

## The Pomp - 20-Acre Residential Development Site Plan Narrative

KEITH, on behalf of Pompano JV Land Holdings, LLC, (Land Owner) and Lennar Homes (Applicant), is pleased to submit this Residential Project for a major site plan and major building design approval. The project site carries a zoning of Planned Commercial/Industrial District (PCD) and a land use designation as Regional Activity Center (RAC).

### Project Background

The overall LIVE! Pompano Beach Resort Project is a 221-acre master planned development (PCD) that will encourage and provide a mix of uses including entertainment /retail/restaurant establishments, employment-generating uses, hotel/hospitality uses to support both the entertainment-commercial uses and medium-to-high density residential buildings to complete the live-work-play concept.

As part of the approved master plan, the residential/mixed use district design is focused on a pedestrian experience and includes a variety of natural and textural paving, native landscape materials, and warm and varied street furniture. This Residential Project is situated along Main Street - a highly pedestrian-friendly gateway leading into the heart of the entertainment-commercial portions of the overall project and boasts wide sidewalks and medians.

### Proposed Project

This proposed Residential Project is a multi-family development located on a 20.03-acre parcel within the overall 221.65 acre master planned development project (LIVE! Pompano) bounded by Loop Road to the East and South, Main Street to the west and the 12-acre lake to the north. The residential parcel is within in a portion of the Pompano Park Racino Plat 181-22. This is an existing vacant lot and formerly the location of the Isle Casino horse racing track. The parcel falls under one folio number: 494203410030.

The proposed project features (7) six-story multi-family buildings and (10) two-story coach home clusters providing 344 Multi-Family and 82 Coach Home (townhome style units). The total 426 residential units will vary from 1-bed, 2-bed, and 3-bed unit layouts. The site also features a centralized Pool/Clubhouse, amenity areas for passive/active open space, and a walking path along the existing lake.

The architecture is envisioned in a tropical modern style, responding to both the environmental and programmatic requirements of a project of this scale. Deep overhangs and pitched roofs shield the townhome units from the sun and rain, establishing a tropical modern design vocabulary that resonates throughout the community. The multistory buildings incorporate similar detailing in their materiality and surface treatments, contributing to a cohesive aesthetic. Overall, the community exudes a clean, fresh character that firmly connects the architecture to the site and its natural surroundings.

Vehicular/Pedestrian access to the development is primarily from the west and south entry points. There is one proposed driveway access along Main Street and two proposed driveway accesses along Loop Road. Driveway connections will be coordinated with street tree designs (per separate permits) along these two main master plan corridors.

Below is a continuation of the project narrative which addresses each of the site plan review standards

established by the City of Pompano Beach. The Design Team believes competent substantial evidence has been provided to the City to support the major site plan as proposed.

**Per the City of Pompano Beach an application for a Major Site Plan must meet the site plan review standards. Below are the responses to the site plan review criteria established in Sec155.2407.E**

1. *Consistent with the land use designation in the comprehensive plan.*

***The Land Use Designation for this site is Regional Activity Center (RAC). The proposed development is consistent with the Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:***

**Goal 01.00.00** The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

**Policy 01.14.01** The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.

**Policy 01.14.02** The City will encourage and implement the use of compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs and take advantage of recycled and sustainably sourced building materials.

**Policy 01.14.07** All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.

**Policy 01.15.01** The Planned Development Land Development Regulations shall provide the zoning district that facilitates attractive and functional mixed living, working, shopping, education and recreational activities for application to Regional Activity Centers.

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

**The applicant has assembled a design team which is familiar with the City of Pompano Beach Zoning Code. The design team believes the proposed project meets or exceeds all requirements found in the applicable sections of the Pompano Beach Zoning Code and the approved PCD for LIVE! Resorts Pompano.**

3. Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose;

**The proposed site plan follows all other applicable standards of the Code and will comply with the applicable standards in the approved Master Plan PCD. As part of the approved Master Plan PCD, the proposed district plan will adhere to the standards set forth as part of the PCD district.**

4. Complies with all other applicable standards in this Code;

**The proposed site plan follows all other applicable standards of the Code and will comply**



**with the applicable standards in the approved Master Plan PCD. As part of the approved Master Plan PCD, the proposed district plan will adhere to the standards set forth as part of the PCD district.**

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;  
**All prior development orders are anticipated to be in compliance. This particular project is located on an existing vacant parcel of the overall master planned site and has no previous development orders associated with the land.**
6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;  
**A thorough concurrency review was performed during the Land Use Plan Amendment process. The proposed development falls within the permitted level of development identified in the approved land use plan amendment. The proposed project anticipates receiving a concurrency certificate from the City of Pompano Beach as part of the major site plan and major building design application.**
7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;  
**The project will be designed to provide safe, adequate, paved vehicular access to adjacent streets. Although the overall master planned project is located along Powerline Road (FDOT jurisdiction), this particular application does not have any direct vehicle or pedestrian connections to any FDOT right of way.**
8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;  
**The project site is not located within a wellfield protection area. The project does not anticipate requiring any hazardous material licensing.**
9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support;  
**As a part of the major site plan and major building design application, the applicant has developed a separate CPTED security plan and CPTED security narrative which addresses all the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.**
10. Complies with adopted Fire Codes and Standards per City Code Section 95.02;  
**The proposed project will comply with all adopted Fire Codes and Standards per the City Code. A fire access plan has been submitted with this application addressing the standards set forth in the fire department apparatus access site development guidelines.**
11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan; and  
**The proposed project limits are not located within any protected lands, archaeological sites, environmentally sensitive lands, historic sites, wellfield protection zones, or inactive burrow pits as identified by the City's Comprehensive Plan or Broward County's Land Use Plan. The overall site has additional ongoing permits which include mitigation for existing burrowing owls, however, these locations are outside of this project impact area and are being handled under separate state permitting for mitigation.**
12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

**AAC**



**The proposed project is not located within a quarter mile of an approved Transportation Corridor Study.**

The Project Design Team looks forward to discussing and presenting this project with the City of Pompano Beach.

Respectfully Submitted,

*Michael Amodio*

Michael Amodio, AICP  
Principal Planner, KEITH

CC: Corey Long, The Cordish Group  
Patrick Bellon, Lennar

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