



## Staff Report

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**File #:** LN-683

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ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MAY 6, 2025

### POMpano BEACH CORDISH 20-ACRE RESIDENTIAL DEVELOPMENT

**Request:** Building Design  
**P&Z#** 24-12000022  
**Owner:** Pompano Park JV Land Holdings LLC  
**Project Location:** 777 Isle of Capri Circle  
**Folio Number:** 494203410040  
**Land Use Designation:** Regional Activity Center (RAC)  
**Zoning District:** Planned Commercial/Industrial Development (PCD)  
**Commission District:** 5 (Darlene Smith)  
**Agent:** Mike Amodio (mamodio@keithteam.com)  
**Project Planner:** Saul Umana (saul.umana@copbfl.com / 954-786-4662)

#### Summary:

The project is a multi-family residential development located on a 20.03-acre vacant parcel within the LIVE! Pompano master plan, formerly the Isle Casino horse track. It includes 426 total units-344 in seven six-story buildings and 82 in ten three-story coach home clusters (townhome-style). Units range from 1- to 3-bedroom layouts. The site features a central pool/clubhouse, open space amenities, and a walking path by the lake. The architecture follows a tropical modern style with deep overhangs, pitched roofs, and cohesive detailing. Access points include one driveway on Main Street and two on Loop Road, coordinated with landscape plans. The site area is part of a 222-acre Planned Development that is partially developed. This portion of the PCD plan has a total lot coverage of 19.7%. The property has a Regional Activity Center (RAC) land use designation and a Zoning designation of Planned Commercial Development (PCD), which permits the residential uses. The Live! Resorts PCD establishes the district as a mixed-use development. Therefore, this project is permitted to follow the Commercial, Institutional, and Mixed-Use Design Standards of Section 155.5602. The site plan was most recently reviewed by the Development Review Committee on January 2, 2025.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

The subject property is located on the southwest corner of the Live! Resorts PCD framed by private roadways known as Loop Road and Main Street.

Subject property:

**AAC**

Planned Commercial Development (PCD) | Vacant Land / Parking Areas

Surrounding Properties:

North: PCD | Vacant Land / Lake / Parking Areas

South: B-2/RM-45 | Community Service Commercial / Cypress Bend Condominiums

East: PCD | Vacant Land / Future Industrial Development Site

West: PCD | Future Residential Development

**Staff Conditions:**

If approved by the Architectural Appearance Committee, staff recommends including the following conditions

1. The PCD requires a 50' Buffer along the Southern Boundary of the PCD, identified as Development Area B. Additionally, the buffer within Development Area A shall be installed prior to issuance of the first Certificate of Occupancy or completed by December 31, 2025.
2. At the time of Building Permit approval, the applicant must provide a key map with the color selection to ensure color scheme variability.
3. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.