

Modera Pompano
Project Narrative

MCRT Investments, LLC (“Petitioner”) is proposing to develop a portion of the +/- 6.5 gross acre property located at 855-909 S Federal Highway, which is generally located on the west side of Federal Highway at SE 9th Street (“Property”) in the City of Pompano Beach (“City”), Broward County (“County”), Florida. The Property can be further identified by Broward County Property Appraiser (“BCPA”) folio # 4943 0649 0010. The Property has a future land use designation of Commercial/Commerce on both the City and County future land use maps, and is zoned General Business, B-3. The Property is currently developed with a car dealership. Petitioner is proposing to develop the northern +/- 3.88 acres of the Property with three hundred forty seven (347) residential units and +/- 10,600 square feet of commercial use (“Project”). More specifically, the Project includes the development of an 8-story mixed-use building with an 8-story garage that includes four hundred fifty seven (457) parking spaces. The residential units wrap the parking garage on all sides and the commercial and active uses are located on the ground level facing Federal Highway in order to activate the street sidewalks and connect to the surrounding blocks, which promotes walkability and use of public transit, including the bus stop located within one thousand (1,000) feet of the Property. The proposed design incorporated ground floor commercial uses, a residential lobby, amenity space for residents, administrative and leasing offices, and a central courtyard. Vehicular and loading access to the parking garage is accommodated internally, behind the west side of the commercial frontage. The Project will also include substantial new landscaping to enhance the appearance of the Property along the commercial frontage, and perimeters of the Project, paying particular attention to the buffering along the west side along the existing canal.

While the net acreage for the portion of the Property that would be acquired for the proposed development is +/- 3.88 acres, the gross acreage of this development area is +/- 5.04 acres, taking into account the area to the centerline of adjacent rights-of-ways. Petitioner is proposing to develop the Property in accordance with BrowardNext Policy 2.16.4, and providing for the corresponding number of workforce housing units within the Project. Utilizing the gross acreage for the development area of +/- 5.04 acres (as shown on the acreage exhibit provided), permitted under BrowardNext, the three hundred forty seven (347) dwelling units would provide for a gross density of sixty nine (69) dwelling units per gross acre. In order to achieve the desired density, Petitioner is proposing to rezone the Property to Planned Development – Infill (“PD-I”).