500 W Atlantic Blvd	TBD
ANDREWS INDUSTRIAL	1698 N Andrews Ave.	\$5,432,300
BLANCHE ELY ESTATES	1600 NW 6 Ave	TBD
FIRE/EMERGENCY OPS CENTER	170 SW 3rd St	\$25,000,000
FIRST ANDREWS LOGISTICS CENTER	1801 N Andrews Ave.	TBD
GATEWAY LUXURY APARTMENTS	900 N Powerline Rd	\$34,878,110
GIGI'S MULTIFAMILY POMPANO	1665 NW 15TH Ave.	TBD
GOLDEN ACRES APARTMENTS	1050 NW 18th Ave.	TBD
HUNTERS MANOR	600 NW 19 Ave	TBD
JAY'S TOWNHOMES	1501 – 1505 NW 19th Ave.	TBD
NW 10TH STREET HOMES	400 NW 10th Street	\$2,200,000
PATAGONIA	701 Martin Luther King Jr. Blvd.	\$50,000,000
POMPANO BEACH TOWNHOMES	831 NW 8 Ave	TBD
POMPANO TOWNHOMES	1531 N Dixie Hwy.	TBD
PORSCHE CHAMPION CENTER	300 NW 24TH ST	TBD
ST. JOSEPH SENIOR RESIDENCES	1200 NW 6 Ave.	\$17,251,463
SUNEXUS APARTMENTS	820 NW 9TH Ave.	TBD
ULTIMATE SPORTS PARK	1580 NW 3rd Ave.	\$4,521,000
District 4 Sub-Total:		\$139,282,873
District 5		
2600 PALM AIRE	2600 Palm Aire Dr.	\$19,000,000
AVIARA WEST	1350 NW 31ST Ave.	TBD
CHICK-FIL-A #5557	2100 W Atlantic Blvd.	TBD
DUKE / COPANS WAREHOUSE	1180 SW 12 Ave	\$1,647,140
FLORIDA INDOOR TENNIS	3200 W Atlantic Blvd	TBD
THE OAKS @ PALM AIRE	3701 Oaks Clubhouse Dr.	TBD
POMPANO POINTE	700 NW 31 Ave	\$2,600,000
LAKES AT PALM AIRE	3300 W Atlantic Blvd.	TBD
LIFE STORAGE	1799 W. Atlantic Blvd	\$3,500,000
LIVE! AT THE POMP (HARRAH'S CASINO)	777 ISLE OF CAPRI CIR	\$1,000,000,000
LIVE! INDIGO	2500 SW 7th St.	\$0
POMPANO WAREHOUSES	2103 W McNab Rd	TBD
REGANZANI GROUP WAREHOUSE	312 SW 14 Ave.	TBD
SPORTS RESIDENCES	300, 500, 600, & 620 NW 31 Ave	\$7,685,512
TOP GOLF	400 Lucky Lane	\$24,200,000
District 5 Sub-Total:		\$1,039,632,652
Grand Total of Projects:		\$2,184,090,027