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DATE: December 11, 2025
TO: Zoning Board of Appeals
FROM: Nguyen Tran, CRA Director 
RE: Big Tree BBQ Variance - N POWERLINE RD POMPANO BEACH FL 33069 (Folios 484233020220; 484233020230; 484233020550; 484233020560; 484233040770)

Background:

The CRA Board approved the Property Disposition and Development Agreement with Big Tree BBQ, Inc. on March 19, 2024. The agreement includes the construction of a 1,500 sq. ft. restaurant building (kitchen, dining area, and restrooms), a 300 sq. ft. covered outdoor dining area, a parking lot, a perimeter wall along the west side of the property, and new landscaping. The site is located just west of Powerline Road between NW 4th Court and NW 5th Street.

The property is currently vacant and is difficult to develop for commercial use. Variances will be needed for driveway access and required buffer widths due to the size and shape of the lot, as shown on the map.

Staff supports the variance requests because the project advances at least three CRA goals:

1. Reduces slum and blight by developing long-vacant land.
2. Returns the property to the tax rolls through private investment and ownership.
3. Adds new commercial space in the Northwest CRA district along Powerline Road.

Any development on this parcel would likely require similar relief from the land development regulations because of the property's configuration and shallow lot depth.

