

Pompano Logistics Center

Site Plan Narrative

April 12, 2023

KEITH, on behalf of Pompano JV Land Holdings, LLC, is pleased to submit the Industrial Parcel for a major site plan and major building design approval.

Project Background

The project site consists of +/- 95 acres and is generally referred to as Isle Casino Racing at Pompano Park. It has a current address of 777 Isle of Capri Circle within the City of Pompano Beach Florida and located within Broward County. The property carries a zoning of Planned Commercial/Industrial District (PCD) and a land use designation as Regional Activity Center (RAC).

In 2020, the development team submitted and obtained approval for a Land Use Plan Amendment to the City and County future land use maps to allow for the industrial uses and supporting accessory uses on the property. The approved land use plan allows up to 1,500,000 square feet of industrial use and reduced the allowable office use to 1,350,000 square feet within the RAC. The subject site lies within two plats (Pompano Park Racino & Arvida Pompano Park).

In 2020, the development team also submitted and obtained approval for a Rezoning/PCD amendment application to allow for the industrial uses. The approved master plan is intended to encourage and provide a mix of uses to support the live-work-play concept. The project site is within the Corporate District of the overall 220 acre LIVE! Resorts Pompano master planned development and includes construction of eight (8) primary industrial warehouse buildings.

This site has an active development order (PZ21-12000035) and this site plan will supersede the current development order. Currently, the project site consists of two parcels totaling +/- 95 acres, including a 10-acre parcel that is concurrently being platted to allow for industrial uses. The existing site was the former stables and dormitories for the Isle Casino Horse Racing track, which was decommissioned in 2022.

The project's north frontage is Racetrack Road, which is being permitted for ROW improvements through Broward County under separate permits. The project will feature (3) vehicle access points along the northern property frontage (Racetrack Road). The westernmost access features a right-in / right-out driveway. The center access features a full access driveway for vehicles other than tractor trailers. Tractor trailers may make a right turn into the property at the center access point, however, they will be restricted to a right turn upon exiting the property. The easternmost access point will also feature a right-in / right-out driveway for vehicles and tractor trailers. All vehicles will be able to make a left turn into the property at the easternmost access point through the median opening on Racetrack Road.

The buildings will feature loading areas in the rear and will be oriented so that the buildings screen these loading areas from adjacent views. The portion of the southern landscape buffer screening the industrial use will include 63' landscape buffer consisting of a proposed retention lake, landscaping, and a 20-foot masonry screening wall. The proposed industrial buildings will be a minimum of 200 feet from the southern property line.

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

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established by the City of Pompano Beach. The Design Team believes they have provided competent substantial evidence to the City to support the development 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 01.14.07 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);

The Applicant has assembled a design team which is familiar with the City of Pompano Beach. 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.

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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;
There is a development order (PZ21-12000035) which is active for this parcel (Amazon Site Plan). It is anticipated that this proposed site plan will supersede the current Development Order. The proposed project is anticipated to be in compliance with all other prior development orders. This particular project redevelops a portion of an existing commercial recreation use which will be demolished to allow the proposed development.
6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;
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. Concurrency standards were verified during the Land Use Plan Amendment Application which permitted the industrial use.
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;
This Industrial Project will be designed to provide safe, adequate, paved vehicular access to SW 3rd Street (Racetrack Road) which is on the Broward County Trafficways Map as a 106-foot arterial roadway.
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/relocation for existing burrowing owl nests, however, the new nest locations are outside of the industrial

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parcel impact area, are being handled under a separate building permit (BP22-7351) and additional permitting through the state for mitigation.

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

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 Industrial Project with the City of Pompano Beach.

Respectfully Submitted,

Michael Amodio

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