

## Rafaela Thermidor

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**From:** Max Wemyss  
**Sent:** Tuesday, April 26, 2022 10:01 AM  
**To:** Matthew Mandell  
**Cc:** Rafaela Thermidor  
**Subject:** RE: Pompano Park Racetrack - Redevelopment  
**Attachments:** PZB-AGENDA-4-APRIL-OF-2022.pdf

Good morning Mr. Mandell,

As an update, the Industrial Development that is the eastern portion of the site is on tomorrow's agenda for Site Plan review by the Planning and Zoning Board. Your comments are recorded for reference by the Board. Attached is the agenda and full backup. The relevant project is Item #9.

Regards,



City Hall Hours of Operation:

**Monday – Thursday, 7:00 am – 6:00 pm**

[Sustainability Division Website](#) | [Planning and Zoning Division Website](#)

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**From:** Matthew Mandell <matthew@savewestport.com>  
**Sent:** Wednesday, December 22, 2021 11:59 AM  
**To:** Max Wemyss <Max.Wemyss@copbfl.com>  
**Subject:** Pompano Park Racetrack - Redevelopment

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Max,

Thanks so much for the time on the phone. This is a follow-up to that conversation on the redevelopment of the Pompano Park Racetrack property.

I realize that the property has been subdivided and rezoned for each of the different aspects of the larger pending project, but my comments and suggestions are global of the property and the overall concept. Pending specific site plans, at your suggestion, here are my comments.

1. **Open Space** – 15+ years ago the northern section of the overall racetrack property, well over 100 acres, was sold off and is now the Walmart, Fast Food, Industrial Park area. No open space was preserved at that time. There is a debt already in my mind owed. Now with the rest of the property over 223 acres in play, a minimum of 25 acres should be designated and preserved as passive open space. This should be one large section, not piecemeal or inclusive of buffers and setbacks. This should be done to protect the environment and the habitats of those animals now living on the pasture, grazing, and roaming areas for the horses.
2. **Southern Buffer area** – I had seen in a prior site plan that a 50' buffer is to be provided to protect the Cyprus Bend neighborhood. This is admirable, but it is known that that part of the property was a former bird sanctuary and that colonies of birds remain there. 50' is not sufficient to protect these animals. An ornithological study needs to be done, at the applicant's expense and peer reviewed also at their expense to ensure that no harm will come to these colonies.
3. **Western Set Back** – Also in that prior site plan a 10' setback was being used along Powerline Road. This is wholly unacceptable for the neighbors to the west and simply for aesthetics. Plantings to absorb noise and views of what will be a casino, hotel and entertainment complex, needs to be far denser than what 10' would allow. 50' would be much more palatable and fits in with what is being offered on the southern border.
4. **Affordable Housing** – With 4000 units being proposed, I have read nothing about dedicated affordable housing. 10% of these units, 400, should be deed restricted affordable based on local mean income. These units should also be uniformly distributed throughout this complex to avoid any pooling of location and stigma.
5. **Recreation** – With said 4000 units, what plans are there for active recreation? I would suggest at the least: 20 tennis courts, 10 pickle ball courts, 6 volleyball courts, 16 bocce courts, 16 shuffleboard courts, pools and playgrounds every few buildings, workout stations and interconnecting walking paths inclusive of the small lake that will be the center piece of this community. If these are not included, it will be a detriment to this project and put undue pressure on the public amenities in nearby neighborhoods which now accommodate the existing residents.

I appreciate you sharing this with your commission/board, your department and with the developers. I also appreciate you giving me a heads up when the specific site plans do come in and with information on the timing of hearings on these applications.

Please confirm receipt of this email. I look forward to hearing from you in the future. Happy Holidays.

Matthew Mandell

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