



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

P&Z#: 26-11000017

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

Development Application

Project Type: Variance

Submission #: VAR-2026-25

Site Data

Project Name:	Dock & finger-pier construction	Size of property:	40000.0
Street Address:	2508 Bay drive Pompano Beach FL. 33062	Number of units (Residential):	63.0
Folio Number(s):	484329AH	Total square feet of the building* (Non-Residential):	2000.0
Project Narrative:	Replace existing finger pier & dock in existing footprint.		

Applicant

Landowner (Owner of Record)

Name:	Business Name (if applicable):		
Monique Harper			
Title:	Print Name:		
Processor	Mike Roemer		
Street Address:	Street Address:		
961 monticello ave	2508 Bay drive		
Mailing Address City/ State/ Zip:	Mailing Address City/ State/ Zip:		
davie Florida 33325	Pompano Beach Florida 33062		
Phone Number:	Phone Number:		
954-817-6227	516-776-4902		
Email:	Email:		

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-2026-25

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: michael roemer

06/29/2026

Signature: Mike Roemer



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Name: MICHAEL ROEMER
(HSEC REPRESENTATIVE)

Signature:

6/3/2026

2026 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 721772

Entity Name: THE HILLSBORO SHORES EXECUTIVE CLUB, INC.**Current Principal Place of Business:**2508 BAY DRIVE
POMPANO BEACH, FL 33062**Current Mailing Address:**2300 W. SAMPLE RD.
SUITE 310
POMPANO BEACH, FL 33073 US**FEI Number:** 59-1348892**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**DST PROPERTY MANAGEMENT
2300 W SAMPLE RD.
#310
POMPANO BEACH, FL 33073 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:** DONNA CHILDREY

01/16/2026

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PRESIDENT
Name DYKMAN, CHARLES
Address 2508 BAY DRIVE
City-State-Zip: POMPANO BEACH FL 33062

Title VP
Name FLEMING, BARBARA
Address 2508 BAY DRIVE
City-State-Zip: POMPANO BEACH FL 33062

Title TREASURER
Name LOCKWOOD, MICHELLE
Address 2508 BAY DRIVE
City-State-Zip: POMPANO BEACH FL 33062

Title SECRETARY
Name EDER, AMANDA
Address 2508 BAY DRIVE
City-State-Zip: POMPANO BEACH FL 33062

Title DIRECTOR
Name DEFAUW, LARRY
Address 2508 BAY DRIVE
City-State-Zip: POMPANO BEACH FL 33062

Title DIRECTOR
Name ROEMER, MICHAEL
Address 2508 BAY DRIVE
City-State-Zip: POMPANO BEACH FL 33062

Title DIRECTOR
Name KIVLON, WILLIAM
Address 2508 BAY DRIVE
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 an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CHARLES DYKMAN

PRESIDENT

01/16/2026

Electronic Signature of Signing Officer/Director Detail

Date