



Florida's Warmest Welcome

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

***WINTER 2026***

**BUILDING DEPARTMENT**



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# COMMISSIONER DISTRICT 1

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# 400 SUNSET DRIVE

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 400 Sunset Dr.

**Description:** This three-townhouse project in Surfside Villas will occupy a 6,615-square-foot lot, with each unit featuring a one-car garage, guest bedroom, and bathroom on the first floor; living and dining areas with balconies on the second; two bedrooms and bathrooms on the third; a master suite with a balcony on the fourth; and a fifth-floor sundeck and spa, plus a personal elevator for roof deck access.

**Est. Completion:** TBD



**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

# 2400 E ATLANTIC MIXED-USE DEVELOPMENT

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 2400 E ATLANTIC BLVD

**Description:** The proposed project features a 3-8 story courtyard-style mixed-use building with 395 residential units, 13,000 SF of ground-floor commercial space along Atlantic Blvd, two courtyards, and a 4-6 story parking garage with 506 spaces. Amenities include a 6th-floor deck with a pool and ten three-story walk-up units fronting secondary streets. The design steps down in height towards adjacent residential areas, with primary vehicular access from east and west entries, a drop-off at the lobby on SE 24th Ave, 29 on-street parking spaces, and service/loading access along SE 25th Ave.

**Est. Completion:** TBD



**Valuation:** TBD

**Developer:** PORTMAN RESIDENTIAL LLC

**Prime Contractor:** TBD

**PZ Project:** PZ25-12000001

**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:** 2026



**Valuation:** \$8,872,180

**Developer:** ARCHI GROUP LLC

**Prime Contractor:** ALL FLORIDA CONSTRUCTION & ROOFING CO.

**PZ Project:** PZ23-12000052

**Building Permit:** BP23-00010704

# ATLANTICO

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 2217 – 2233 E ATLANTIC BLVD

**Description:** ATLANTIC AVE PROPERTY OWNER LLC proposes redeveloping a 0.50-acre site on the north side of Atlantic Boulevard between NE 22nd and NE 23rd Avenues into a mixed-use project with 75 multi-family residential units and 3,149 sq. ft. of commercial retail space. The site, currently occupied by an office and two restaurants, is zoned TO Transit Oriented/East Atlantic Overlay District and designated as a Transit Oriented Corridor.

**Est. Completion:** TBD



**Valuation:** TBD

**Developer:** ATLANTIC AVE PROPERTY OWNER LLC

**Prime Contractor:** TBD

**PZ Project:** PZ25-12000020

**Building Permit:** Pending Submittal

# 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:** 2027



**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:** Under construction on the east side of Highway A1A in Pompano Beach, this 21-story mixed-use tower will feature 119 residential units—ranging from one to four bedrooms—along with fitness facilities, a lobby, a lounge, and a two-story parking garage. Ground-floor commercial and residential spaces also offer private beachfront access.

**Est. Completion:** Early 2026



**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:** DUET PROPERTY DEVELOPMENT 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:** 2026



**Valuation:** \$27,249,359

**Developer:** ENTOURAGE FLORIDA DEVELOPMENT LLC

**Prime Contractor:** CARDELLA CONSTRUCTION COMPANY

**PZ Project:** PZ22-12000011

**Building Permit:** BP23-00005032

# GLC 22<sup>nd</sup>

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 31 NE 22<sup>nd</sup> Ave.

**Description:** This mixed-use development is set for a 0.449-acre undeveloped parcel (Parcel ID #484236011830) located east of North Federal Highway between NE 2nd Street and Atlantic Boulevard in Pompano Beach, Broward County. The project features 67 dwelling units and 1,792 square feet of commercial space, situated within the Transit Oriented and East Overlay zoning districts.

**Est. Completion:** TBD



**Valuation:** \$18,000,000

**Developer:** GLC POMPANO 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:** 701 HIBISCUS AV

**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:** BP23-00010817

# 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

# 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:** 2026



**Valuation:** TBD

**Developer:** ACG PB LLC

**Prime Contractor:** TBD

**PZ Project:** PZ23-12000045

**Building Permit:** Pending Submittal

# McNAB HOUSE AND BOTANICAL GARDENS

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 2250 E ATLANTIC BLVD

**Description:** The proposed sensory botanical garden will be an inclusive public space engaging all five senses, featuring themed gardens, a scenic restaurant, event pavilion, classroom for educational programs, and sculptural playgrounds. It will serve as a cultural, recreational, and educational hub, promoting wellness, environmental stewardship, and community engagement, while offering a peaceful retreat and dynamic venue for events that enrich the city's social fabric.

**Est. Completion:** 2027



**Valuation:** TBD

**Developer:** CITY OF POMPANO BEACH

**Prime Contractor:** TBD

**PZ Project:** PZ25-12000002

**Building Permit:** Pending Submittal

# MODERA

## COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 855-909 S FEDERAL HIGHWAY

**Description:** MCRT Investments, LLC plans to redevelop the northern ±3.88 acres of a ±6.5-acre site at 855-909 S Federal Highway in Pompano Beach into a mixed-use project with 347 residential units, ±10,651 sq. ft. of commercial space, and 521 parking spaces. The property is currently a car dealership and is zoned General Business (B-3) with a Commercial/Commerce land use designation.

**Est. Completion:** TBD



**Valuation:** TBD

**Developer:** MCRT Investments, LLC

**Prime Contractor:** TBD

**PZ Project:** PZ25-12000028

**Building Permit:** Pending Submittal

# OCEAN AZUL TOWNHOMES

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 3220 NE 7<sup>th</sup> 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:** 2026



**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

# POMPANO BEACH SNACK BAR & GRILL

COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

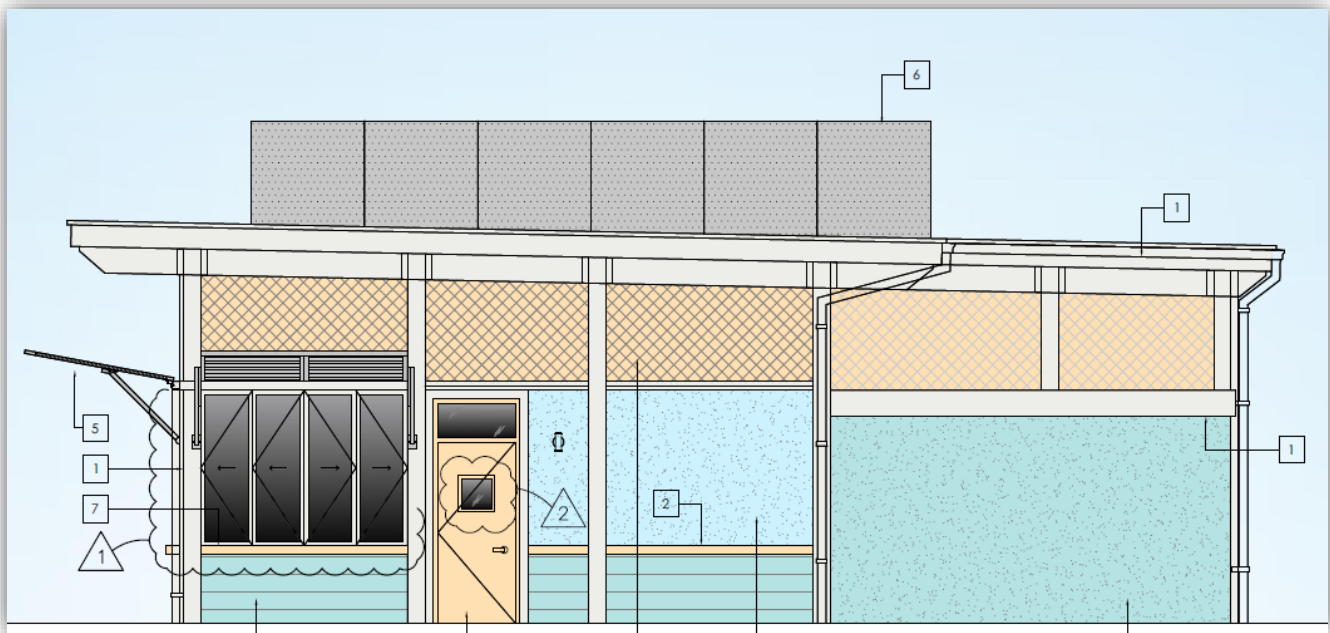
Under Construction

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:** 2026



**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

# 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:** 2026



**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

# 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:** 2026



**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 6<sup>th</sup> 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 CONSTRUTION LLC

**PZ Project:** PZ16-12000020

**Building Permit:** BP23-00003604

# VERA

## COMMISSIONER DISTRICT 1

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 1600 S FEDERAL HWY

**Description:**

The proposed project will redevelop a 2.35-acre site into a mixed-use development featuring 132 multi-family residential units and 82,384 sq. ft. of commercial retail space. The site, currently housing a 78,734 sq. ft. office building, will utilize Broward County's Affordable Housing Density Bonus Policy 2.16.4, allowing increased density without the need for flexibility units. The property is zoned B-3 General Business District and designated C Commercial for land use.

**Est. Completion:** TBD



**Valuation:** TBD

**Developer:** VERA FUND

**Prime Contractor:** TBD

**PZ Project:** PZ24-12000027

**Building Permit:** PENDING SUBMITTAL

# W POMPANO BEACH

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

# 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

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# 3201 N FEDERAL HWY (FKA: SENTOSA)

COMMISSIONER DISTRICT 2

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 3201 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:** \$15,575,000

**Developer:** AMAC and ROVR Development

**Prime Contractor:** TBD

**PZ Project:** PZ24-12000018

**Building Permit:** BP25-00003206

# CAROLINE AT POMPANO CITI CENTER

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:** \$58,032,919

**Developer:** The Morgan Group

**Prime Contractor:** MORGAN PRL DEVELOPMENT LLC

**PZ Project:** PZ21- 12000042

**Building Permit:** BP23-00010642

# EL CAR WASH

COMMISSIONER DISTRICT 2

Site Plan Review

Building Permit Review

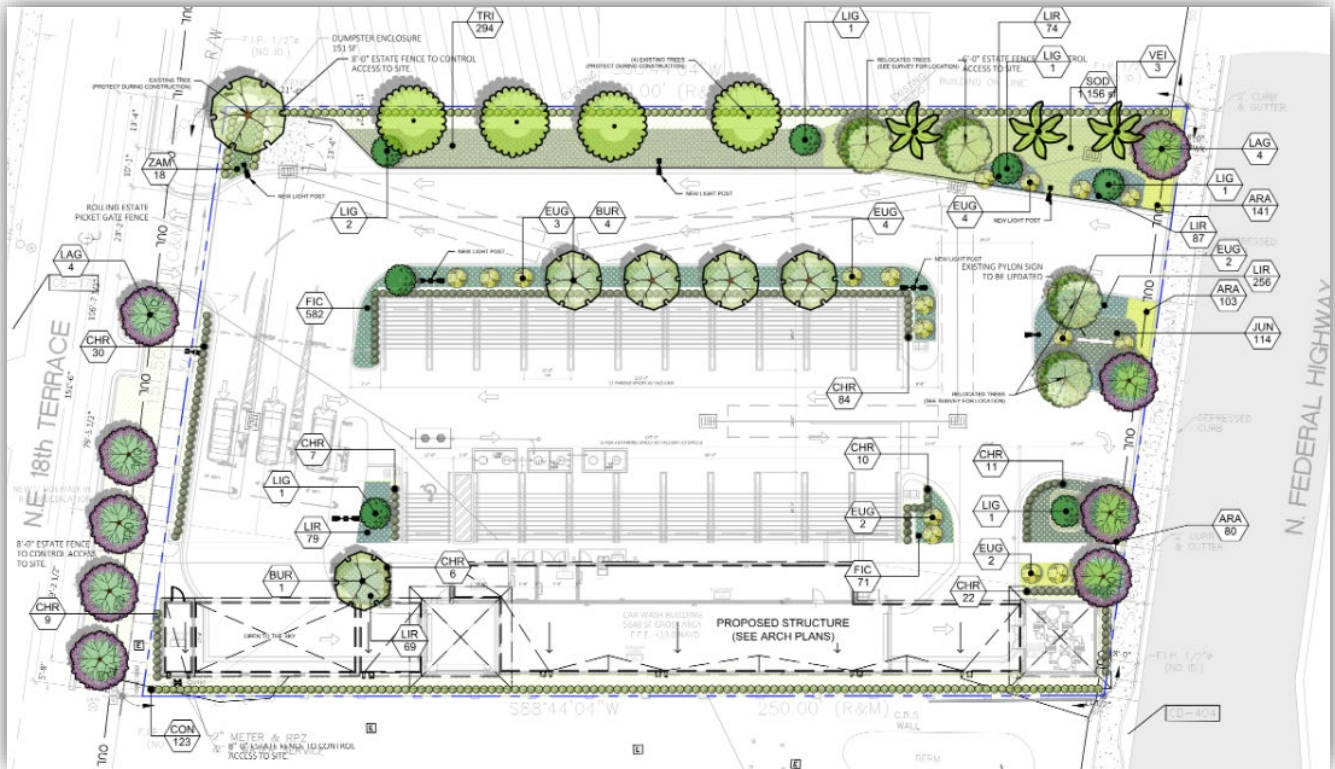
Under Construction

Complete

Address: 3685 N Federal Hwy.

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.

Est. Completion: 2025



Valuation: \$2,642,159

Developer: NATIONAL EXPRESS WASH PARENT INTERMEDIATE HOLDCO LLC

Prime Contractor: JP BUILDERS CORP

PZ Project: PZ23-12000036

Building Permit: BP24-00009052

# 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:** BP25-00008912

# 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

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# 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

# AZURE (FKA: ATLANTIC ONE)

COMMISSIONER DISTRICT 3

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 1700 - 1800 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:** TBD



**Valuation:** \$79,077,151

**Developer:** THE COLLIER COMPANIES

**Prime Contractor:** CURRENT BUILDERS INC

**PZ Project:** PZ24-12000011

**Building Permit:** BP25-00009908 – BP25-00009916

# BELMONT PARK ESTATE

COMMISSIONER DISTRICT 3

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 325 SW 3<sup>rd</sup> St.

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

**Est. Completion:** TBD



**Valuation:** TBD

**Developer:** URBANA / TAL SHIAR PROPERTIES, LLC

**Prime Contractor:** TBD

**PZ Project:** PZ22-12000014

**Building Permit:** Pending Submittal

# PROGRESSIVE POINTE

COMMISSIONER DISTRICT 3

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 20 NE 19<sup>th</sup> 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

# SOLIDARITY SKATEPARK

COMMISSIONER DISTRICT 3

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 1660 NE 10<sup>TH</sup> STREET

**Description:** The new Pompano Beach skatepark will include a range of riding features designed for beginner, intermediate, and advanced users. The layout will accommodate skateboard, BMX, and scooter activity, with elements intended to support skill-building, progression, and year-round use. The design incorporates input from local riders and neighborhood stakeholders.

**Est. Completion:** LATE 2026



**Valuation:** \$1,647,980

**Developer:** CITY OF POMPANO BEACH

**Prime Contractor:** NEW LINE SKATEPARKS FL INC

**PZ Project:** N/A

**Building Permit:** BP25-00008467



# COMMISSIONER DISTRICT 4

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# 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:** PZ23-1200007

**Building Permit:** Pending Submittal

# ANDREWS INDUSTRIAL

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

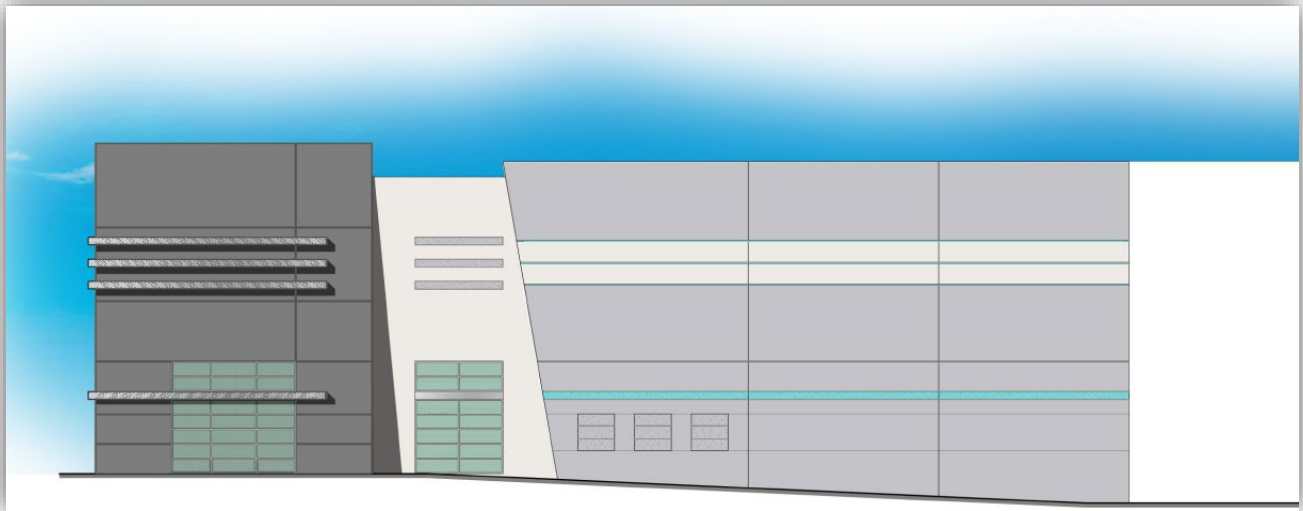
Under Construction

Complete

**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:** BP22-00009544

# ASPIRE 1650

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 1730 NW 30 Ave

**Description:** The project proposes development of the east parcel of a unified 7.27-acre site with a single eight-story affordable multifamily residential building providing 90 units (studio, one-, and two-bedroom). Improvements include resident outdoor recreation amenities along the west side of the building (seating, play area, and outdoor kitchen) and transportation commitments that include rush-hour shuttle service to nearby transit hubs until expanded public transit is operational, plus coordination with Broward County to establish a dedicated school bus stop in the area.

**Est. Completion:** 2028



**Valuation:** TBD

**Developer:** BROWARD PARTNERSHIP FOR THE HOMELESS INC

**Prime Contractor:** TBD

**PZ Project:** PZ25-12000022

**Building Permit:** Pending Submittal

# BLANCHE ELY ESTATES

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

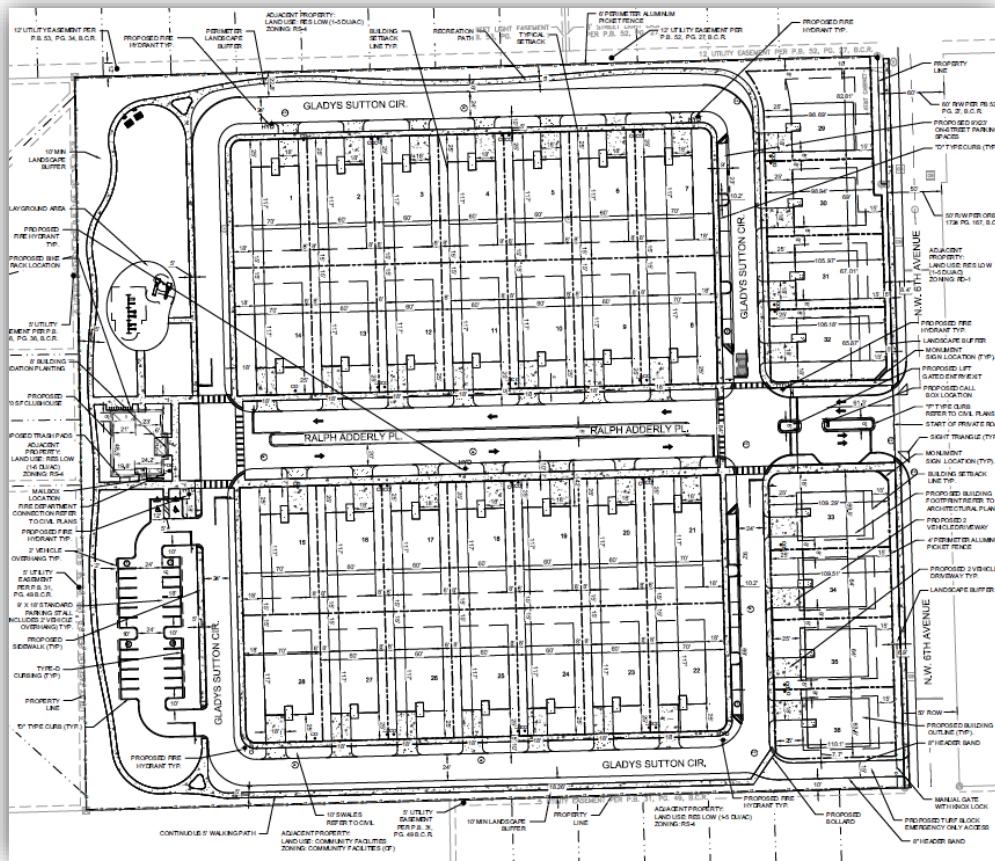
Under Construction

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:** PZ23-1200016

**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 / PZ25-12000042

**Building Permit:** Pending Submittal

# EL CAR WASH

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 2690 W SAMPLE RD

**Description:** Festival will lease the site to El Car Wash to build a 5,066 sq. ft. automatic car wash with two service lanes, a single tunnel, and complimentary vacuum stations. The facility will operate daily with contactless payment, membership options, and eco-friendly practices, including biodegradable products and 80–90% water recycling.

**Est. Completion:** TBD



*(Example image – may vary from actual)*

**Valuation:** TBD

**Developer:** EL CAR WASH

**Prime Contractor:** TBD

**PZ Project:** PZ25-12000013

**Building Permit:** Pending Submittal

# EMERGENCY OPERATIONS CENTER

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 2121 NW 3<sup>rd</sup> Avenue

**Description:**

The new Pompano Beach Fire Administration and Emergency Operations Center will serve as the hub of the City's emergency response-modern, resilient, and built for decades of community service. Situated on a 4.8-acre site west of Fire Station 61, the single-story, 36,000-square-foot facility consolidates Fire Department leadership, the Fire Marshal's office, plan review, and logistics under one roof. This integrated layout enhances coordination, communication, and overall readiness for incidents of any scale.

**Est. Completion:** TBD



**Valuation:** TBD

**Developer:** CITY OF POMPANO BEACH

**Prime Contractor:** TBD

**PZ Project:** PZ25-12000041

**Building Permit:** Pending Submittal

# FESTIVAL INDUSTRIAL

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

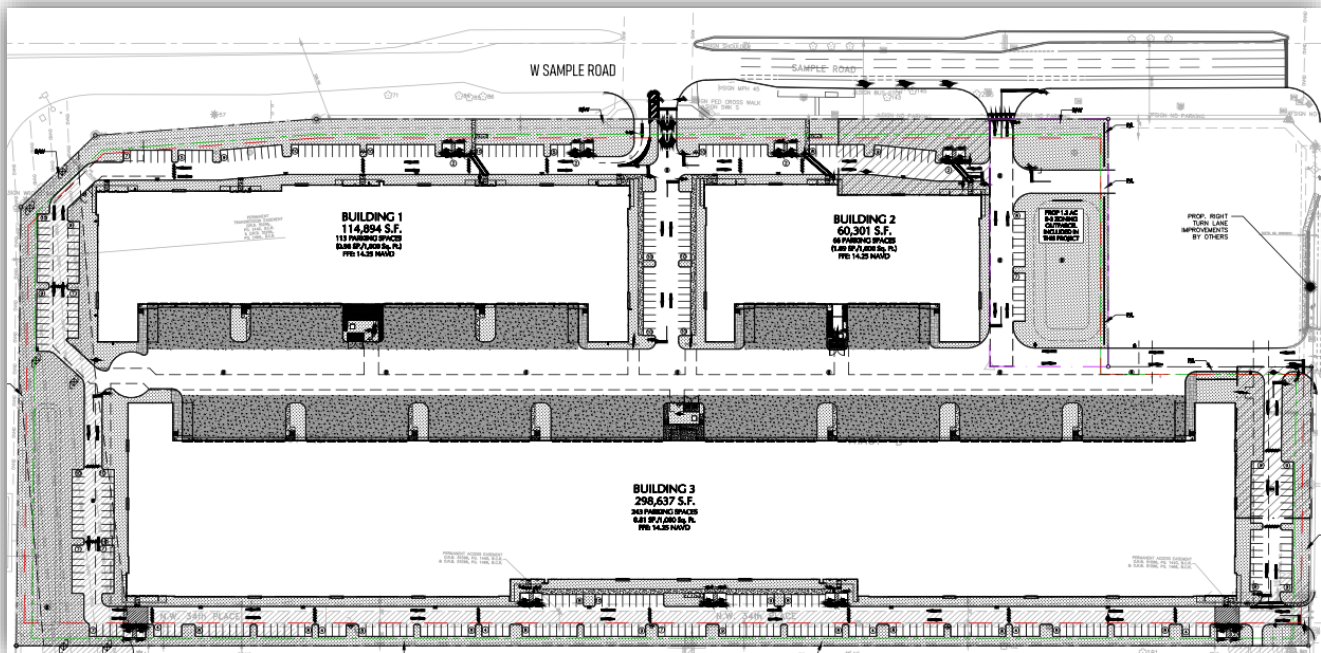
Under Construction

Complete

**Address:** 2900 W SAMPLE ROAD

**Description:** The proposed project will redevelop a ±25-acre site at 2900 W. Sample Road, Pompano Beach, by demolishing the existing ±390,497 sq. ft. Festival Flea Market building and constructing three industrial warehouse buildings. The new warehouses will include approximately 114,773 sq. ft. (Building 1), 60,246 sq. ft. (Building 2), and 298,513 sq. ft. (Building 3), each with ancillary office space.

**Est. Completion:** TBD



**Valuation:** \$28,603,700

**Developer:** FESTIVAL REAL ESTATE LLC

**Prime Contractor:** TBD

**PZ Project:** PZ24-12000024

**Building Permit:** BP25-00004679, BP25-00004680, BP25-00004681

# 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

# GIGI'S MULTIFAMILY POMPANO

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 1505 NW 15 CT

**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:** 2027



**Valuation:** \$6,738,665

**Developer:** AASEA8, LLC

**Prime Contractor:** ROSEROCK MANAGEMENT LLC

**PZ Project:** PZ22-12000028

**Building Permit:** BP25-00009489, BP25-00010209, BP25-00010210, BP25-00010212

# GOLDEN ACRES APARTMENTS

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 1050 NW 18<sup>th</sup> 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:** \$14,673,615

**Developer:** HOUSING AUTHORITY OF POMPANO BEACH / AMBARS3, LLC

**Prime Contractor:** DELANT CONSTRUCTION CO

**PZ Project:** PZ22-12000021

**Building Permit:** BP23-00002903 / BP23-00002904

# 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:** 2025 - 2026



**Valuation:** TBD

**Developer:** POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

**Prime Contractor:** JACKSON LAND DEVELOPMENT LLC

**PZ Project:** PZ21-12000010

**Building Permit:** Multiple

# NW 10<sup>th</sup> STREET HOMES

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 400 NW 10<sup>th</sup> St.

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

**Est. Completion:** 2026



**Valuation:** \$2,200,000

**Developer:** STEIN HOUSING LLC

**Prime Contractor:** WILFERZ BUILDERS LLC

**PZ Project:** PZ23-12000051

**Building Permit:** Multiple

# 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:** 2025



**Valuation:** \$2,370,679

**Developer:** POMPANO BEACH CRA

**Prime Contractor:** FD CONSTRUCTION CONSULTING INC

**PZ Project:** PZ23-1200005

**Building Permit:** BP23-00006932 / BP23-00006925

# PORSCHE CHAMPION CENTER

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 300 NW 24<sup>TH</sup> 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

# SUNEXUS APARTMENTS

COMMISSIONER DISTRICT 4

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 820 NW 9<sup>TH</sup> 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:** \$5,400,000

**Developer:** SUNEXUS PARK LLLP

**Prime Contractor:** XENITH CONSTRUCTION LLC

**PZ Project:** PZ22-12000019

**Building Permit:** BP23-00006906 (Site) / BP24-00002779 (Building)



# COMMISSIONER DISTRICT 5

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# 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:** PENDING SUBMITTAL

# AVIARA WEST

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 1350 NW 31<sup>ST</sup> Ave.

**Description:** Proposed construction of three apartment Buildings on located on the corner of NW 31<sup>st</sup> 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

# COSTCO (RELOCATION)

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 400 S POWERLINE RD

**Description:**

Costco proposes an 18.5-acre development at the southeast corner of Powerline Road and Racetrack Road within the LIVE! Resorts Pompano Planned Commercial/Industrial District, featuring a 162,000 sq. ft. warehouse (including open canopy), 32 fueling positions, parking, and infrastructure improvements. The project, zoned B-3/PCI in the Entertainment District, will offer retail, grocery, pharmacy, optical, auto, and other membership-based services.

**Est. Completion:**



**Valuation:** TBD

**Developer:** POMPANO PARK JV

**Prime Contractor:** TBD

**PZ Project:** PZ25-12000023

**Building Permit:** TBD

# 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:** \$3,800,000

**Developer:** Florida Indoor Tennis, LLC

**Prime Contractor:** TBD

**PZ Project:** PZ23-12000009

**Building Permit:** BP25-00003783

# POMPANO POINTE

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 700 NW 31<sup>st</sup> 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:** 2026



**Valuation:** \$4,545,644

**Developer:** HUS GROUP, LLC

**Prime Contractor:** BRINMAR CONSTRUCTION & DEVELOP

**PZ Project:** PZ19-12000012

**Building Permit:** BP22-00001977

# 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 7<sup>th</sup> 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:** 2026



**Valuation:** \$58,913,401

**Developer:** CORDISH / ATLANTIC RESIDENTIAL

**Prime Contractor:** REDLAND COMPANY INC, THE

**PZ Project:** PZ23-12000039

**Building Permit:** BP24-00001579 (Site)

# LIVE! LENNAR

## COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 2300 Loop Road

**Description:**

The proposed residential project within the 221.65-acre LIVE! Pompano master plan will redevelop a 20.03-acre vacant parcel into a community with seven six-story multi-family buildings and ten two-story coach home clusters, totaling 426 units (344 multi-family and 82 coach homes) in 1-, 2-, and 3-bedroom layouts. The site includes a pool/clubhouse, open spaces, and a lakeside walking path, all designed in a tropical modern style. Access is provided via Main Street and Loop Road with coordinated landscaping.

**Est. Completion:** TBD



**Valuation:** TBD

**Developer:** CORDISH

**Prime Contractor:** TBD

**PZ Project:** PZ24-12000022

**Building Permit:** PENDING SUBMITTAL

# 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

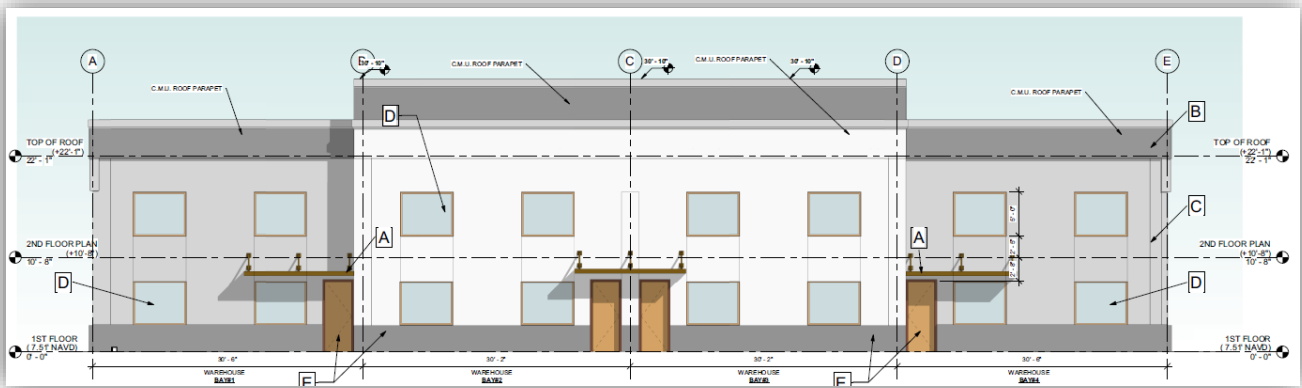
Under Construction

Complete

**Address:** 312 SW 14 Ave.

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

**Est. Completion:** 2025



**Valuation:** TBD

**Developer:** REGANZANI GROUP LLC

**Prime Contractor:** TBD

**PZ Project:** PZ23-12000055

**Building Permit:** Pending Submittal

# REGANZANI TOWNHOMES

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 400 NW 31 AVE

**Description:** The proposed project is a 10-unit, 2-story townhouse development on a ±0.5-acre parcel (21,881 sq. ft.) east of NW 31st Ave., between NW 4th Street and NW 4th Terrace. The plan includes four 2-bedroom, 2.5-bath units and six 3-bedroom, 2.5-bath units, each with a one-car garage. Designed with a modern/contemporary aesthetic, the townhomes face west, are set back 50 feet from NW 31st Ave., and feature small backyards with approximately 21% green area coverage.

**Est. Completion:** TBD



**Valuation:** TBD

**Developer:** REGANZANI GROUP LLC

**Prime Contractor:** TBD

**PZ Project:** PZ25-12000027

**Building Permit:** PENDING SUBMITTAL

# RISING TIDE CAR WASH

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 2901 W ATLANTIC BLVD

**Description:** Rising Tide Car Wash plans to develop a vacant 1.20-acre site north of Atlantic Boulevard between NW 30th and NW 28th Avenues in Pompano Beach into a 3,500 sq. ft. express car wash with 500 sq. ft. of covered vacuum spaces. The project, approved for Special Exception in May 2025, will also support the company's mission of providing job training and employment for young adults with Autism and related disabilities.

**Est. Completion:** TBD



**Valuation:** TBD

**Developer:** RISING TIDE CAR WASH

**Prime Contractor:** TBD

**PZ Project:** PZ25-12000026

**Building Permit:** Pending Submittal

# SPORTS RESIDENCES

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 300, 500, 600, & 620 NW 31<sup>st</sup> 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:** 2025



**Valuation:** \$7,685,512

**Developer:** ICG ABCD 52 LLC

**Prime Contractor:** SLOAN CONSULTING INC

**PZ Project:** PZ18-12000018

**Building Permit:** Multiple

# TRUTH AND HOLINESS FULL GOSPEL

COMMISSIONER DISTRICT 5

Site Plan Review

Building Permit Review

Under Construction

Complete

**Address:** 1210 NW 27th Ave

**Description:** The project includes an approximately 4,800 sq. ft. rear addition to an existing A-2 church to create a post-service fellowship hall, plus interior renovations to reconfigure space and upgrade building systems to expand the sanctuary. Site work will upgrade and expand the existing unpaved parking to meet required parking/ADA, landscaping and green-area minimums, and drainage needs.

**Est. Completion:** TBD



**Valuation:** TBD

**Developer:** SOUTHEASTERN CONFERENCE ASSN OF SEVENTH DAY ADVENTISTS INC

**Prime Contractor:** TBD

**PZ Project:** PZ25-12000047

**Building Permit:** Pending Submittal

District 1		
Project Name	Address	Valuation
400 SUNSET DRIVE	400 Sunset Dr.	TBD
580 BRINY	580 Briny Ave.	\$11,500,000
2400 E ATLANTIC MIXED-USE DEV.	2400 E Atlantic Blvd	TBD
ARCHI ONE	200 N Federal Hy	\$8,872,180
ATLANTICO	2217 – 2233 E Atlantic Blvd	TBD
CANAL DRIVE TOWNHOMES	3233 Canal Dr.	TBD
CASAMAR	900 N Ocean Blvd	\$131,538,660
DUET RESIDENCES	1550 N Ocean Blvd	\$18,000,000
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	\$5,357,100
HIDDEN HARBOUR	1590 N Federal Hwy	\$28,000,000
HILLSBORO SHORES	2507 N Ocean Blvd	\$73,400,000
McNAB CONDO HOTEL	872 E McNab Rd	TBD
McNAB HOUSE AND BOTANICAL GARDENS	2250 E Atlantic Blvd	TBD
MODERA	855 S Fedreal Hwy.	TBD
OCEAN AZUL TOWNHOMES	3220 NE 7th St	\$3,277,140
POMPANO BEACH SNACK BAR & GRILL	20 N Pompano Beach Blvd.	\$1,200,000
POMPANO HOTEL	101 S Ocean Blvd.	TBD
THE RITZ-CARLTON RESIDENCES	1380 / 1381 S Ocean Blvd	\$259,000,000
SALATO	305 Briny Ave	\$39,091,972
SEABIRD POMPANO TOWNHOMES	3225 NE 6th St	\$4,500,000
SKY BEACH TOWNHOMES	710 S Riverside Dr	\$16,624,825
VERA	1600 S Federal Hwy	TBD
W POMPANO BEACH	20 N Ocean Blvd	TBD
WALDORF ASTORIA RESIDENCES	1350 S Ocean Blvd	\$117,411,906
<b>District 1 Sub-Total</b>		<b>\$763,023,142</b>
District 2		
3201 N FEDERAL HWY (FKA: SENTOSA)	3151 - 3251 N Federal Hwy	TBD
CAROLINE AT POMPANO CITI CENTER	1100 E Copans Rd.	\$58,032,919
EL CAR WASH	3685 N Federal Hwy.	\$2,642,159
POMPANO PICKLE	217 NE 3rd St.	TBD
RETAIL DEVELOPMENT	4791 N Federal Hwy.	TBD
<b>District 2 Sub-Total:</b>		<b>\$2,642,159</b>
District 3		
911 E ATLANTIC	911 E Atlantic Blvd.	TBD
AZURE (FKA: ATLANTIC ONE)	1700 - 1800 E Atlantic Blvd.	\$79,077,151
BELMONT PARK ESTATE	325 SW 3 St	TBD
PROGRESSIVE POINTE	20 NE 19 Ave	\$6,642,570
SOLIDARITY SKATEPARK	1660 NE 10 St	\$1,647,980
<b>District 3 Sub-Total:</b>		<b>\$87,367,701</b>

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
ASPIRE 1650	1730 NW 30 Ave.	TBD
BLANCHE ELY ESTATES	1600 NW 6 Ave.	TBD
COPANS TRANSIT OPERATIONS FACILITY	3201 W Copans Rd.	TBD
EL CAR WASH	2690 W Sample Rd.	TBD
EMERGENCY OPERATIONS CENTER	2121 NW 31 Ave.	TBD
FESTIVAL INDUSTRIAL	2900 W Sample Rd.	\$28,603,700
FIRST ANDREWS LOGISTICS CENTER	1801 N Andrews Ave.	TBD
GIGI'S MULTIFAMILY POMPANO	1665 NW 15TH Ave.	TBD
GOLDEN ACRES APARTMENTS	1050 NW 18th Ave.	TBD
HUNTERS MANOR	600 NW 19 Ave	TBD
NW 10TH STREET HOMES	400 NW 10th St.	\$2,200,000
POMPANO TOWNHOMES	1531 N Dixie Hwy.	TBD
PORSCHE CHAMPION CENTER	300 NW 24TH St.	\$7,800,000
SUNEXUS APARTMENTS	820 NW 9TH Ave.	\$5,400,000
<b>District 4 Sub-Total:</b>		<b>\$49,436,000</b>
District 5		
2600 PALM AIRE	2600 Palm Aire Dr.	\$19,000,000
AVIARA WEST	1350 NW 31ST Ave.	TBD
COSTCO (RELOCATION)	400 S Powerline Rd.	TBD
FLORIDA INDOOR TENNIS	3200 W Atlantic Blvd	TBD
POMPANO POINTE	700 NW 31 Ave	\$4,545,644
LIVE! AT THE POMP (HARRAH'S CASINO)	777 ISLE OF CAPRI CIR	---
LIVE! INDIGO	2500 SW 7th St.	\$58,913,401
LIVE! LENNAR	2300 Loop Rd.	TBD
POMPANO WAREHOUSES	2103 W McNab Rd	TBD
REGANZANI GROUP WAREHOUSE	312 SW 14 Ave.	TBD
REGANZANI TOWNHOMES	400 NW 31 Ave.	TBD
RISING TIDE CAR WASH	2901 W Atlantic Blvd	TBD
SPORTS RESIDENCES	300, 500, 600, & 620 NW 31 Ave	\$7,685,512
TRUTH AND HOLINESS FULL GOSPEL	1210 NW 27th Ave.	TBD
<b>District 5 Sub-Total:</b>		<b>\$71,144,557</b>
<b>Grand Total of Projects:</b>		<b>\$973,613,559</b>