



Staff Report

File #: LN-677

PLANNING AND ZONING BOARD

Meeting Date: JULY 23, 2025

POMpano BEACH CORDISH 20-ACRE RESIDENTIAL DEVELOPMENT

Request: Major Site Plan
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
Project Planner: Saul Umana (954-545-4662 / saul.umana@copbfl.com)

Summary:

The applicant is requesting Major Site Plan approval to develop a multi-family residential community on a 20.03-acre vacant parcel within the LIVE! Pompano master plan, formerly the Isle Casino horse track. The proposed development includes a total of 426 residential units, consisting of 344 units within seven multi-family buildings (up to six stories) and 82 townhome-style units within ten two- to three-story coach home clusters. Unit layouts will include studio, one-, two-, and three-bedroom options, with a combined gross building area of 787,620 square feet.

The project features six building types for the townhomes and two for the multi-family buildings, reflecting a tropical modern architectural style characterized by deep overhangs, pitched roofs, and cohesive detailing. Amenities include a centralized clubhouse and pool, open space areas for passive and active recreation, and a green pedestrian walking path along the existing lake adjacent to the six-story buildings. The overall site layout is intentionally designed to position buildings along the street frontages (Loop Road and Main Street), effectively screening the surface parking lots from view. Access is provided via one driveway on Main Street and two on Loop Road, integrated with the landscape plan. The total lot coverage, including this portion, of the 222-acre Planned Commercial Development (PCD) is 19.7%. The property has a Regional Activity Center (RAC) land use designation and is zoned PCD, which allows for residential development consistent with the Commercial, Institutional, and Mixed-Use Design Standards of Section 155.5602. Additionally, the project was reviewed by the Architectural Appearance Committee (AAC) on May 6, 2025, and again on July 1, 2025. At the first hearing, the Board unanimously voted to require a resubmittal due to objections to the overall design of the project; however, the AAC expressed support for the design of the townhomes and provided positive feedback on the proposed site layout. At the second hearing, the Board unanimously approved the overall design of the project.

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.

The district was rezoned to a Planned Commercial Development with an adopted master plan in 2020 (Ordinance 2021-02). The following are ongoing/active developments consistent with the master plan:

Completed Projects:

- A Future Golf Facility (21-12000046) now known as Top Golf was approved on July 14, 2022 and is now open to the public.
- The Casino expansions are complete which include the Smoking Terrace, Building Addition and the Rear Deck Enclosure. The Parking Garage (20-12000004) is also complete.

Under Construction:

- There are three projects for the internal roadway improvements (Lucky Lane, Palm Aire Drive, Loop Road), which are under construction.
- The Industrial Site Plan development (23-12000013) approved in August of 2023 and is in process of construction of phase 1.

Active Development Orders:

- The NW Corner Retail Site Plan (21-12000045) was approved in June of 2022 and has building permits in for review.
- The Live Venue (22-12000036) was approved in May of 2023 and has building permits in for review.

Site Plan Review Standards:

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

The property has a Regional Activity Center (RAC) land use designation and a Zoning designation of Planned Commercial Development (PCD), which permit the proposed multifamily residential units. The Development is consistent with the City of 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.

Objective 01.15.00 - Regional Activity Center

The Regional Activity Center Land Use Category encourages attractive and functional mixed living, working, shopping, education, and recreational activities.

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.

Policy 01.15.12

The City shall maintain design standards within its land development regulations to ensure compatibility between existing and planned land uses within and adjacent to Regional Activity Centers.

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

Article 3: Zoning Districts

The proposed development complies with the standards for the development within the PCD Zoning Districts as established by Ordinance 2020-02.

Article 4: Use Standards

The development proposes multifamily residential units and amenities that comply with the use specific standards in Article 4: Use Standards and is consistent with the uses as permitted by the PCD.

Article 5: Development Standards

See section 3 below. Development Standards may be modified by the PCD Ordinance.

3. Complies with the applicable development standards of this Code (Article 5);

The DRC and project applicant have worked together to present a project that nearly satisfies the requirements of Article 5, as amended by the PCD standards, for new development requiring Major Site Plan approval. The project has obtained a Development Order for the design.

The project provides the minimum 10 Sustainable Development Points required by Article 5.

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

The proposed site plan is in compliance with all other applicable standards of this Code.

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record.

There is no prior development order commitments or conflicting plans of record for the subject property.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

Based on the calculations below, the proposed project complies with concurrency requirements

Wastewater Treatment Demand	106,500 gallons per day * Water Treatment
Demand	126,309 gallons per day* Raw Water Demand
	136,413 gallons per day *
Park Acreage Required	2.90 acres
School Impacts	School impacts are evaluated by the Broward County School District. A Final SCAD letter to be provided.
Transportation	Transit fees paid to the Broward County to meet concurrency
Solid Waste Generation	3,791.40 lbs/day (City has a contract with the Waste Management for disposal of all solid waste through 2033)

As part of this site plan submittal, a preliminary trip generation threshold analysis was conducted, consistent with the trip calculations approved for the PCD. The study found that the proposed development results in an increase in overall trip generations. This increase triggers Phase 1 roadway improvements which are already underway. However, this increase does not meet the threshold required to trigger construction of the crystalline lagoon.

* The City has adequate capacity to serve the proposed project.

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 development is accessed via internal private roads, including Loop Road, which connects to Powerline Road-a roadway identified in the Broward County Trafficways Plan. Additionally, Main Street provides another internal connection within the site. The project is designed to ensure safe, adequate, and paved vehicular access from these roads. The master site developer is currently finalizing the internal circulation network throughout the Planned Community Development (PCD).

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The Property is not located within a wellfield protection area. The Development 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 part of the Major Site plan and Building Design application, the applicant has developed a separate CPTED security plan, which addresses 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 site plan was reviewed by a Fire Plans Examiner during DRC and will be required to meet all applicable standards before building permits are approved.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan.

The proposed development is not within an area that will have impact on environmentally sensitive lands as defined in the Broward County Land Use Plan.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning code provision.

The proposed development is not located within the areas proposed as part of the approved Transportation Corridor Study.

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

Staff Conditions:

1. The PCD requires a 50' Buffer along the Southern Boundary of the PCD, identified as Development Area B. This project is located within development area B. Buffers within development areas b, c and d will be installed prior to the issuance of the first certificate of occupancy for new development within each of those designated development areas.

2. Prior to Building Permit approval, obtain a Final SCAD letter.

3. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:

- a) The RAC Land Use requires that 15% of the total number of units will need to be reserved as "Affordable" units or the Developer may provide a fee-in-lieu for every unit. The units may be reserved by declaration or the appropriate affordable housing fee for every unit may be paid to the

City's Affordable Housing Trust fund.

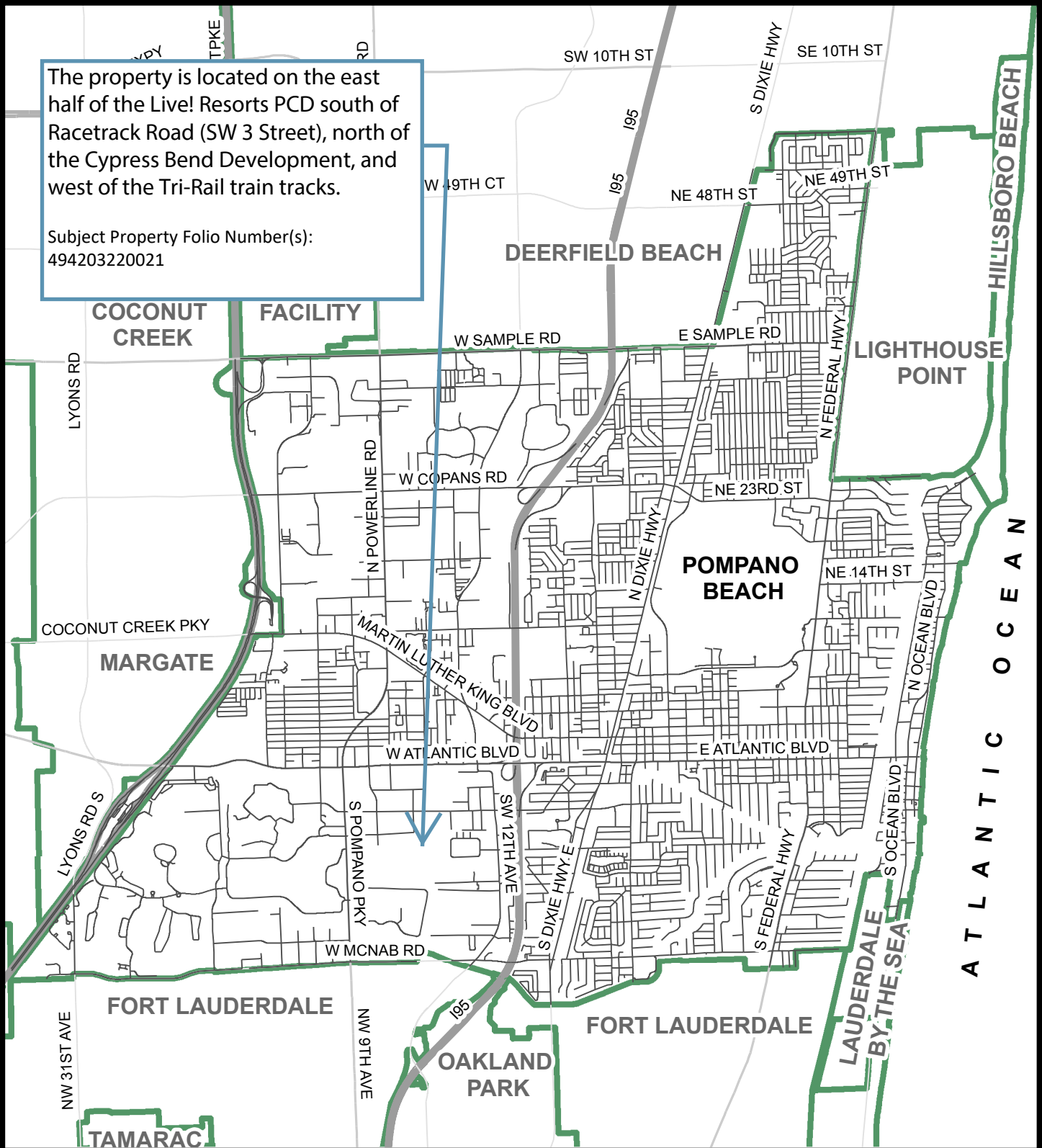
- b) The applicant shall provide evidence of compliance for the points used for the Sustainability Narrative as submitted to the DRC by time of building permit approval in accordance with Table 155.5802: Sustainable Development Options and Points.
- c) Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
- d) Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
- e) A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.

CITY OF POMPANO BEACH LOCATION MAP



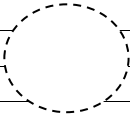
The property is located on the east half of the Live! Resorts PCD south of Racetrack Road (SW 3 Street), north of the Cypress Bend Development, and west of the Tri-Rail train tracks.

Subject Property Folio Number(s):
494203220021



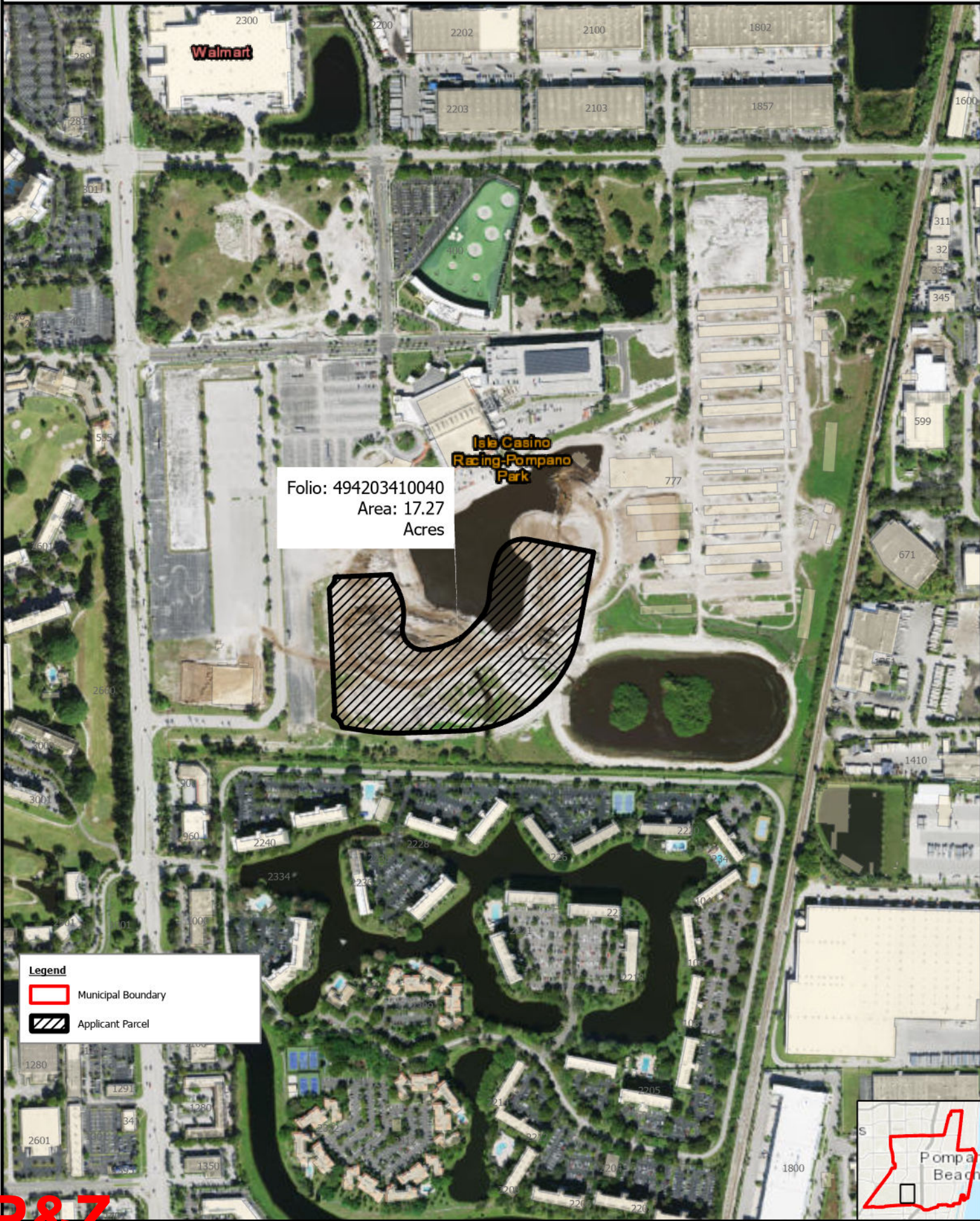
1 in = 1 miles

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

LEGEND					
FOR LAND USE PLAN			FOR ZONING MAP		
Symbol	Classification	Units/ Acre	Symbol	District	
			RS-1	Single-Family Residence 1	
L	Low (1-5 DU/AC)		RS-2	Single-Family Residence 2	
LM	Low- Medium (5-10 DU/AC)		RS-3	Single-Family Residence 3	
M	Medium (10-16 DU/AC)		RS-4	Single-Family Residence 4	
MH	Medium-High 16-25 DU/AC)		RS-L	Single-Family Residence Leisureville	
H	High (25-46 DU/AC)				
12	Irregular Density		RD-1	Two- Family Residence	
36	Irregular Density				
			RM-7	Multiple-Family Residence 7	
C	Commercial		RM-12	Multiple-Family Residence 12	
CR	Commercial Recreation		RM-20	Multiple-Family Residence 20	
			RM-30	Multiple-Family Residence 30	
I	Industrial		RM-45	Multiple-Family Residence 45	
			MH-12	Mobile Home Park	
T	Transportation				
			B-1	Limited Business	
U	Utilities		B-2	Neighborhood Business	
			B-3	General Business	
CF	Community Facilities		B-4	Heavy Business	
			M-1	Marina Business	
OR	Recreation & Open Space		CR	Commerical Recreation	
W	Water		I-1	General Industrial	
			I-1X	Special Industrial	
*	RAC	Regional Activity Center	O-IP	Office Industrial Park	
			M-2	Marina Industrial	
LAC	Local Activity Center				
			TO	Transit Oriented	
DPTOC	Downtown Pompano		PR	Parks & Recreation	
	Transit Oriented Corridor		CF	Community Facilities	
			PU	Public Utility	
ETOC	East Transit Oriented		T	Transportation	
	Corridor		BP	Business Parking	
	Number		LAC	Local Activity Center	
			RPUD	Residential Planned Unit Dev.	
			*	PCD	
				Planned Commercial Development (Ord. 21-02)	
			PD-TO	Planned Development - Transit Oriented	
			PD-I	Planned Development - Infill	
			RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay	
			AOD	Atlantic Boulevard Overlay District	
			CRAO	Community Redevelopment Area Overlay	
			NCO	Neighborhood Conservation Overlay	
			APO	Air Park Overlay	
			DP	Downtown Pompano Beach Overlay	

CITY OF POMPANO BEACH

AERIAL MAP



Folio: 494203410040
Area: 17.27
Acres

Legend

-  Municipal Boundary
-  Applicant Parcel

P&Z
Scale:
1:7,000
PZ24-12000022
Date: 10/11/2023 3:04 PM
07/23/2025

Pompano Park JV Land Holdings LLC

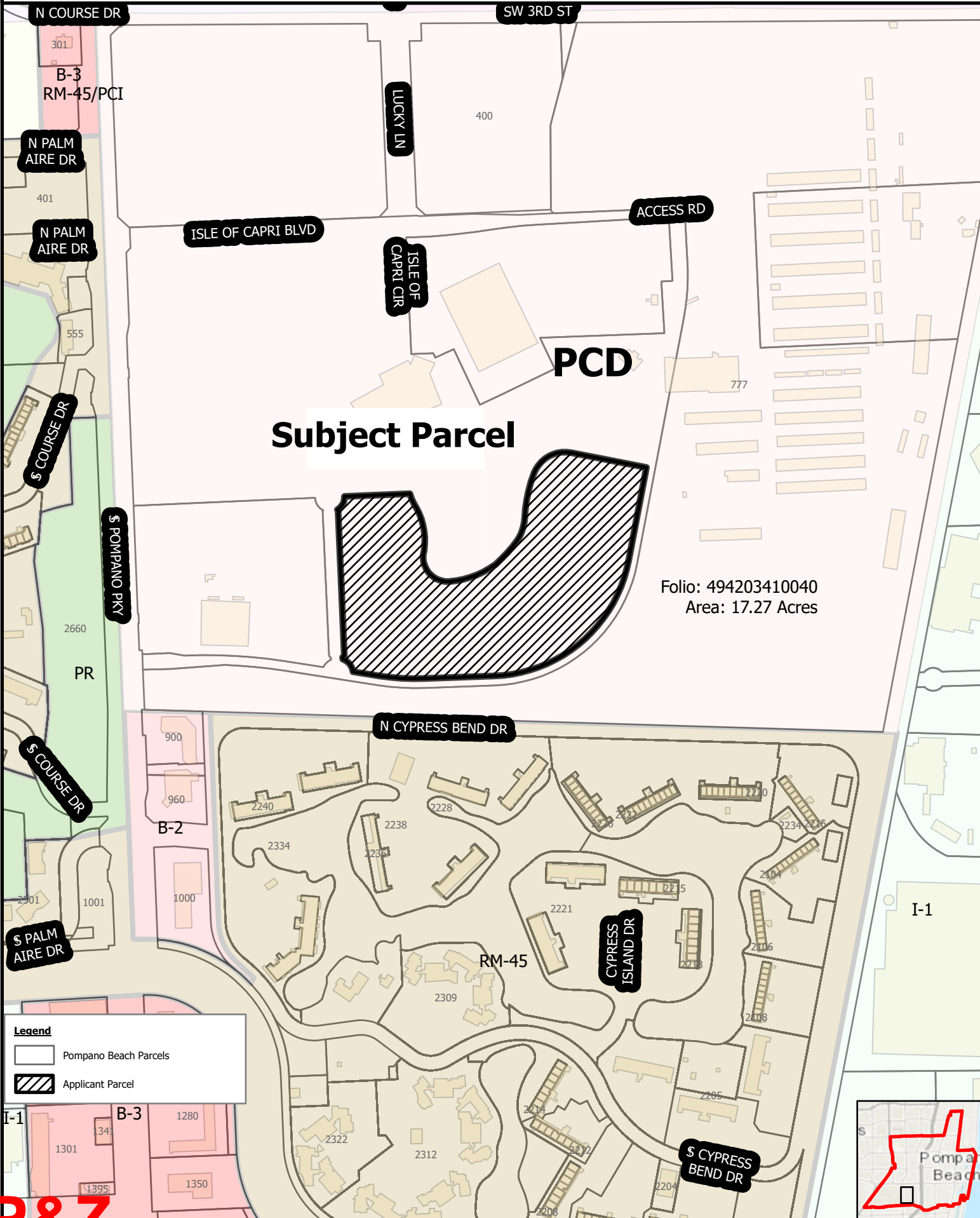
777 Isle of Capri Circle

Created by:
Department of
Development Services



CITY OF POMPANO BEACH

OFFICIAL ZONING MAP



P&Z

Pompano Park JV Land Holdings LLC

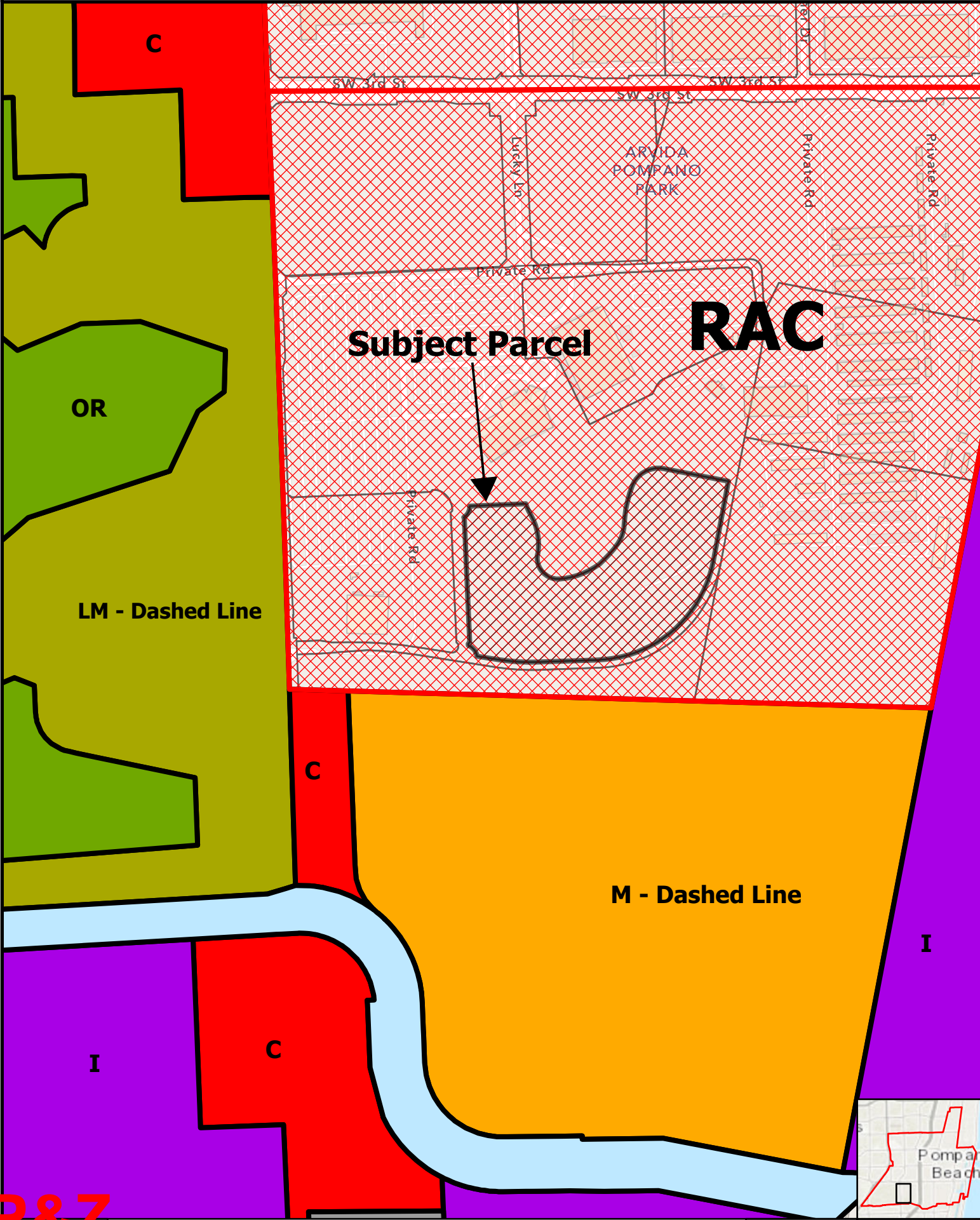
777 Isle of Capri Circle



Created by:
Department of
Development Services

PZ24-12000022
Date: 11/6/2024 9:26 AM
07/23/2025

CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



P&Z
Scale:
1:7,000
PZ24-12000022
Date: 10/11/2022 3:04 PM
07/23/2025

Pompano Park JV Land Holdings LLC

777 Isle of Capri Circle

Created by:
Department of
Development Services

