



**DUNAY  
MISKEL  
BACKMAN** LLP

Gary Dunay  
Bonnie Miskel  
Scott Backman  
Eric Coffman

Hope Cathoun  
Dwayne Dickerson  
Ele Zachariades  
Matthew H. Scott

Christina Bilenki  
Lauren G. Odom  
Nicole Jaeger  
Rachael Bond Palmer

**SPA Properties, LLC  
777 Isle of Capri Cir.  
Project Narrative  
September 29, 2021**

SPA Properties, LLC ("Applicant"), with the consent from Pompano Park JV Land Holdings, LLC and PPI, Inc. ("Property Owners") is submitting a request to develop six parcels of land generally located north of Cypress Bend Drive, between South Powerline Road and the Tri-Rail train track and addressed at 777 Isle of Capri Circle in the City of Pompano Beach ("Property") with +/- 658,122 square feet of industrial use, including a +/- 516,762 square foot sortation facility and a +/- 141,360 square foot delivery station building and supporting accessory uses. The parcels comprise an area of 91.66 acres and are located on the Pompano Park Racino plat and the Arvida Pompano Park plat. The Property has a future land use designation of Regional Activity Center (RAC), located within the Live! Resorts Pompano Regional Activity Center and a zoning designation of PCD.

The Property recently received approvals to develop additional industrial buildings on the site. Specifically, a Land Use Plan Amendment was approved on June 1, 2021 to decrease the office use square footage within the RAC from 2,000,000 square feet to 1,350,000 square feet and add 1,500,000 square feet of industrial use. Second, a rezoning amendment to the PCD was approved on October 27, 2020 to modify the PCD to allow the industrial uses. Lastly, a plat note amendment is being processed to modify the restrictive note on the plat to allow the industrial uses.

At this time, Applicant is requesting site plan approval and minor modifications to the PCD design guidelines to allow the specific proposed industrial use on the property and an amendment on the plat to amend the non-vehicular access line (NVAL).

Sincerely,

Dwayne L. Dickerson, Esq.  
*Dunay, Miskel & Backman, LLP*

**P&Z**

100 S.E. 4th Street, Suite 36, Boca Raton, FL 33432 | Tel: (561) 405-3300 | Fax: (561) 409-2341 | [www.dmbblaw.com](http://www.dmbblaw.com)

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