

THE **REAL** DEAL

REAL ESTATE NEWS

From “Pompa-no to Pompa-now”: Mapping Pompano’s latest development boom

Wave of luxury residential, commercial, civic
developments hitting city



Pompano Beach has woken up to a building boom.

The once-sleepy beach town is seeing a surge in new developments as an influx of luxury projects reshape the city's landscape.

Developers have made Pompano Beach the new horizon, bringing brands like the Ritz-Carlton and Waldorf Astoria to the coast, which offers prime South Florida living without Miami or Palm Beach prices.

Over a dozen major developments are underway in the area, including luxury condominiums, a revived downtown and massive apartment complexes. They're contributing to a citywide transformation that's drawing more eyes and more money to Pompano Beach.

This map shows some of Pompano's biggest developments recently completed or in the pipeline.

1380 South Ocean Boulevard | Ritz-Carlton Residences, Pompano Beach | Fortune International Group, Oak Capital

Edgardo Defortuna's Fortune International Group and Ricardo Dunin's Oak Capital partnered to develop Ritz-Carlton Residences, Pompano

Beach, a two-tower project with 205 luxury residences. The oceanfront 32-story Beach Tower has 117 units, and the 14-story Marina Tower across the street has 88 residences. The developers acquired the site in 2022 and secured a \$259 million construction loan from Bank OZK in 2023, *The Real Deal* previously [reported](#).

At the time, Pompano Beach had few branded projects, Defortuna said.

“We were able to convince Ritz-Carlton that this was the future, and that they should put their brand on this project,” he said.

The surge in luxury brands that followed was in part fueled by the city’s cooperation with developers and by the lack of oceanfront land in other parts of South Florida, Defortuna said.

“Pompano has significantly changed, and I think it’s only the infancy,” he said.

The development is attracting buyers from tax-heavy states like California and New York, as well as buyers from Canada, Defortuna said. Only three units remain for sale. Completion is scheduled for September.

1350 South Ocean Boulevard | Waldorf Astoria Residences,

Pompano Beach | Related Group and Merrimac Ventures in collaboration with Hilton

Related Group and Merrimac Ventures started construction on Waldorf Astoria Residences over two years ago. The 28-story, 92-unit oceanfront tower is about 90 percent sold and averaging about \$1,600 per square foot, Related Group Senior Vice President Patrick Campbell said. The project features 12,000 square feet of interior amenities and a 20,000-square-foot pool deck. Amenities include a wellness center, entertainment lounge, spa, summer kitchen, fitness center and beachside cafe.

Campbell said Pompano Beach is on the luxury real estate map.

“We’ve gone from a place that nobody knew to getting the stamp of approval of some amazing brands that are now there,” Campbell said. “It’s really an evolution. Everyone always used to say Pompa-no, and now it’s Pompa-now.”

Related Group is also developing two other projects on this list: W Pompano Hotel & Residences and Casamar Pompano Beach. Waldorf Astoria Residences is the first Waldorf Astoria-branded

venture that is entirely residential. It's slated for completion in spring or summer next year.

Campbell said Related Group has invested about \$2.5 billion in Pompano so far, and they're still looking for properties in the area.

20 North Ocean Boulevard | W Pompano Hotel and Residences | Related Group and BH Group

A partnership between Related Group and BH Group is bringing another branded oceanfront hotel and residence tower to Pompano Beach. The W Pompano Hotel and Residences will include 77 traditional condos ranging from 2,400 to 3,400 square feet, according to a fact sheet about the project. Prices start at \$3.4 million. The 24-story building also has 296 condo-hotel units ranging from 580 to 1,840 square feet. The design team includes KORA Architects, Nichols Architects, interior designer Meyer Davis and Ena Landscape Architecture. Completion is expected in 2029.

900 North Ocean Boulevard | Casamar Pompano Beach | Related Group

Jorge Pérez's Related Group [completed](#) construction on Casamar last year. The oceanfront condo has 118 residences spanning 1,000 to 3,900 square feet, according to a fact sheet about the project. Amenities include a fitness center, sauna, pickleball court and sunrise and sunset pools. Sales, which [launched](#) in 2022, recorded prices ranging from \$1.6 million to \$6.4 million, according to property records. Casamar follows the completion of Related Group's Solemar in 2023.

305 Briny Avenue | Salato Pompano Beach | U.S. Development

U.S. Development, led by John Farina, recently completed Salato Pompano Beach, a 40-unit luxury condominium with prices ranging from \$2 million to \$5.3 million. The building offers 20,000 square feet of amenities, including beach service, a swimming pool and bar, a spa and a fitness center. The development opened in May. The units are nearly 70 percent sold, Farina said.

Farina said U.S. Development was attracted to Pompano's pristine beaches, walkability and laid-back lifestyle.

Pompano is "sandwiched between Hillsboro Beach, Boca Raton, Delray to the north and Fort Lauderdale to the south, and those markets really experienced otherworldly price increases and booming," he said. "It was inevitable that Pompano was the next shoe to drop between those marketplaces."

580 Briny Avenue | Ocean580 | Claridge Homes

Bill Malhotra's Claridge Homes is developing Ocean580, yet another oceanfront luxury condo building on Briny Avenue. The 10-story development will include 17 residences with prices starting at \$4.4 million, according to its website. Manhas Design and architect FSMY made up the design team. Amenities will include a private beach, a rooftop lounge with spa and outdoor kitchen, a pool and an entertainment space. Sales [launched](#) early last year. The building is expected to be completed next year, according to The Berk Group.

1550 North Ocean Boulevard | Armani/Casa Residences Pompano

Beach | Joint venture with Vertical Developments, WellDuo, GCF Development and SP Developments

A group of developers are building Armani/Casa Residences, twin 19-story buildings featuring 28 units starting at \$5 million, according to Bogatov Realty. Amenities include a pool deck and resort-style pool, a lap pool, a fitness center, an outdoor kitchen, a spa and a meditation garden, *The Real Deal* previously [reported](#). Duet Property Development LLC owns the 0.6-acre lot. The project is scheduled to be completed in 2028.

777 Isle of Capri Boulevard | The Pomp | The Cordish Companies and Caesars Entertainment

David Cordish's The Cordish Companies and Thomas Reeg's Caesars Entertainment partnered in 2023 on what could be one of the largest developments in South Florida, according to Cordish's website. The Pomp will be a 223-acre mixed-use hospitality development with 1.3 million square feet of retail and entertainment space, 4,000 luxury

residential units, two hotels and 1.4 million square feet of office space. It will also be anchored by a remodeled and rebranded Harrah's Pompano Beach and Live! dining and entertainment district. The project is ongoing.

100 West Atlantic Boulevard | New Downtown | RocaPoint Partners

Pompano Beach's downtown is being redeveloped into a mixed-use development spanning 75 acres along Atlantic Boulevard and Dixie Highway, including Martin Luther King Jr. Boulevard. Developed by an affiliate of RocaPoint Partners, the project is primarily funded by private investments and will include about 4 million square feet of commercial, civic and residential space, RocaPoint Partners principal Phil Mays said.

It's anchored by a new city hall and civic campus, which will be delivered in an initial phase along with a 600-space parking garage and infrastructure upgrades. The City Hall and parking garage are expected to start construction this year, with other phases of the project, including mixed-use buildings and green space, still in the planning and pre-development stage, Mays said.

Mays said unlike the luxury developments in Pompano, the new downtown is designed for full-time residents looking for a year-round central gathering place. It also will offer a more affordable option compared to the “pricier, more developed markets of Fort Lauderdale and Boca Raton,” he said.

Mays also said the project will be developed at a “pivotal moment” for Florida cities. If the state [eliminates property taxes](#) on homeowners, cities will need to make up their revenue from taxable developments, he said.

300 Northwest 24th Court | Champion Porsche Center | Copans Motors

Champion Porsche is expanding its campus with a 313,100-square-foot facility. The development will include a four-story parking garage that will house 397 Porsche models, as well as a two-story showroom, the first of its kind in South Florida, according to its website. Last year, Champion Porsche secured a \$52 million construction loan from Wells Fargo Bank to fund the development, the South Florida Business Journal [reported](#). It will sit across the street

from Champion Porsche's current dealership complex at 500 West Copans Road.

2250 East Atlantic Boulevard | McNab House and Botanical Gardens | The City of Pompano Beach

The McNab House and Botanical Gardens development will include a sensory garden, restaurant and outdoor patio, event pavilion and multi-purpose classroom space. The Pompano Beach Community Redevelopment Agency granted the project \$1.5 million in 2023. The city finished construction drawings in April. Bidding for the project will continue through this month, according to the city's website.

1590 North Federal Highway | Harborside at Hidden Harbour | Affiliates of Aqua Marine Partners and Housing Trust Group

The proposed development includes two mixed-use eight-story buildings with 285 residential units, a waterfront promenade and 11,800 square feet of commercial space, according to the city. A proposed amendment would also add a parking structure to reduce traffic. The current Hidden Harbour site is 6.9 acres and includes a marina and retail space. The development would keep the marina, according to documents filed with the city.

1200 Northeast 23rd Street | Caroline @ Pompano Beach | The Morgan Group

The Morgan Group, headed by Philip Morgan, is nearing completion of its 12-acre 356-unit luxury apartment complex. The developer started construction on Caroline at Pompano Beach last May. The project includes eight four-story apartment buildings, replacing the Macy's at Pompano Citi Centre, which closed in 2020. The Morgan Group, along with the Carlyle Group, paid \$18.8 million for the site in 2024, *The Real Deal* previously [reported](#).

855-909 South Federal Highway | Modera Pompano Beach | MCRT Investments, LLC

An affiliate of Mill Creek Residential wants to develop an eight-story complex with 348 units and an eight-story parking garage with 457 spots on part of a 6.5-acre car dealership. The proposal would add 10,600 square feet of ground floor commercial space and rezone 3.88 acres of the site from business to planned development-infill, [according](#) to Florida Yimby. The waterfront project would have an interior courtyard with a pool as well as a 10,500-square-foot clubhouse on the ground floor, the South Florida Business Journal [reported](#).

https://therealdeal.com/miami/2026/06/12/pompano-beach-boom-14-major-real-estate-projects-underway/?utm_campaign=sl-report-news&utm_source=trd-newsletter&tpcc=sl-report-news&utm_medium=email&utm_term=Valid%20Florida%20Subscribers