



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

P&Z#: 25-11000020

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

Development Application

Project Type: Variance

Submission #: VAR-2025-34

Site Data

Project Name:	Big Tree BBQ	Size of property:	21416.0
Street Address:	N POWERLINE RD POMPANO BEACH FL 33069	Number of units (Residential):	0.0
Folio Number(s):	484233020220; 484233020230; 484233020550; 484233020560; 484233040770	Total square feet of the building* (Non-Residential):	1448.0
Project Narrative:	Variance to sections 155.5101.G.3.a. [Vehicular Access Management; Limitation on Direct Access Along Arterial and Collector Streets]; 155.5203.D.3.c.ii [Perimeter Landscaping Strips; Width], and TABLE 155.5203.F.3. [REQUIRED BUFFER TYPES AND STANDARDS].		

Applicant	Landowner (Owner of Record)
Name:	Business Name (if applicable):
Paola A. West	POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY
Title:	Print Name:
President/ Land Planner	Nguyen Tran
Street Address:	Street Address:
10152 Indiantown Road, #159	100 West Atlantic BL
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:
Jupiter Florida 33478	Pompano Beach FL 33060
Phone Number:	Phone Number:
954-529-9417	954-545-7769
Email:	Email:
pwest@planw3st.com	Nguyen.Tran@copbfl.com

ePlan agent (if different):

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



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**Owner's Certificate
Variance**

OWNER'S CERTIFICATE

VAR-2025-34

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: Paola A. West 12/12/2025

Signature: P West

December 8th, 2025

Scott Reale, Principal Planner
City of Pompano Beach
Development Services, Department 1510
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

RE: Big Tree BBQ Variance @ N POWERLINE RD POMPANO BEACH FL 33069 (Folios
[484233020220](#); [484233020230](#); [484233020550](#); [484233020560](#); [484233040770](#))

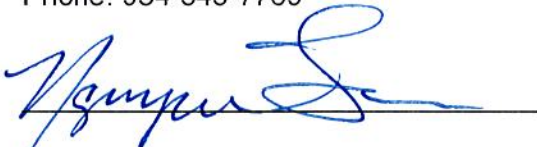
Dear Scott,

The purpose of this letter is to authorize PLANW3ST LLC to act as POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY's agent with respect to submitting, representing, and processing the above-referenced application(s).

If you have any questions, please do not hesitate to contact me directly.

Sincerely,

Nguyen Tran
CRA Director
Email: Nguyen.Tran@copbfl.com
Phone: 954-545-7769

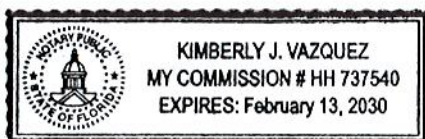



STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 9th day of December, 2025 who is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY'S SEAL:




NOTARY PUBLIC, STATE OF FLORIDA

Kimberly J Vazquez
(Name of Acknowledger Typed, Printed or Stamped)

HH 737540
Commission Number