

**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 9<sup>th</sup> 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.

**DRC**

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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”).

The proposed Project provides substantial and meaningful community benefits that clearly justify the requested development flexibility under the City’s Planned Development – Infill (PD-I)

provisions, as required pursuant to City Zoning Code Section 155.3602.A.2.e. Most notably, the Project will transform an underutilized and visually obsolete car dealership site along the Federal Highway corridor into a high-quality, mixed-use development that contributes to the ongoing revitalization of this important commercial spine. This redevelopment replaces a less desirable vehicular use with a vibrant, pedestrian-oriented environment that enhances the public realm and reinforces the City’s vision for a more walkable and economically active corridor.

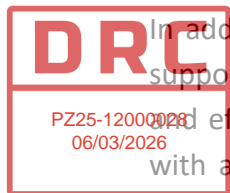
A key community benefit of the Project is the provision of new housing opportunities, including a meaningful component of affordable and workforce housing units, in a location that is well-served by existing infrastructure and transit. The inclusion of these units directly addresses a critical community need by expanding access to attainable housing for moderate-income households who are increasingly priced out of the local housing market. By integrating affordable housing within a high-quality, mixed-use development, the Project promotes socioeconomic diversity and ensures that essential members of the workforce—including educators, first responders, healthcare workers, and service industry employees—have the opportunity to live within close proximity to their places of employment. This approach not only reduces commuting burdens but also strengthens the overall economic and social resilience of the community.

In addition to increasing the supply of attainable housing, the Project’s compact, infill design supports broader planning objectives related to sustainable growth, reduced vehicle dependency, and efficient land use. Locating higher-density residential development along a major corridor with access to transit and services maximizes existing infrastructure and helps curb outward sprawl.

The inclusion of ground-floor commercial uses further enhances the Project’s contribution to the community by activating the streetscape, fostering local economic activity, and creating convenient neighborhood-serving retail and dining options. These uses not only benefit future residents of the Project but also serve the surrounding community, contributing to a more complete and self-sustaining urban environment.

From a design and compatibility standpoint, the Project incorporates thoughtful site planning and buffering strategies to ensure a sensitive transition to adjacent residential areas. The preservation of existing natural features, including the mangroves along the canal, combined with enhanced landscaping and setbacks along the western boundary, provides a meaningful buffer that protects the character and privacy of neighboring residential uses. Additionally, the internalization of vehicular access and structured parking minimizes external impacts, reduces traffic conflicts, and enhances overall site aesthetics.

The Project also promotes multimodal connectivity and walkability by orienting active uses toward Federal Highway, improving pedestrian conditions, and leveraging nearby transit options.



This approach not only supports healthier, more sustainable lifestyles but also aligns with regional and local mobility goals.

Finally, the Project will generate significant economic benefits, including job creation during both construction and long-term operation, as well as an expanded tax base that will support public services and infrastructure improvements. The efficient use of land enabled by the PD-I designation allows the Project to deliver these benefits while minimizing sprawl and maximizing the value of existing urbanized areas.

In sum, the Project represents a well-balanced and forward-thinking development that delivers tangible public benefits, enhances compatibility with surrounding uses, and advances the City's long-term planning objectives. The requested flexibility is therefore both appropriate and justified in light of the Project's substantial contributions to the community.

