



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

P&Z#: 25-17000005

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

Development Application

Project Type: Special Exceptions

Submission #: SPEX-2025-10

Site Data

Project Name:	Bahama Beach Club Pompano	Size of property:	9258.0
Street Address:	3211 SE 6th Street Pompano Beach FL 33062	Number of units (Residential):	6.0
Folio Number(s):	4943 06 1 0300	Total square feet of the building* (Non-Residential):	3011.0
Project Narrative:	Continued operation of the Bahama Beach Club as a hotel/motel		

Applicant	Landowner (Owner of Record)
Name:	Business Name (if applicable):
	Bahama Beach Club Pompano LLC
Title:	Print Name:
	Mirko Raatz, Sandra Raatz
Street Address:	Street Address:
	3211 SE 6th Street
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
	Pompano Beach Florida 33062
Phone Number:	Phone Number:
	754-313-1288
Email:	Email:
	contact@sunnyplace-property.us

ePlan agent (if different):

Name of ePlan agent:	
Email of ePlan agent:	
Phone Number of ePlan agent:	



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Owner's Certificate
Special Exceptions

OWNER'S CERTIFICATE

SPEX-2025-10

This is to certify that:

- I am the owner of the property, or
- I am authorized by the owner of the property to submit this application on their behalf and (if I am not the owner of the property) I will submit documentation that confirms my authority.

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application.

By signing below, I agree that if the proposed development is found not in compliance with the applicable standards and minimum requirements of this Code then no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to ensure compliance are met.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

By signing below, I acknowledge that lying or misrepresentation in the application can lead to revocation. (155.8402. B. *Revocation of Approval*).

Name: Mirko Hanno Raatz 06/04/2025

Signature: Mirko Hanno Raatz

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L24000463454

Entity Name: BAHAMA BEACH CLUB POMPANO LLC

Current Principal Place of Business:

3211 SE 6TH STREET
POMPANO BEACH, FL 33062

Current Mailing Address:

3211 SE 6TH STREET
POMPANO BEACH, FL 33062 US

FEI Number: 37-2160263

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

RAATZ, SANDRA
3211 SE 6TH STREET
POMPANO BEACH, FL 33062 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: SANDRA RAATZ

02/02/2025

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name HANNO RAATZ, MIRKO
Address 3211 SE 6TH STREET
City-State-Zip: POMPANO BEACH FL 33062

Title MGR
Name RAATZ, SANDRA
Address 3211 SE 6TH STREET
City-State-Zip: POMPANO BEACH FL 33062

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SANDRA RAATZ

MGR

02/02/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date