

6. [LN-116](#)

Pompano Park Racino

Request: Plat
P&Z# 21-14000008
Owner: Pompano Park JV Land Holdings, LLC 777 Isle of Capri Circle
Project Location: 777 Isle of Capri Circle
Folio Number: 494203220021
Land Use Designation: RAC (Recreational Activity Center)
Zoning District: PCD (Planned Commercial Development) 5
Commission District: 5
Agent: Andrea Harper (954-788-3400)
 Mike Vonder Meulen with Keith, Inc.
Project Planner: Maggie Barszewski (954-786-7921 / Maggie.barszewski@copbfl.com)

Maggie Barszewski, Planner, presented the request stating that the agent, Mike Vonder Meulen of Keith, Inc., representing the owner of the property, Pompano Park JV Land Holdings, LLC, is requesting Plat approval for the 12.9 acre Pompano Park Racino II Plat which is the only unplanted parcel of land associated with the 232.05 gross acre LIVE! Resorts Pompano Planned Development (PCD). The property is located approximately 750 feet south of SW 3rd Street, adjacent to the CSX/Seaboard Coastline Railroad, and has an address of 777 Isle of Capri Circle. The Plat restricts the property to a maximum of 100,000 square feet of industrial use for potential future development. Access to the proposed plat will be provided through an existing 50-foot access easement within the Pompano Racino Plat, which abuts SW 3rd Street (Race Track Road). The 12.9-acre subject property currently has horse stables and jockey dormitories on site, which will eventually be demolished. This larger subject property (including the proposed-Plat area) had been rezoned in 2019 from RAC to PCD and then that land use designation and PCD were amended on Oct. 27, 2020 to allow for some Industrial uses. On the District Plan, the PCD Plat area lies within the Corporate District, with the following prescribed uses: Office, Mixed Use, Commercial, Commercial Recreation, Hotel, and Industrial Park. A Conceptual Site Plan has been provided for this Plat submittal showing the Applicant is proposing to construct vehicle parking on site, and the Narrative, indicates the proposed maximum of the 100,000 square feet of Industrial use. Ms. Barszewski stated that staff recommended approval with 2 conditions (that are listed in the Staff Report).

Mike Vonder Meulen of Keith, Inc. answered some questions posed by the Board members.

MOTION by Tundra King and seconded by Carla Coleman that the Board finds that competent, substantial evidence has been presented for Plat #21-14000008 that satisfies the review standards and that the Board recommends approval to the City Commission with the 2 conditions recommended by Staff to be satisfied prior to the City Commission placement.