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## Pompano Beach: A Waterfront City on the Rise



Sitting along Florida's Gold Coast, [Pompano Beach](#) is a city known for extending "Florida's Warmest Welcome," boasting clear waters, sandy beaches, and calm breezes. In recent years, it has emerged beyond its beaches as a diverse South Florida community. With an overall lower density than its neighbors of Fort Lauderdale and Miami, and an immense potential for growth, many real estate developers, restaurateurs, business owners, and prospective residents alike are readily eyeing the city as the next hotspot for waterfront living in South Florida.

Nestled in the heart of South Florida, Pompano Beach is just seven miles from Fort Lauderdale and approximately 37 miles both south and north of Miami and West Palm Beach, respectively. Its prime, central location sets it apart as a city that offers the best of both worlds. Residents experience a continuous respite from the hustle and bustle of the growing metropolitan downtowns in the tri-county area while still resting only a short commute between each. They can enjoy the city's laid back, relaxed environment one day and partake in its high-end lifestyle and burgeoning restaurant and entertainment scene the next.

In recent years, the unique mixed personality of the city has resulted in an expansion of Pompano Beach's population and workforce. From 2010 to 2020, Pompano Beach's population grew by 11.5 percent, hitting 111,348 total residents as of July 2021. Most recent census data states that just over 60 percent of this population is in the workforce. When coupled with a low unemployment rate of 2.9 percent, signs are pointing to Pompano Beach as a desirable coastal town people are eager to contribute to and explore as their permanent home.

An attractive option for these residents has been mixed-use developments. In June, the Pompano Beach Planning and Zoning Board approved the site plans for a Topgolf sports entertainment venue and retail center, both of which are part of the Live! Resorts Pompano project. Located on the southeast corner of Powerline Road and SW 3rd Street, Live! Resorts Pompano is a large-scale mixed-use project set to offer entertainment, retail, dining, hotel, residential and office space. The Topgolf will feature a three-level building inclusive of 102 hitting bays, a full-service restaurant and bar, entertainment and event space, outdoor dining areas and a roof terrace, and the retail space will include a 10,913 square foot Publix grocery store.

Additional new mixed-use developments include the Riverside Promenade, which will feature office space, an Italian restaurant, and a two-story steakhouse along the waterfront, and Old Town Square, which will deliver 5,000 square feet of retail space and curate a “walkable, culture-rich community” in the heart of Downtown Pompano Beach.

Alongside mixed-use development, there has been a surge of interest in new residential offerings to better house Pompano Beach’s growing population. This June, The Estate Cos. received approval to develop Soleste Pompano Beach, a mixed-use multifamily development located at 208 N. Federal Highway. Soleste Pompano Beach will offer 253 apartment units, 4,000 square feet of commercial space, a 367-space parking garage and 11 parking spaces at the street level. Briny Residences, a nine-story, 40-unit mixed-use development, is also in the works and is set to bring 2,700 square feet of ground-floor commercial space along Briny avenue.

In December of last year and after years of planning, [Fortune International Group](#) and Oak Capital had the privilege of unveiling a residential contribution to the area, [The Ritz-Carlton Residences, Pompano Beach](#). The project is a transformative, two-tower property setting a new standard for architectural and interior design in the area. For the first time in South Florida, residents seeking a waterfront property won’t have to choose between a beach or a marina. The Residences’ two towers are split on either side of Ocean Boulevard, with the Beach Tower to the east and the Marina Tower to the west, offering a waterfront lifestyle catered to each individual’s personal preference.

Pompano Beach is the perfect location to take on the caliber of high-end lifestyle only the Ritz-Carlton brand offers. Its stunning vistas of the Atlantic Ocean, growing entertainment scene, and deep connection to the outdoors made it not only an attractive market, but also an amenity for residents that will place the best South Florida has to offer right at their doorstep.